



**COLDWELL  
BANKER  
COMMERCIAL**

**EMMCO REALTY GROUP**

**FOR SALE**

## **FREESTANDING OFFICE BUILDING FOR SALE IN OPPORTUNITY ZONE!**

**\$300,000**

5252 Turney Road  
Garfield Heights, OH 44125

AVAILABLE SPACE  
2,570 SF

### **FEATURES**

- Located in an Opportunity Zone!
- Over 15,600 VPD
- Approximately 12 parking spaces.
- Well maintained and beautifully landscaped.
- Cleveland Hopkins International Airport: 17 minute drive
- Cleveland Clinic Marymount Hospital: 3 minute drive
- Downtown Cleveland: 19 minute drive
- I-480 Interchanges: 5 minute drive



### **OFFICE**

**Kristen Kantounatakis**  
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Kristen@EmmcoRealtyGroup.com

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SALE



## PROPERTY DESCRIPTION

The building has a logical, accessible layout that includes: A large, private conference room with bay window; two windowed executive offices; copy room; large windowed bullpen with four admin desks; break room with access to private outdoor courtyard; large mop closet; ample storage room with additional insulated attic storage.

The parcel is zoned for general business, allowing a broad spectrum of use. The current layout is conducive for any office use or service retail concepts including medical uses.

## LOCATION DESCRIPTION

This beautiful, single tenant office building is located on a corner parcel on high traffic Turney Road in Garfield Heights. Garfield Heights is a well-positioned suburb in the Southeast Cleveland Market.

## OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	0.29 Acres
Building Size:	2,570 SF
APN #:	542-21-012
Market:	Cleveland

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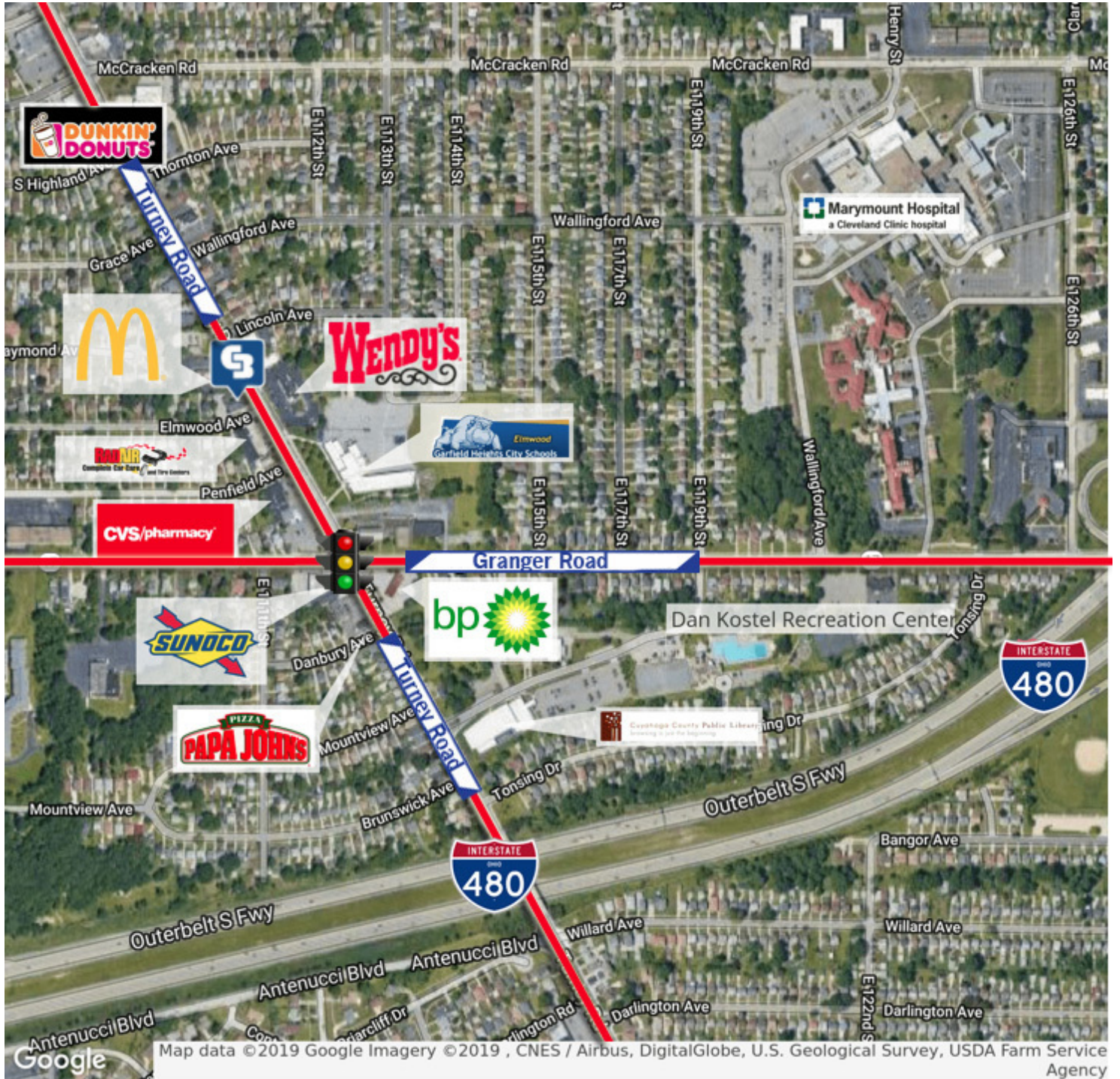
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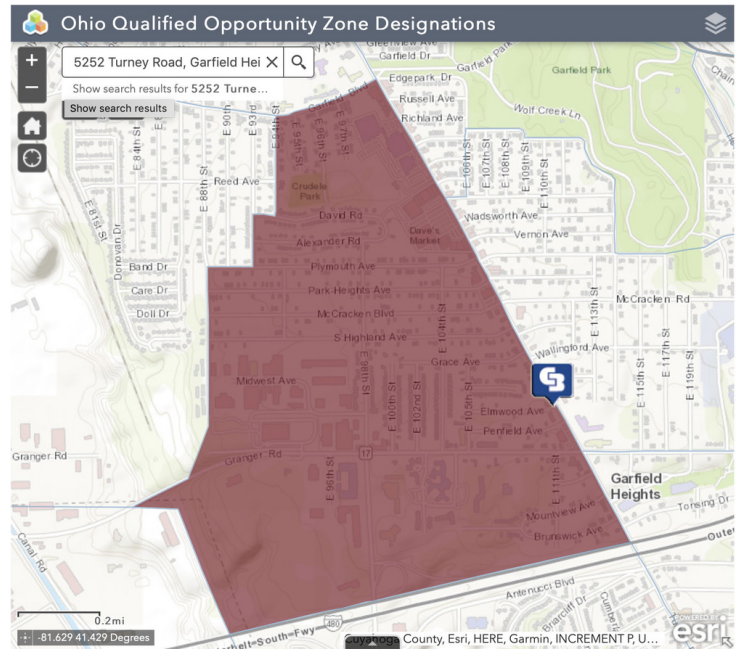
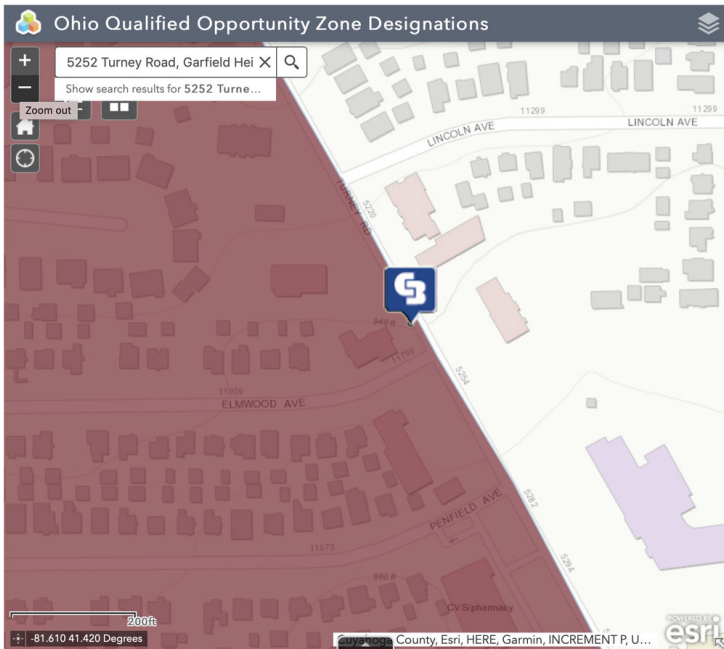
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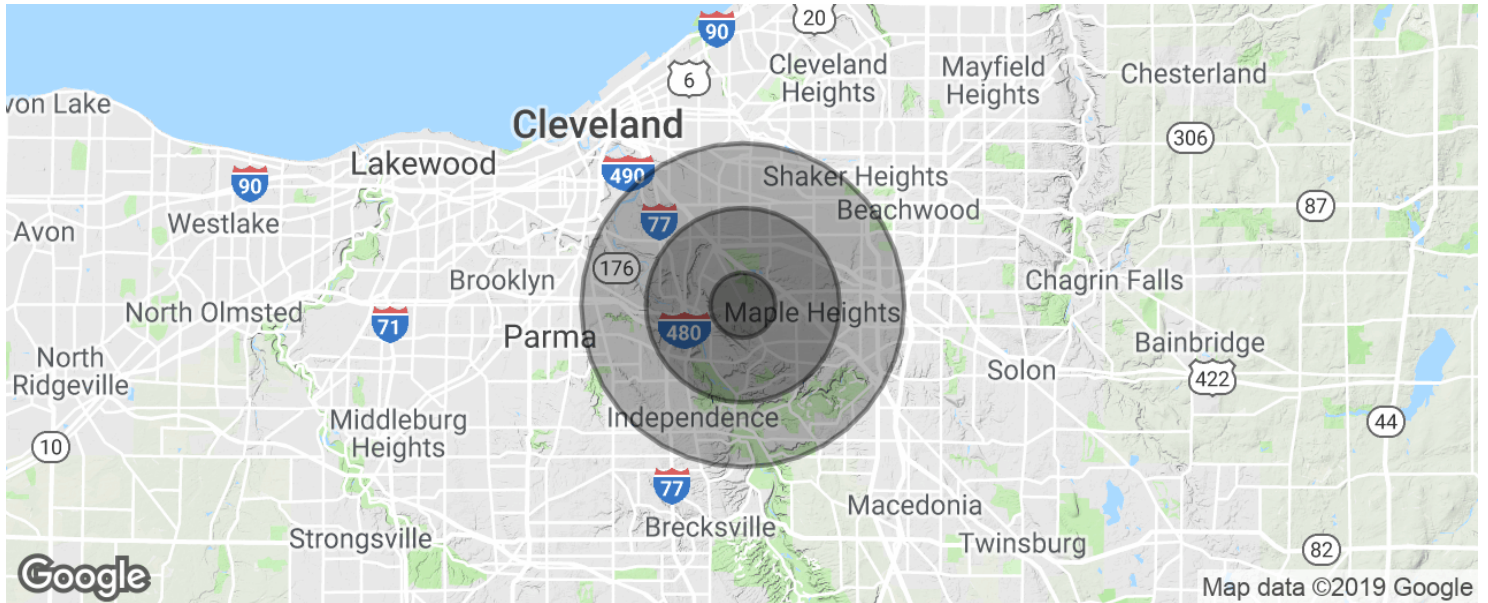




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# SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,482	95,380	251,860
Median age	40.8	38.5	38.4
Median age (Male)	38.2	35.7	35.8
Median age (Female)	43.6	40.5	40.2
Total Businesses	414		7,428
Total Employees	7,212	45,6	162,132
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,329	37,634	102,941
# of persons per HH	2.5	2.5	2.4
Average HH income	\$48,029	\$45,236	\$45,852
Average house value	\$113,912	\$100,154	\$114,267

\* Demographic data derived from 2010 US Census

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