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Solon shopping center resells for $9.3M after 18-month 'value-add' turnaround

Kruse Commons in Solon. (Cooper Commercial Investment Group)

By **Elizabeth Schanz** August 18, 2026 08:45 AM EDT

A shopping center in Solon has sold for $9.3 million — nearly $2.2 million more than what it sold for less than two years ago.

The sale of Kruse Commons (6103 Kruse Dr.) closed on Aug. 17, with the center selling to a "private Midwest shopping center owner," said Dan Cooper, the president and broker of Cooper Commercial Investment Group.

Cooper represented the seller, Cincinnati-based Viking Partners, which purchased the property just over 18 months ago for $7.145 million.

The selling price represents a cap rate of 6.79%.

The shopping center, which is just under 26,000 square feet, is located on Kruse Drive near State Routes 91 and 422 and is 100% occupied.

Viking Partners, a national commercial real estate investment and asset management platform, achieved full occupancy under its most recent ownership.

At the time of Viking's purchase of the property last year, the shopping center had two vacancies, representing a total of just over 5,600 square feet available to lease, Crain's previously reported.

Cooper said they pitched the property to Viking with the potential resale price if the vacancies were filled.

The tenants leasing the formerly vacant real estate are AcutePet Urgent Care, which started its lease in December 2025, and Boom's Pizza, which is slated to open "within the next couple of weeks," Cooper said.

AcutePet Care's lease is set to expire at the end of 2032 and Boom's Pizza's will expire June 30, 2036, according to a presentation from the Cooper Group.

Boom's Pizza currently has locations in Lakewood and the Van Aken District in Shaker Heights. The pizzeria is also slated to open another location in Avon in the fall, Cleveland.com reported.

"Essentially it executed as we had shown it and planned and worked out well for everybody," Cooper said. "(Viking was) not long term. It's a fund, so they're a value-add fund. So they go into properties that have upside, that are good properties, but have, you know, issues for other reasons."

"I'm happy it just worked out the way that we had drawn it up essentially in the previous marketing package for the next owner, and the plan executed almost perfectly," he said.