



**LEASE**  
**Office Suite**  
**14 WHITEHALL DRIVE**

Tallmadge, OH 44278

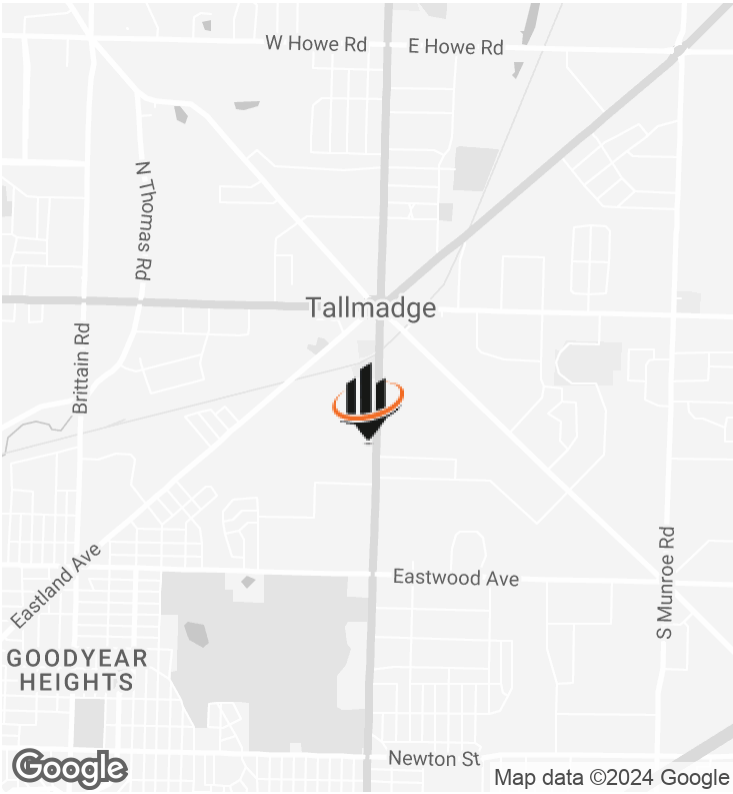
**PRESENTED BY:**

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PROPERTY SUMMARY



LEASING SUMMARY

LEASE RATE:	\$650.00/mo
LEASE TYPE:	Modified Gross
AVAILABLE SF:	522 SF
BUILDING SIZE	11,062 SF
LOT SIZE:	0.99 Acres
YEAR BUILT:	1966

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PROPERTY OVERVIEW

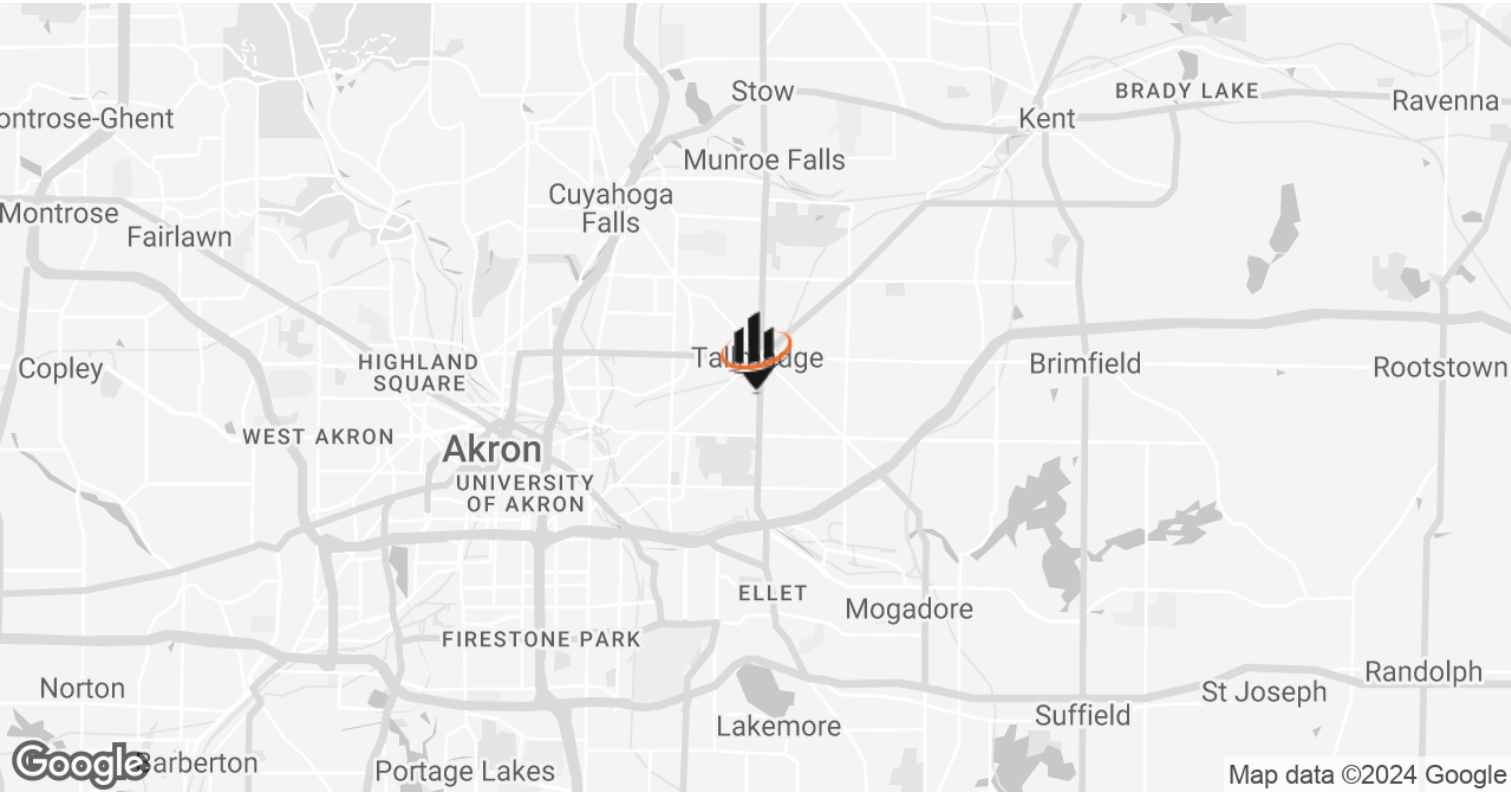
Second-floor, newly renovated office space located directly off of Rt-91 and less than a minute from Tallmadge Circle. This space consists of two rooms and an in-suite restroom.

PROPERTY HIGHLIGHTS

- Monument signage and interior building signage
- Nearby highway access to I-76
- On-Site Parking
- Tenant only responsible for gas utilities
- 2 offices, in suite restroom, storage closet, small balcony
- Exterior building and parking lot lighting
- Supervisor on site



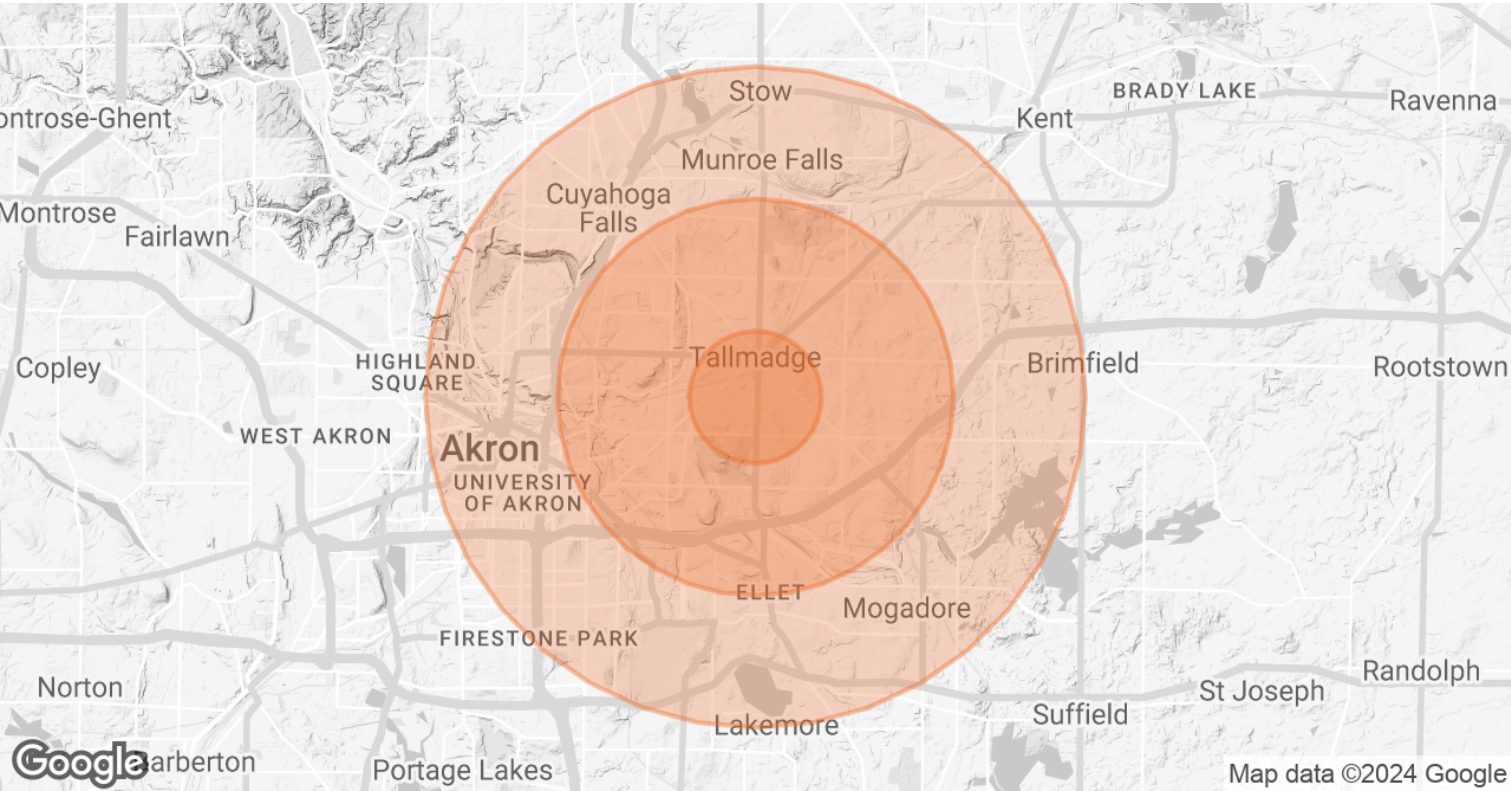
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,831	64,323	187,765
AVERAGE AGE	48.1	41.3	38.8
AVERAGE AGE (MALE)	47.8	39.9	37.7
AVERAGE AGE (FEMALE)	47.8	43.3	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,665	30,325	86,548
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$66,641	\$56,751	\$54,095
AVERAGE HOUSE VALUE	\$142,310	\$115,440	\$106,237

\* Demographic data derived from 2020 ACS - US Census

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