

# INDEPENDENCE PLAZA

INDEPENDENCE, OH



#### **PROPERTY HIGHLIGHTS**

- Dental Office Space in Prime Location
- Traffic Count 16,100
- Easy access to I-77 and I-480
- Conveniently located between Downtown Cleveland and Akron
- Ample Paring and Monument Signage

#### PROPERTY OVERVIEW

Prime Location in downtown Independence. The property has multiple uses, office, medical, or retail. Independence is located less than 10 minutes from Downtown Cleveland, making it an ideal location for many business. Independence is the home to the Cleveland Clinic Medical Offices, Cleveland Clinic Business Center, the Cleveland Cavaliers Training Facility, Embassy Suites, Kent State Podiatry School and soon, a TopGolf Complex.

#### **OFFERING OVERVIEW**

Available SF: 2,700 SF

**Lease Rate:** \$12.00 SF/YR (MG)

Lot Size: 1.00 Acre
Year Built: 1975
Building Size: 11,840 SF

**Zoning:** Commercial Retail / Trade

#### TRADE AREA DEMOGRAPHICS

		POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
	1 Mile	2,917	\$115,159	6,529
	3 Miles	37,154	\$90,211	40,926
	5 Miles	176,967	\$71,614	89,633

QUICK LINKS (click to view)

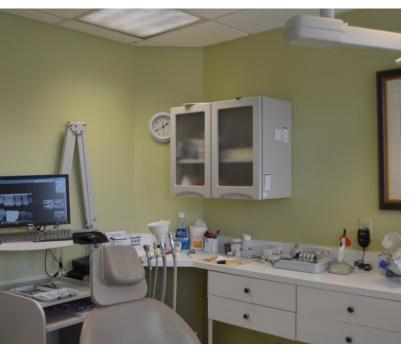
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## **PLAZA TENANTS**















### **BUILT OUT MEDICAL SPACE**

Available SF: 2,700 SF

Laboratories: Two (2)

Operatories: Five (5)

Restrooms: Two (2)

Large Reception Area

Kitchenette

Private Executive Office

ADA Compliant Suite

2<sup>nd</sup> Floor with Chairlift