



LEASE

Former Tattoo Shop

COURTHOUSE PLAZA

4161 Steels Pointe Drive, Stow, OH 44224

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SUITE 200:	1,255 SF
ASKING RATE:	\$17.00/SF (NNN)
BUILDING SIZE:	13,500
YEAR BUILT:	2004
ZONING:	CB Commercial District

PROPERTY OVERVIEW

Courthouse Plaza is located right off of SR-8 at the Steels Corners exit in Stow. The plaza is neighbor to Stow Municipal Courthouse, a 40,000 SF office complex, 4 major hotel flagships, Cleveland Clinic urgent care, Walsh Jesuit High School, and many other retail, restaurants, and residential neighborhoods.

PROPERTY HIGHLIGHTS

- Unit 200 - Former Tattoo Shop
- Superb highway access, just off of SR-8 at the Steels Corners exit
- 50,000+ VPD at SR-8 & Steels Corner Rd.
- 20,000+ VPD on E. Steels Corners Rd.
- 50,000+ households within 5 miles
- Surrounded by other retail and restaurants, hotels, office and nearby office and industrial parks
- Lots of growth and new development underway and planned all within 1.5 miles
- Strong anchors in Los Girasoles & Nervous Dog - long-standing, stable co-tenants

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SITE PLAN



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
100	Mama Italia	1,262 - 2,262 SF
Suite 200	Available	1,255 SF
300	Color Trip Studios	2,100 SF
Suite 400	Randstad	2,000 SF
Suite 500	Los Girasoles	3,900 SF
900	Minuteman Press	1,700 SF
Suite 1000	Nervous Dog	1,636 SF

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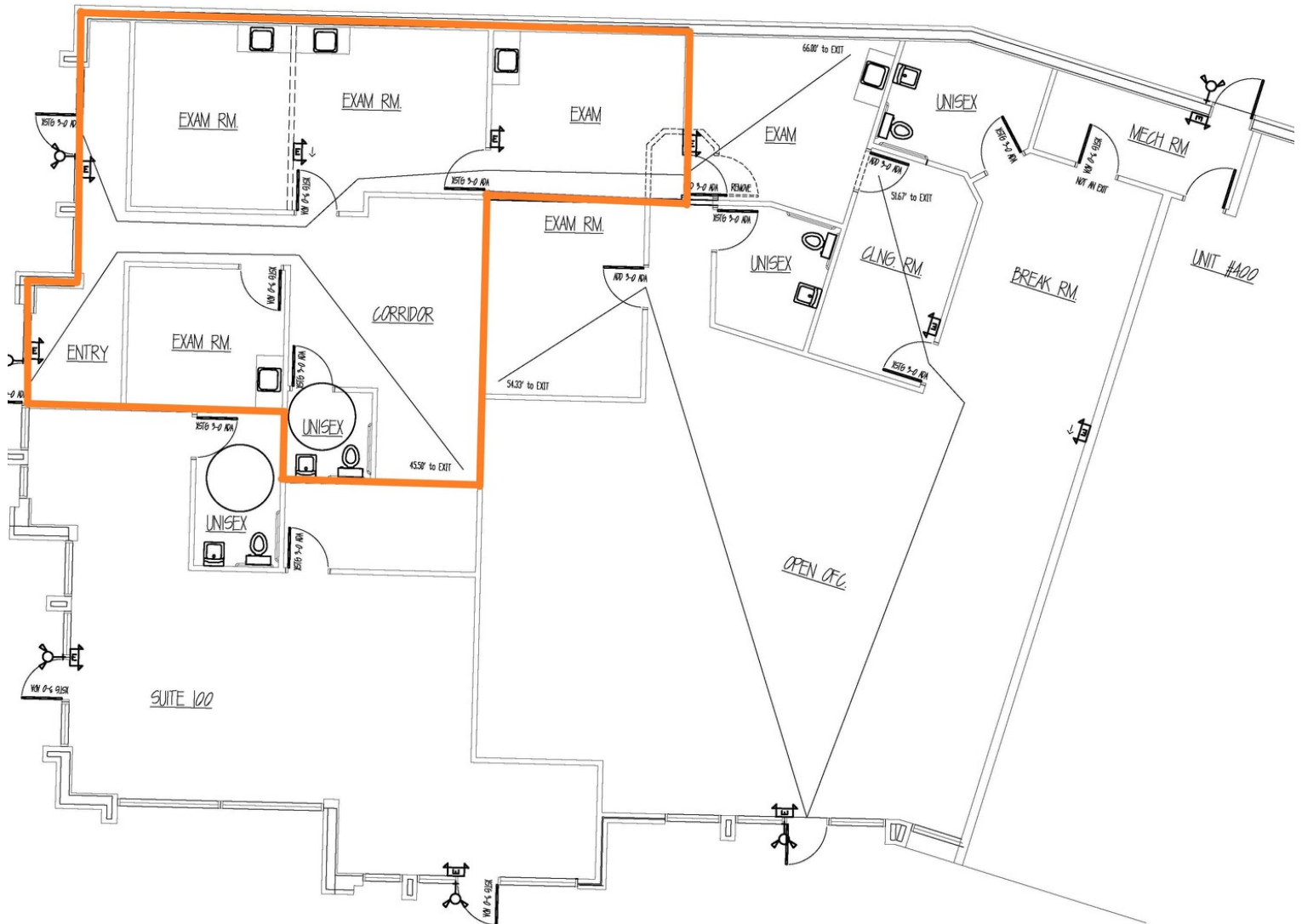
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UNIT 200 FLOOR PLAN

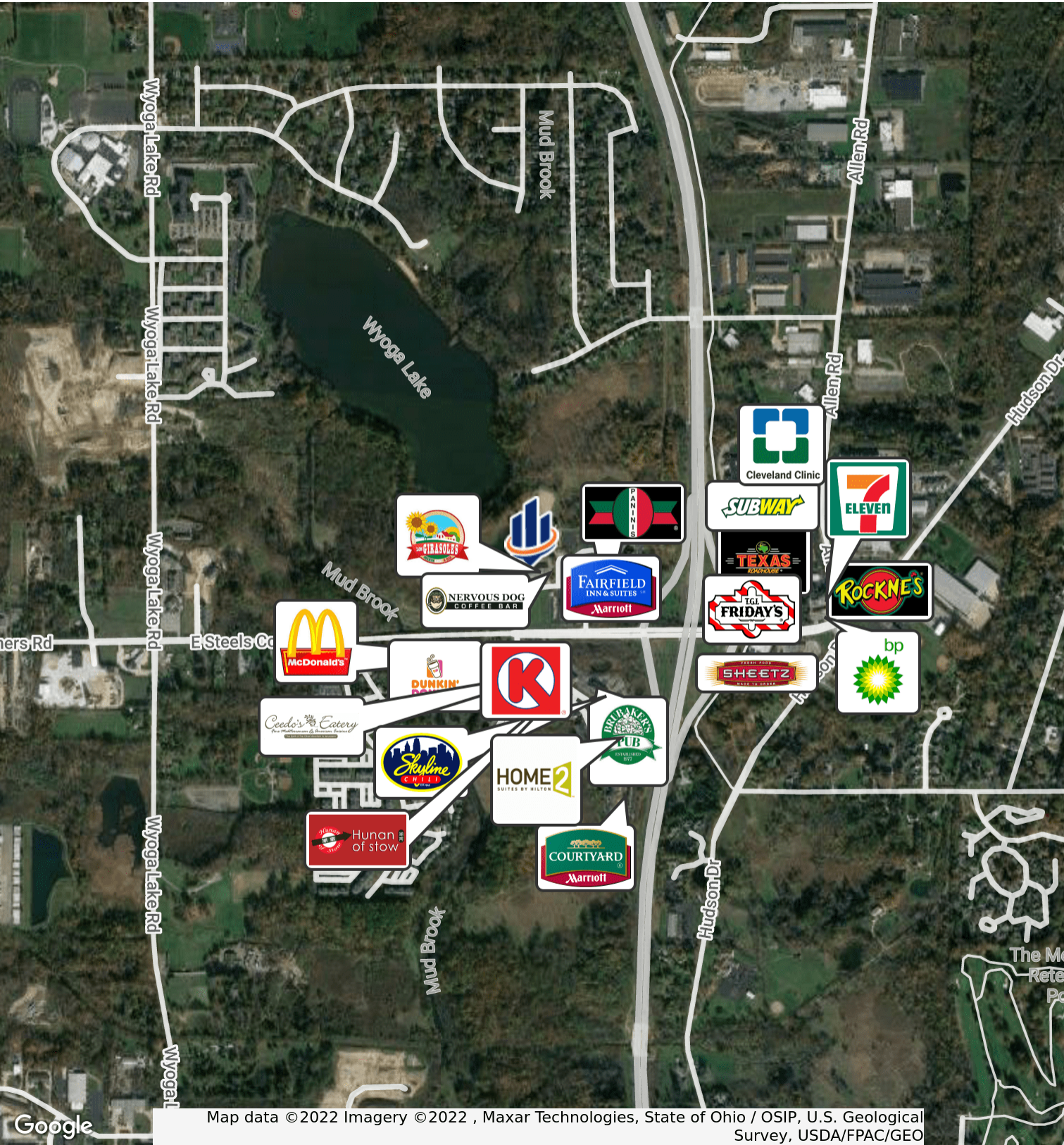


7 PARTIAL SHELL PLAN
SCALE: 3/16" = 1'-0"

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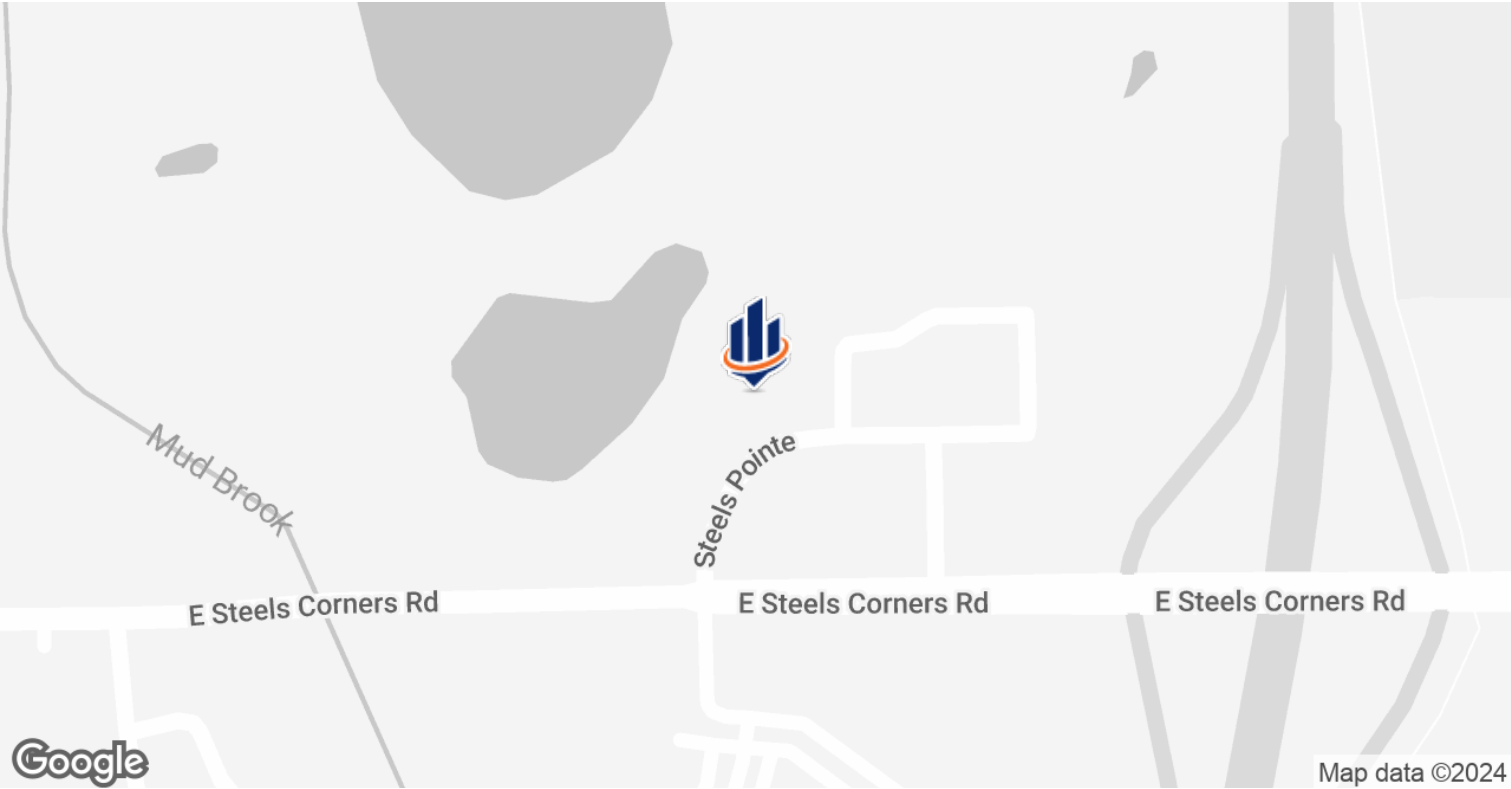
RETAILER MAP



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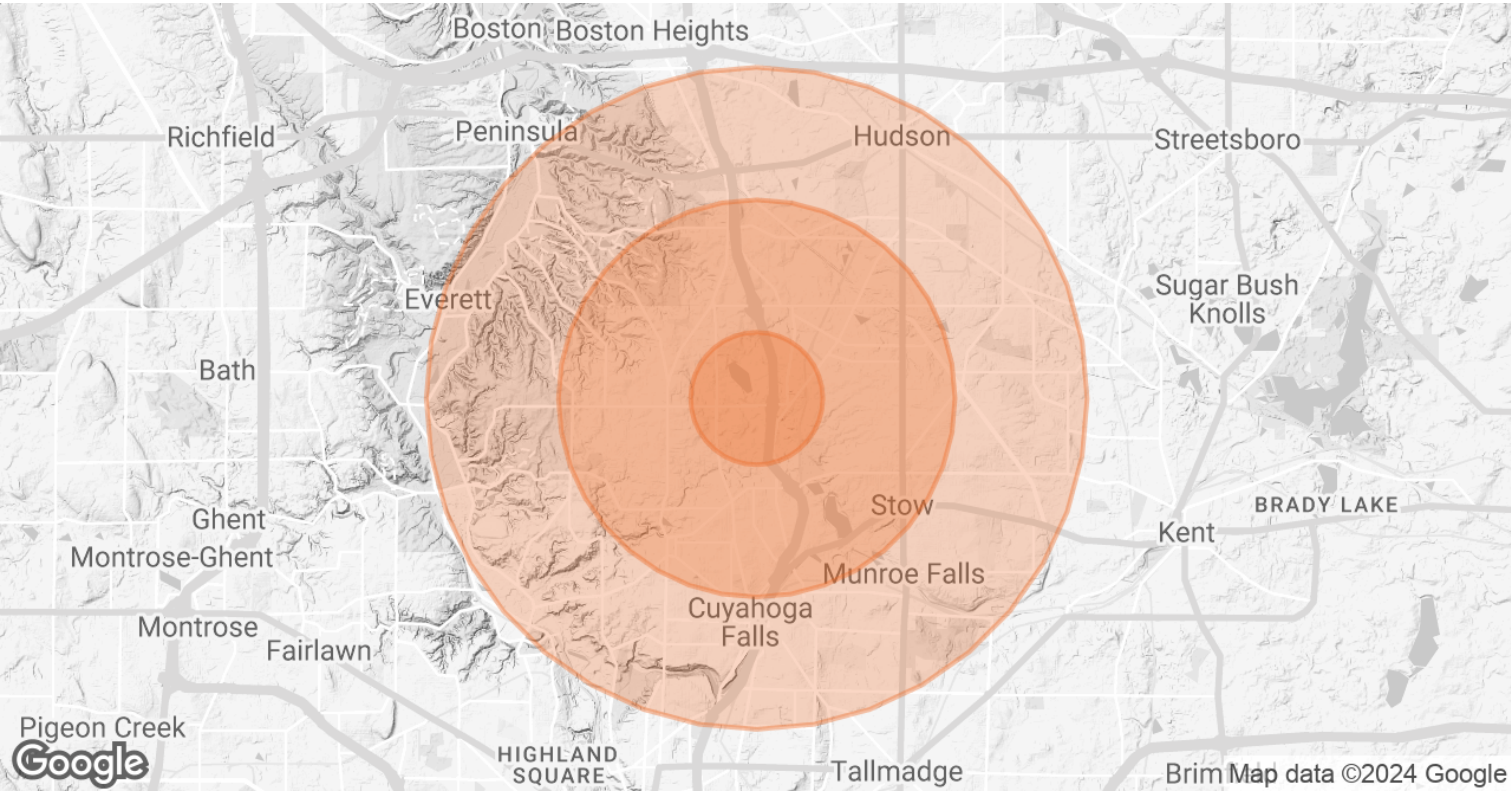
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,523	45,263	130,726
AVERAGE AGE	33.6	39.6	39.3
AVERAGE AGE (MALE)	34.2	38.7	38.0
AVERAGE AGE (FEMALE)	31.8	40.7	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,538	19,063	55,793
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$68,315	\$70,095	\$64,950
AVERAGE HOUSE VALUE	\$187,005	\$177,950	\$188,297

* Demographic data derived from 2020 ACS - US Census

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