

**2,000 SF  
For Lease**

**LEASE**

## Unit-5

**5927 CENTER ROAD, UNIT-5**

Valley City, OH 44280

**PRESENTED BY:**

**TYLER ROBIN**

C: 330.591.7974

[tyler.robin@svn.com](mailto:tyler.robin@svn.com)



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$850.00 per month (MG)
<b>BUILDING SIZE:</b>	2,000 SF
<b>AVAILABLE SF:</b>	2,000 SF
<b>LOT SIZE:</b>	7.03 Acres
<b>ZONING:</b>	Limited Manufacturing & Distribution
<b>MARKET:</b>	Cleveland
<b>SUBMARKET:</b>	Brunswick
<b>APN:</b>	025-01B-42-006

### PROPERTY OVERVIEW

Excellent small workshop or storage space for contractors and tradesmen. 1,500 Sq. Ft. mezzanine in the space adds additional space rent-free. Electric service is in place. Heat and water can be added for fair lease terms. Unfortunately due to sanitary service at the property, a restroom can not be provided in the space at this time. However, ownership will work with the Tenant to provide Porta-Potty service for the building.

### PROPERTY HIGHLIGHTS

- 1,500 Sq. Ft. Mezzanine is available free of charge.
- Large dock door with a dock height unloading area for mezzanine and shop space.
- 8' x 10' overhead door for vehicle access and materials handling.
- 3-Phase, 200 AMP 120V, 240V, 480V service.
- On-site ownership and security systems are in place across the property.
- Excellent tenant and ownership mix provides a number of on-site service offerings to help a growing business.

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	2,000 SF	LEASE RATE:	\$850.00 per month

AVAILABLE SPACES					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit-5	Available	2,000 SF	Modified Gross	\$850 per month	-

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## ADDITIONAL PHOTOS



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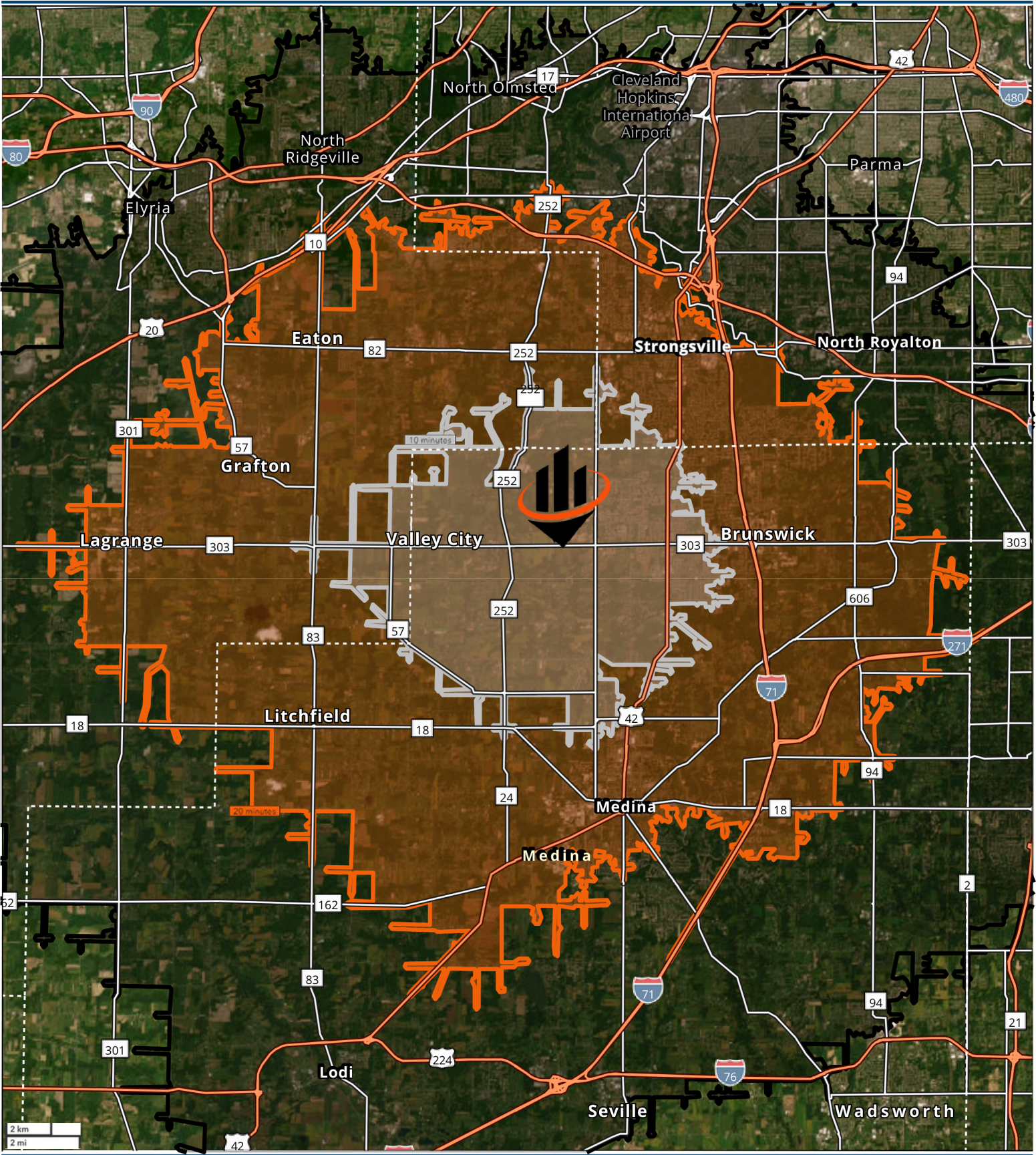


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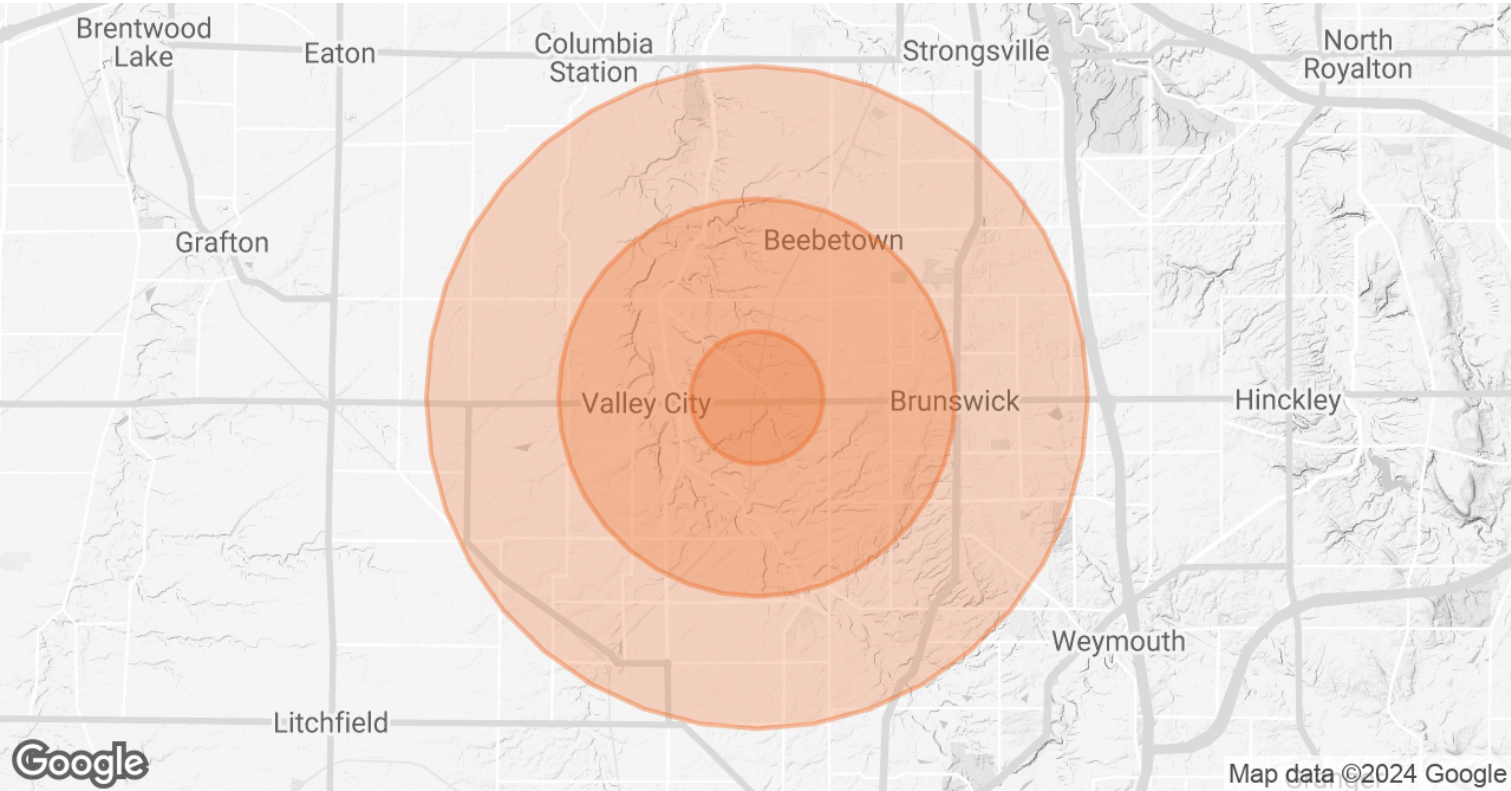
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	639	17,721	55,898
AVERAGE AGE	49.0	41.6	42.1
AVERAGE AGE (MALE)	47.5	40.2	41.9
AVERAGE AGE (FEMALE)	50.0	43.5	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	307	7,333	22,550
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$99,245	\$87,834	\$92,620
AVERAGE HOUSE VALUE	\$291,558	\$229,395	\$220,513

\* Demographic data derived from 2020 ACS - US Census

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