

FOR LEASE

3916 Clockpointe Trail, Suite 103

3916 CLOCKPOINTE TRAIL, SUITE 103

Stow, OH 44224

PRESENTED BY:

GRAYDON FOX

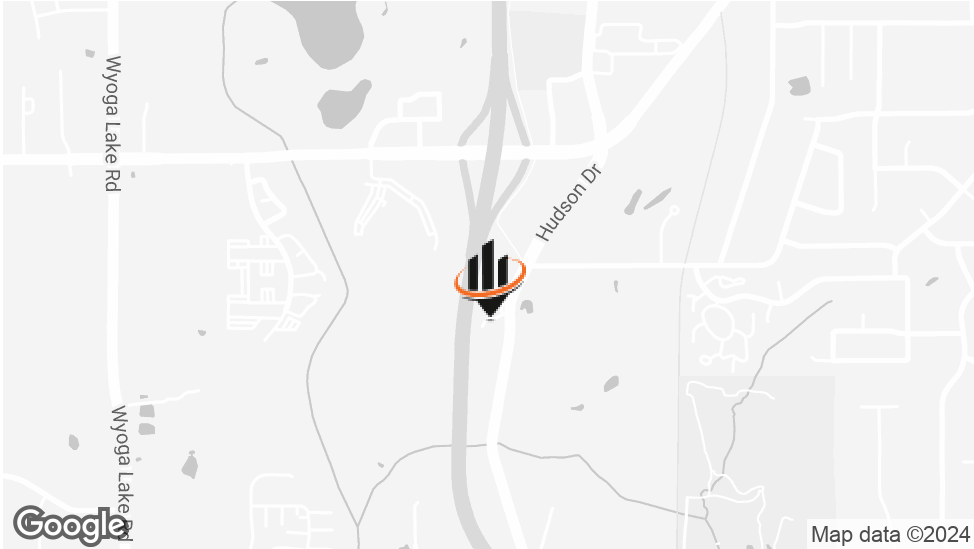
O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700



PROPERTY SUMMARY



OFFERING SUMMARY

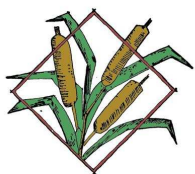
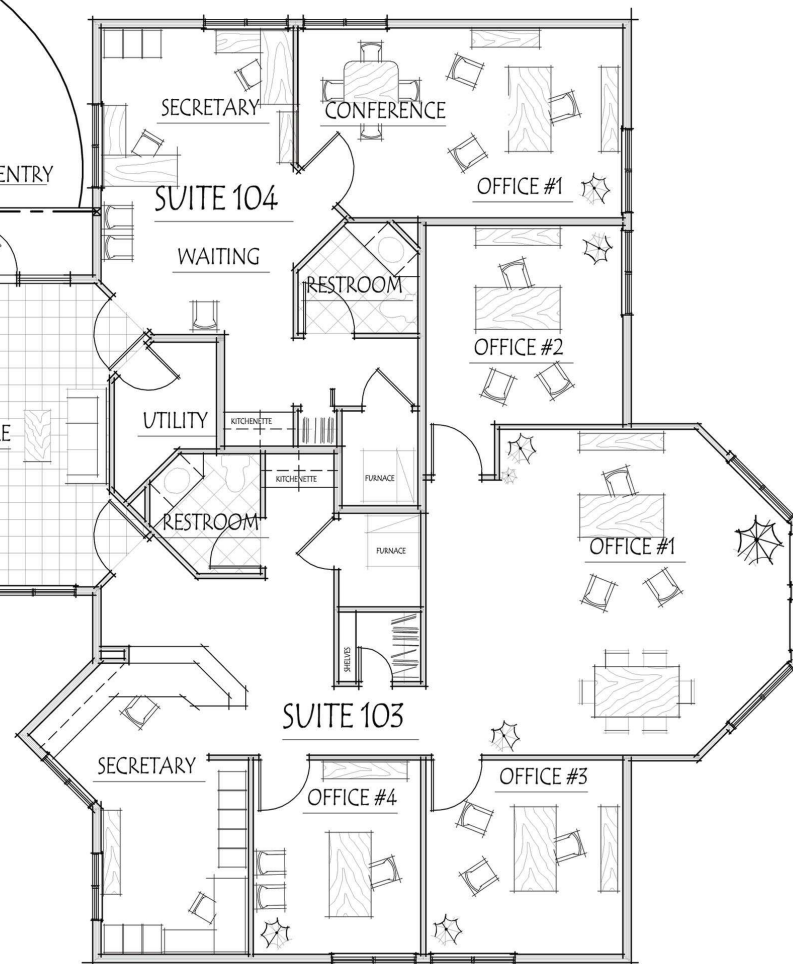
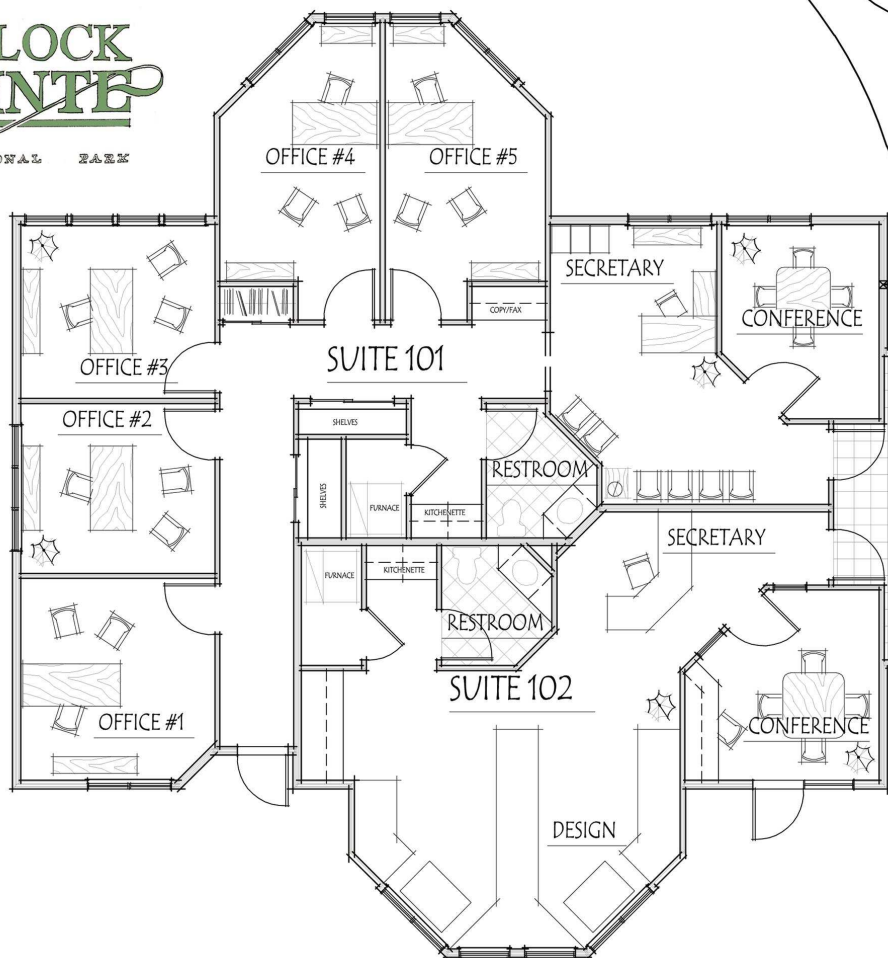
LEASE RATE:	\$14.00 SF/yr (NNN)
CAM CHARGE:	\$4.26 PSF
MONTHLY RENT:	\$2,127.29
AVAILABLE SF:	1,398 SF
YEAR BUILT:	2003

PROPERTY OVERVIEW

The Subject Property is an 1,398 SF office condominium in Stow. The property is located right off of Route 8 and is in close proximity to many retail amenities. The layout includes a reception area, a large open conference room, two private offices, a restroom, a storage closet, and a small kitchenette area. This suite is on ground level and has ADA accessibility. This office plaza features a professional Tenant mix in a quiet environment. There is currently a tenant occupying the space through the end of April 2024.

GRAYDON FOX

O: 330.703.5283
graydon.fox@svn.com
OH #SAL2019006700



CLOCK POINTE PROFESSIONAL PARK
3916 CLOCK POINTE TRAIL STOW, OHIO

SUITE 101:	1,499.98 S.F.	SUITE 103:	1,398.46 S.F.
SUITE 102:	752.58 S.F.	SUITE 104:	663.52 S.F.
TOTAL:	2,252.56 S.F.	TOTAL:	2,061.98 S.F.

ADDITIONAL PHOTOS



GRAYDON FOX
O: 330.703.5283
graydon.fox@svn.com
OH #SAL2019006700



GRAYDON FOX
O: 330.703.5283
graydon.fox@svn.com
OH #SAL2019006700

LOCATION MAP



GRAYDON FOX

O: 330.703.5283

graydon.fox@svn.com

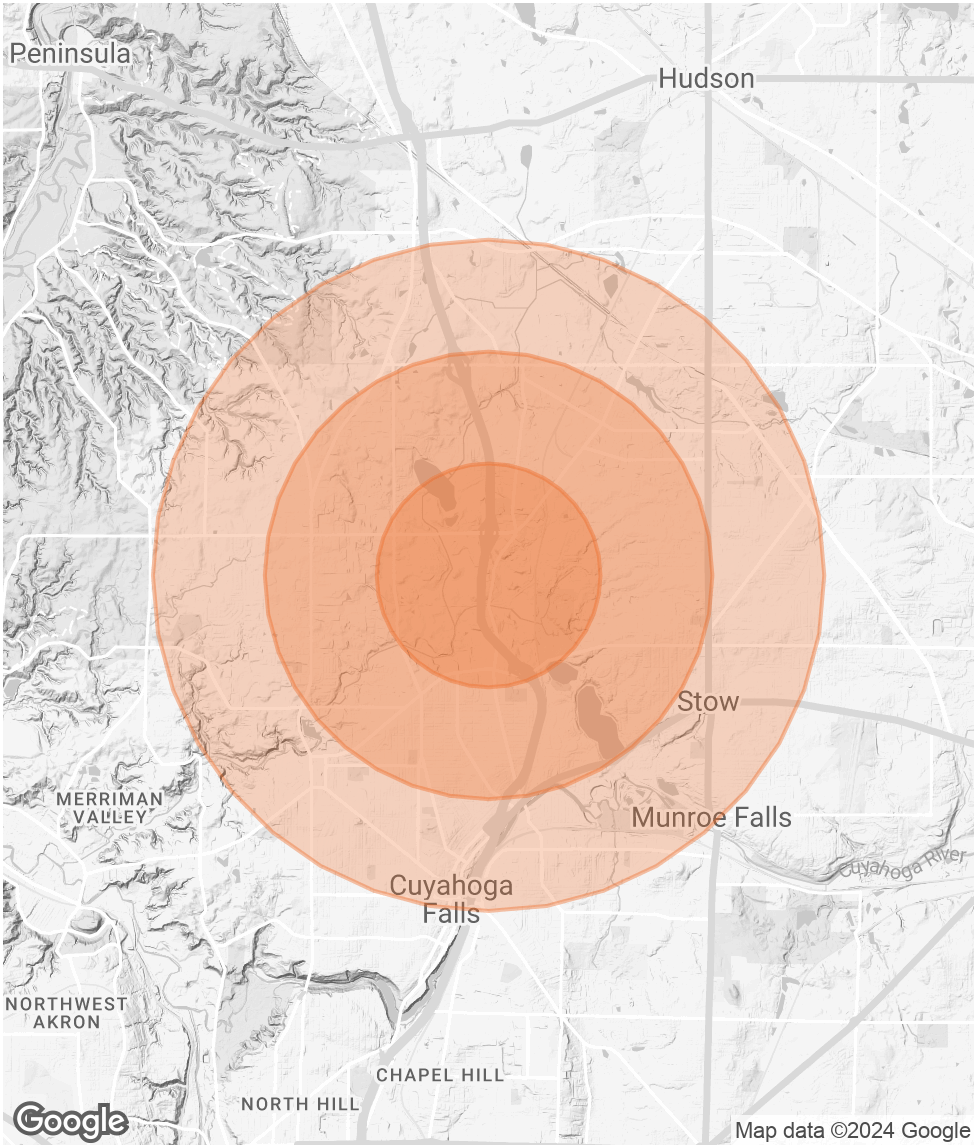
OH #SAL2019006700

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,194	23,471	56,379
AVERAGE AGE	34.7	40.6	40.5
AVERAGE AGE (MALE)	35.1	39.6	39.7
AVERAGE AGE (FEMALE)	35.9	42.3	41.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,013	10,771	25,811
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$85,826	\$80,472	\$76,981
AVERAGE HOUSE VALUE	\$197,544	\$195,017	\$180,986

** Demographic data derived from 2020 ACS - US Census*



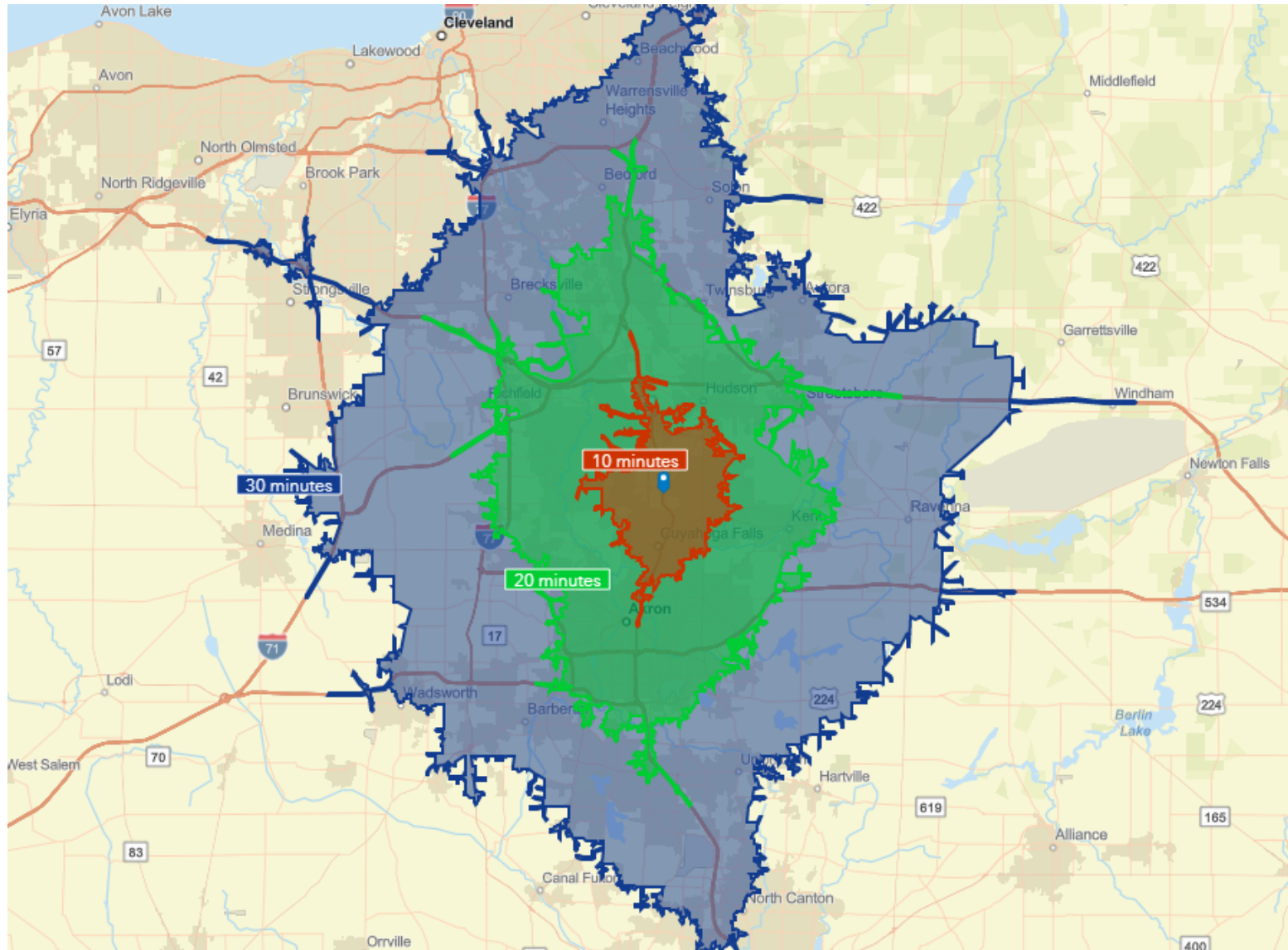
GRAYDON FOX

O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700

DRIVE TIME MAP



GRAYDON FOX

O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700