

2016 CHAGRIN BOULEVARD

Shaker Heights, Ohio 44122

For Sale or Lease

MOTOPHOTO

Price
Reduced

2019

2016

SHAWN FORTNER / Sales Associate / sfortner@crescorealestate.com / 216 525 1497
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20116 CHAGRIN BOULEVARD

Shaker Heights, Ohio 44122

For Sale or Lease

RETAIL SPACE

4,315 SF

LEASE RATE

\$17.00/SF NNN

SALE PRICE

\$495,000.00

COMMENTS

- Excellent retail space for sale or lease
- 3,000 SF in white box condition (2,520 SF 1st floor / 500 SF office mezzanine)
- 1,295 SF raw and ready for build-out
- High traffic location at the intersection of Chagrin Boulevard & Warrensville Center Road
- The new Van Aken District is directly across the street (200+ employees & 100 residential units)
- Average household income of nearly \$100,000.00 per year
- 14 dedicated parking spaces behind the building
- Newer roof and HVAC
- Great access to public transportation

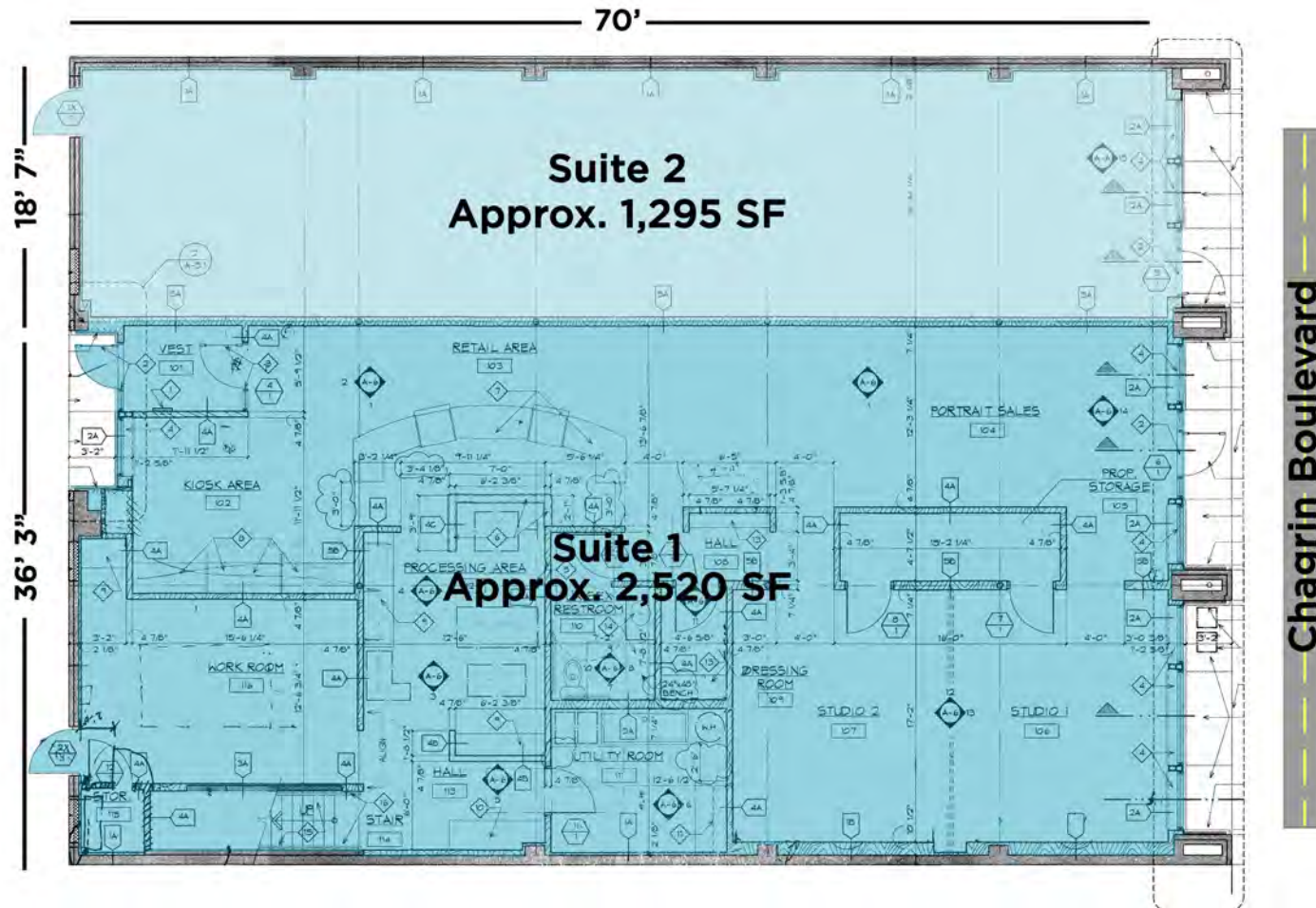


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1st Floor - Approx. 3,815 SF



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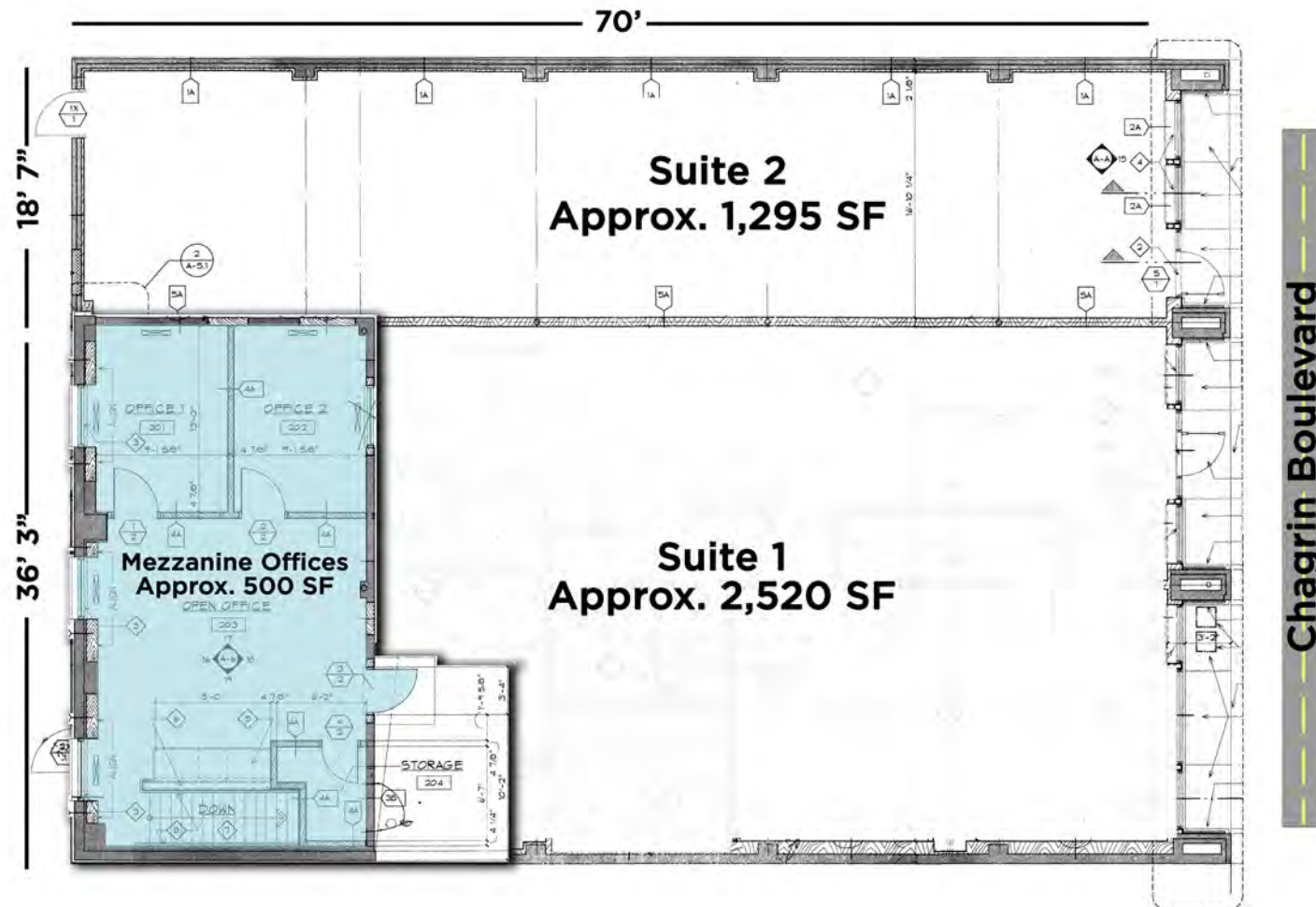
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2nd Floor Mezzanine - Approx. 500 SF



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