

21245 Lorain Road

21245 LORAIN ROAD, FAIRVIEW PARK, OH 44126

FOR LEASE

Office Building

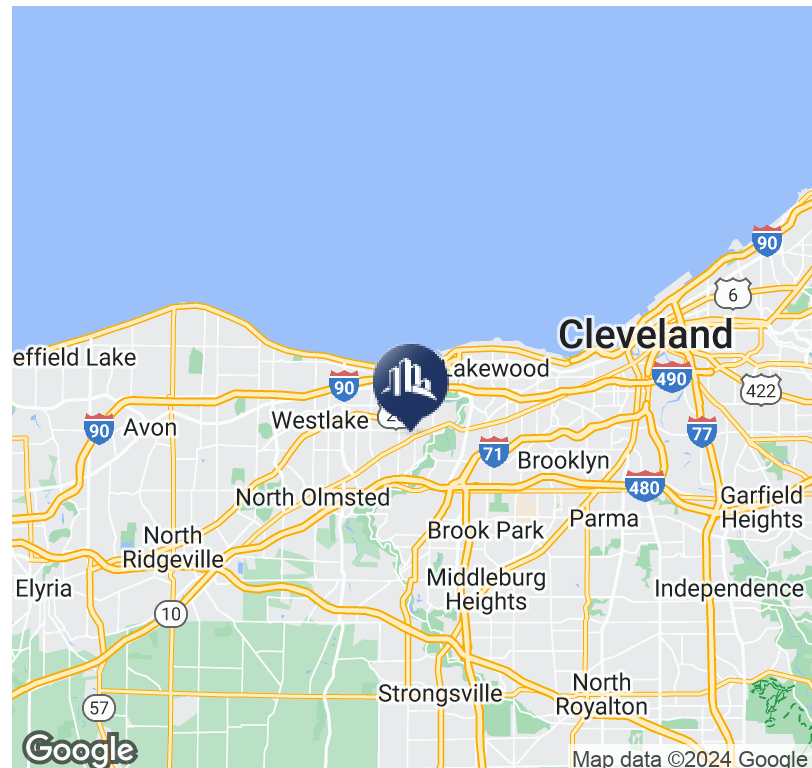


PROPERTY DESCRIPTION

Sperry Commercial - The Masica Company is pleased to offer 880 SF to 4405 SF former medical office space on busy Lorain Road in the heart of Fairview Park's business and retail corridor. Suite 1 is 3525 SF with 14 private offices, reception, large bullpen area and two private restrooms. Suite 3 is 880 SF reception, 5 private offices and private restroom. Both suites are on the lower level but some offices do have windows. There are also common restrooms, an elevator in the common area and plenty of parking.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Available SF:	880 - 4405 SF
Lot Size:	0.71 Acres
Building Size:	18,752 SF



THE MASICA COMPANY

www.SperryCGA.com

Steve Masica

PRINCIPAL

330.714.4415

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OH #2013002150

Michelle Masica

PRINCIPAL/BROKER

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michelle.masica@sperrycga.com

OH #2019006823

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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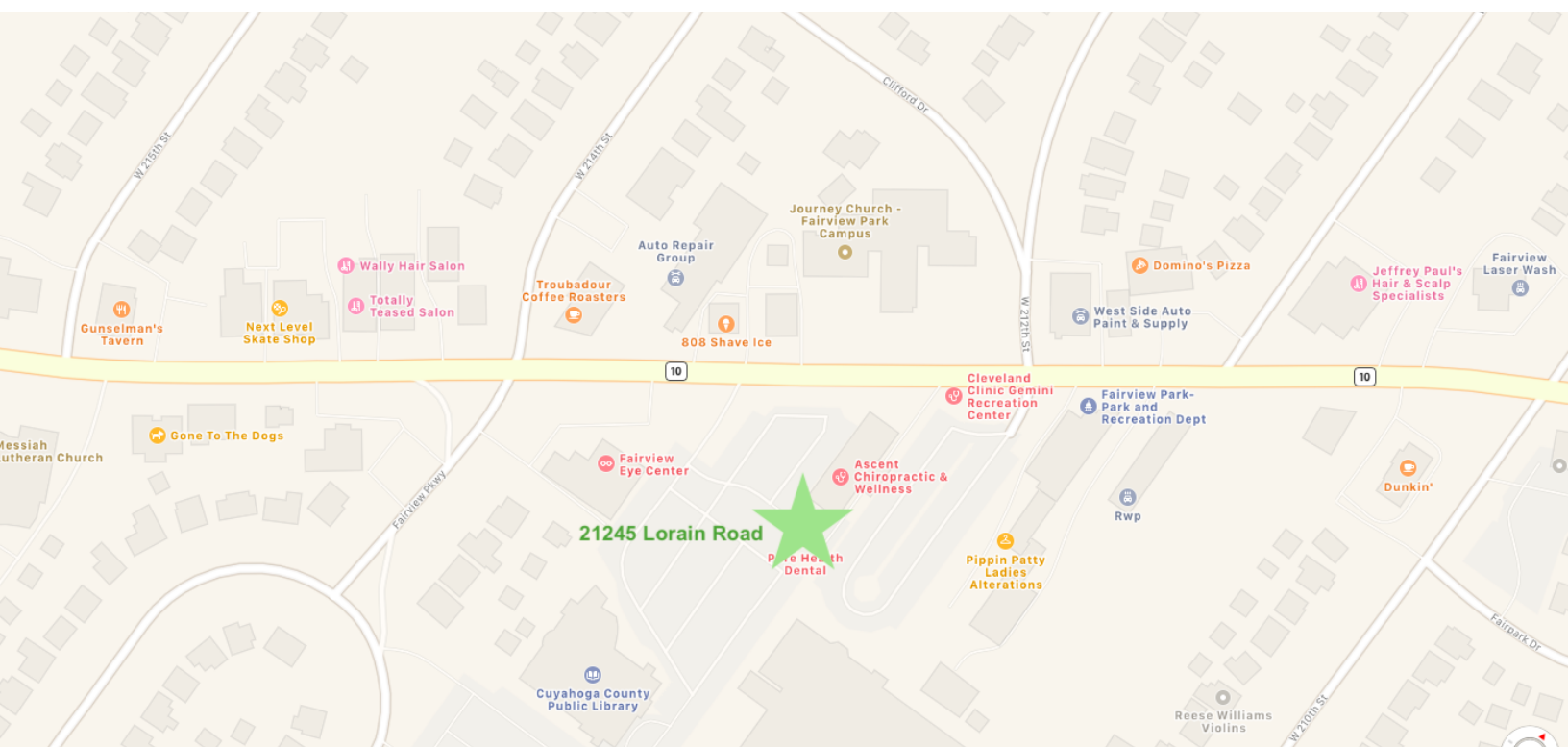
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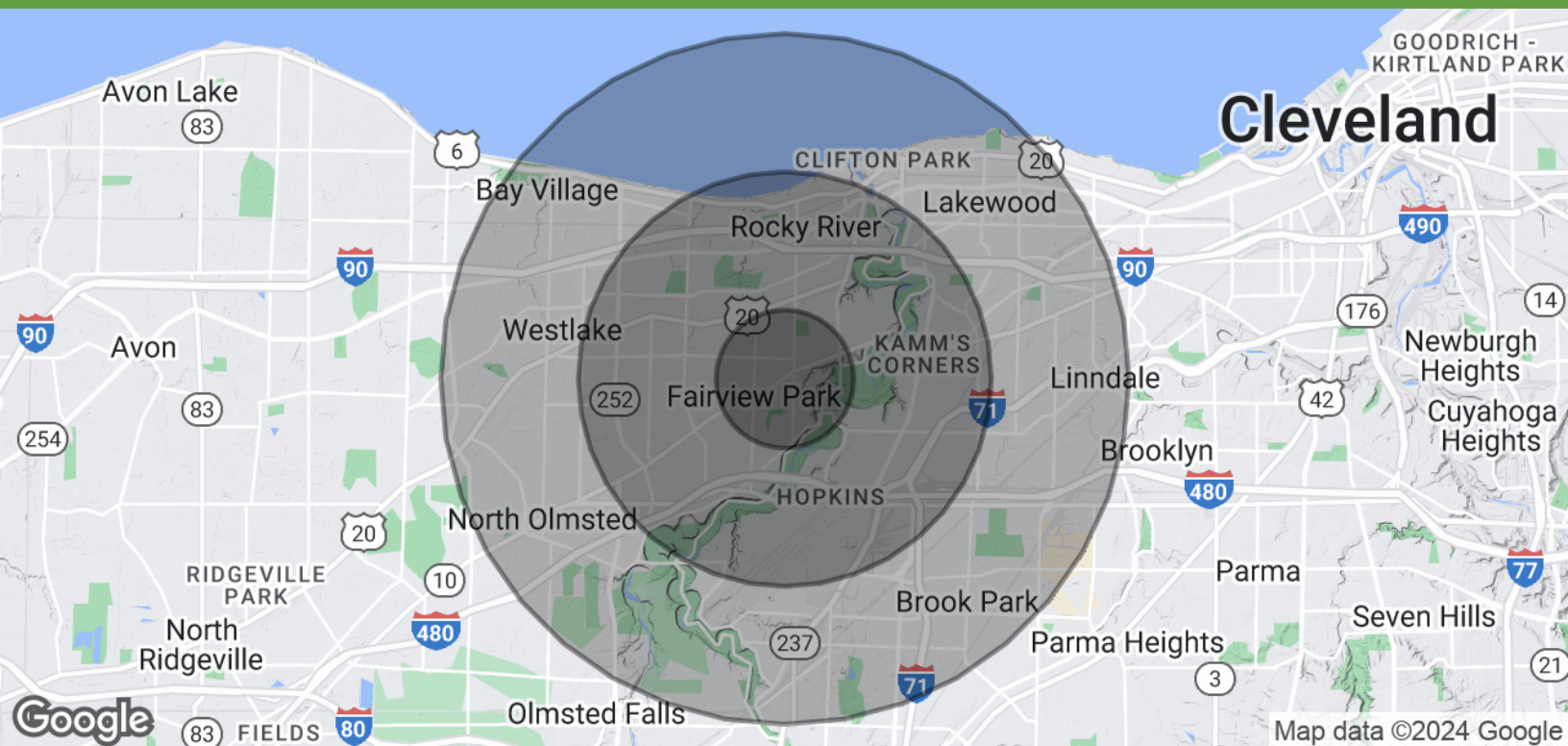
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,302	84,217	212,274
Average Age	41.2	42.7	40.6
Average Age (Male)	39.9	41.8	39.6
Average Age (Female)	42.8	43.6	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,235	37,042	91,934
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$63,539	\$70,431	\$66,057
Average House Value	\$171,942	\$177,680	\$167,583

* Demographic data derived from 2020 ACS - US Census



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