



LEASE

Portage Hills Park West

754 SOUTH CLEVELAND AVENUE

Mogadore, OH 44260

PRESENTED BY:

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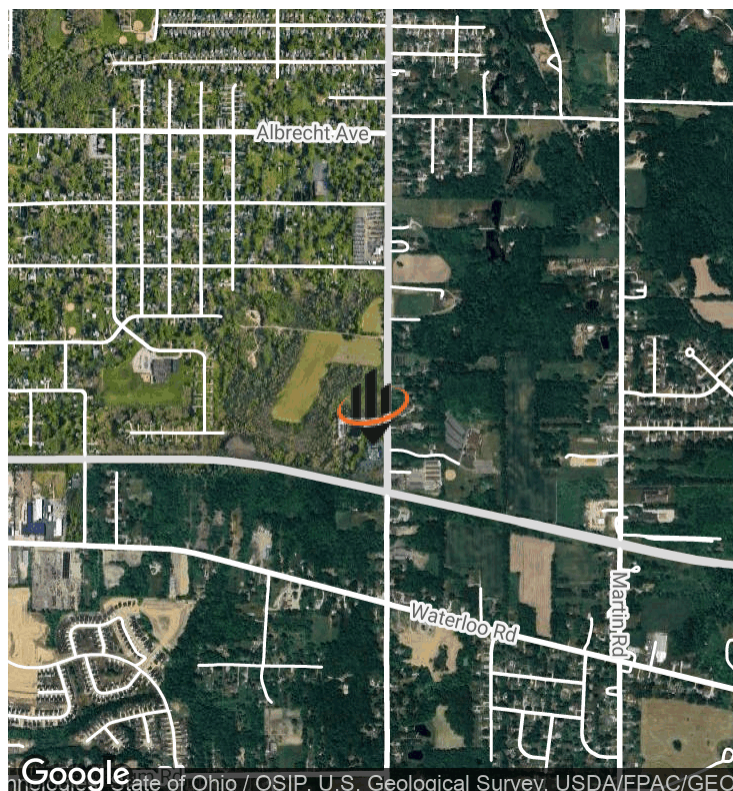
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LEASING SUMMARY



SUMMARY

AVAILABLE:	1,900 SF
ASKING RENT:	\$7.50/SF
LEASE TYPE:	NNN
BUILDING SIZE:	16,488 SF
LOT SIZE:	6.47 Acres

OVERVIEW

Portage Hills Park West multi-tenant medical/office building is strategically located off SR-224 in a gorgeous park-like setting in Mogadore, Ohio in Summit County on the border of Portage county. One 2nd floor suite remaining.

HIGHLIGHTS

- Strong existing anchor tenants - long-term well-known
- Located in park-like setting
- Private suite entrances with direct access from parking lot
- Ample on-site parking
- Signage (monument & building) - new monument signage
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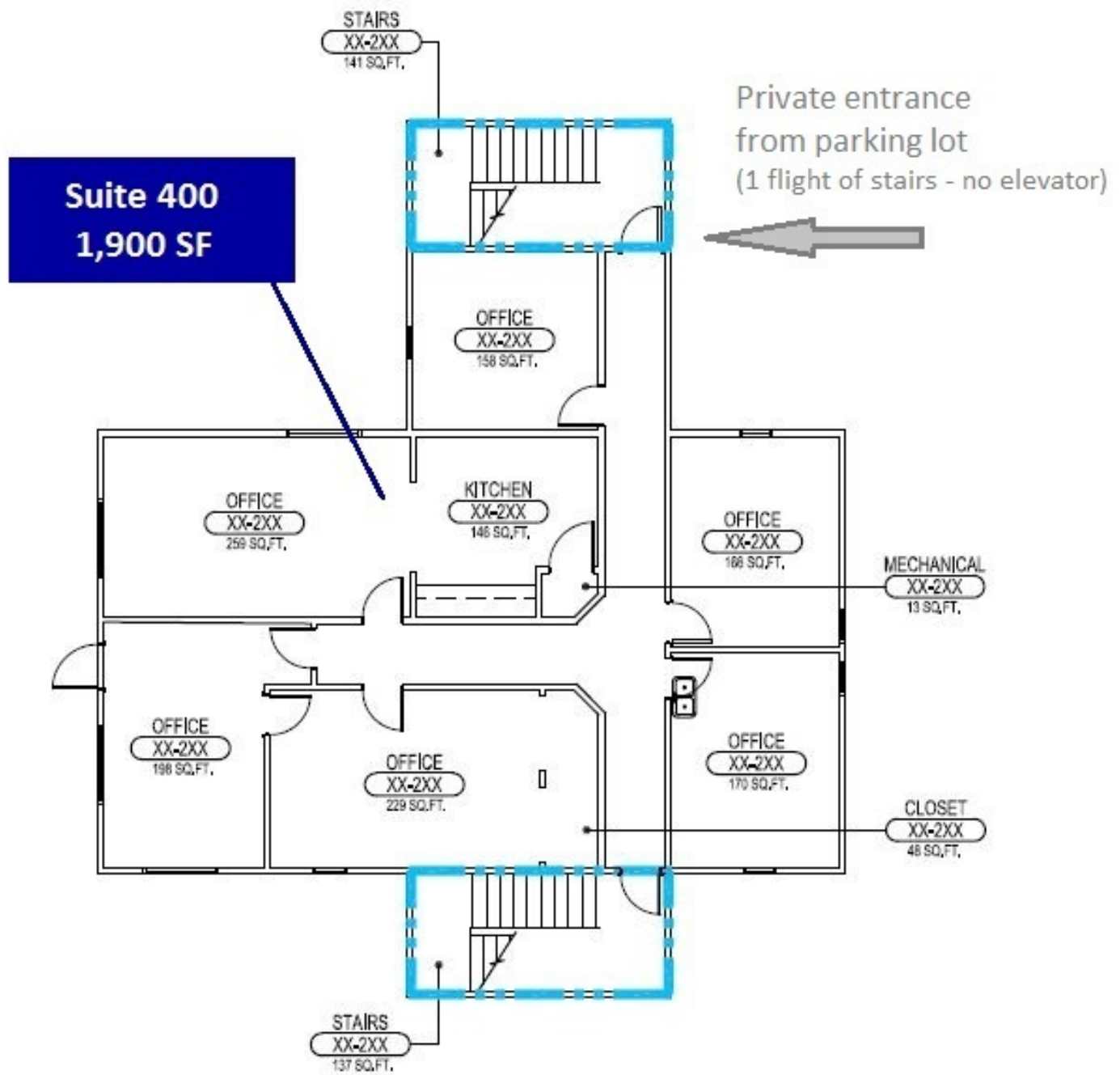
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SUITE 400 FLOOR PLAN



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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,378	81,563	408,891
AVERAGE AGE	44.3	42.8	40.0
AVERAGE AGE (MALE)	42.3	41.3	39.0
AVERAGE AGE (FEMALE)	45.3	43.9	41.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	12,497	36,491	187,402
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$60,370	\$62,894	\$61,214
AVERAGE HOUSE VALUE	\$116,656	\$125,307	\$129,296

* Demographic data derived from 2020 ACS - US Census

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