

FOR SALE OR LEASE

**43 S. Main Street**  
Munroe Falls, Ohio 44262



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## Highlights



## Features

- 8,673 SF medical office building available for sale
- 3,355 SF available for lease
- Cleveland Clinic anchor tenant
- X-ray rooms in place
- Excellent owner/user opportunity
- Multi-tenant building
- Built in 1992
- For Sale at \$626,000.00
- For Lease at \$13.00/SF NNN

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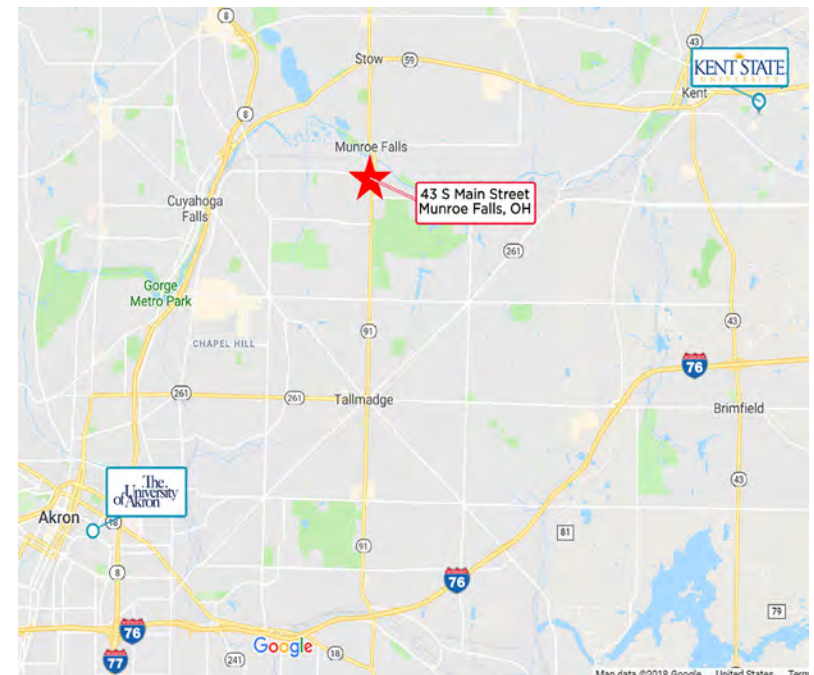


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## Location Maps



### Demographics

	5 Minutes	10 Minutes	15 Minutes
Population	29,477	139,316	301,083
AVG. HH Income	\$81,252	\$78,644	\$73,850
Health & Personal Care Sales	\$21,236,000	\$133,599,000	\$339,041,000

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# Floorplan



SUITE A AREA: 5,318 SF  
SUITE B AREA: 3,355 SF  
TOTAL BUILDING AREA: 8,673 SF

SUITE B  
3,355 SF  
AVAILABLE FOR LEASE

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