

AVAILABLE FOR SALE

# TRAFFIC. LOCATION. OPPORTUNITY

**4925 STATE ROAD**  
Brook Park, Ohio 44134



**THE POSSIBILITIES ARE ENDLESS IN THIS 22,704 SF BUILDING**  
Catering | Conference Center | Food Distribution | Call Center  
Fitness Center | Auto Dealer | Courier Service | Education | Worship

## Property Highlights

- Situated on 2.14 acres
- Fenced & resurfaced parking lot with 150+ spaces
- Visible from I-480
- 132,000 car traffic count via I-480; 26,000 car traffic count via State Road
- Can be subdivided
- Located at SE quadrant of I-480 & State Road, just north of Brookpark Road

## Building Features

- 22,704 SF building with 16' ceiling
- Two (2) fully equipped commercial kitchens, inspected & licensed
- Public and employee restrooms, ADA compliant
- Over \$1.5 million in renovations and upgrades, including roof, HVAC, plumbing, & electric

### CONTACT INFORMATION:

**BRIAN SMITH**

Sales Associate

216.525.1476

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3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - [CRESOREALESTATE.COM](http://CRESOREALESTATE.COM)

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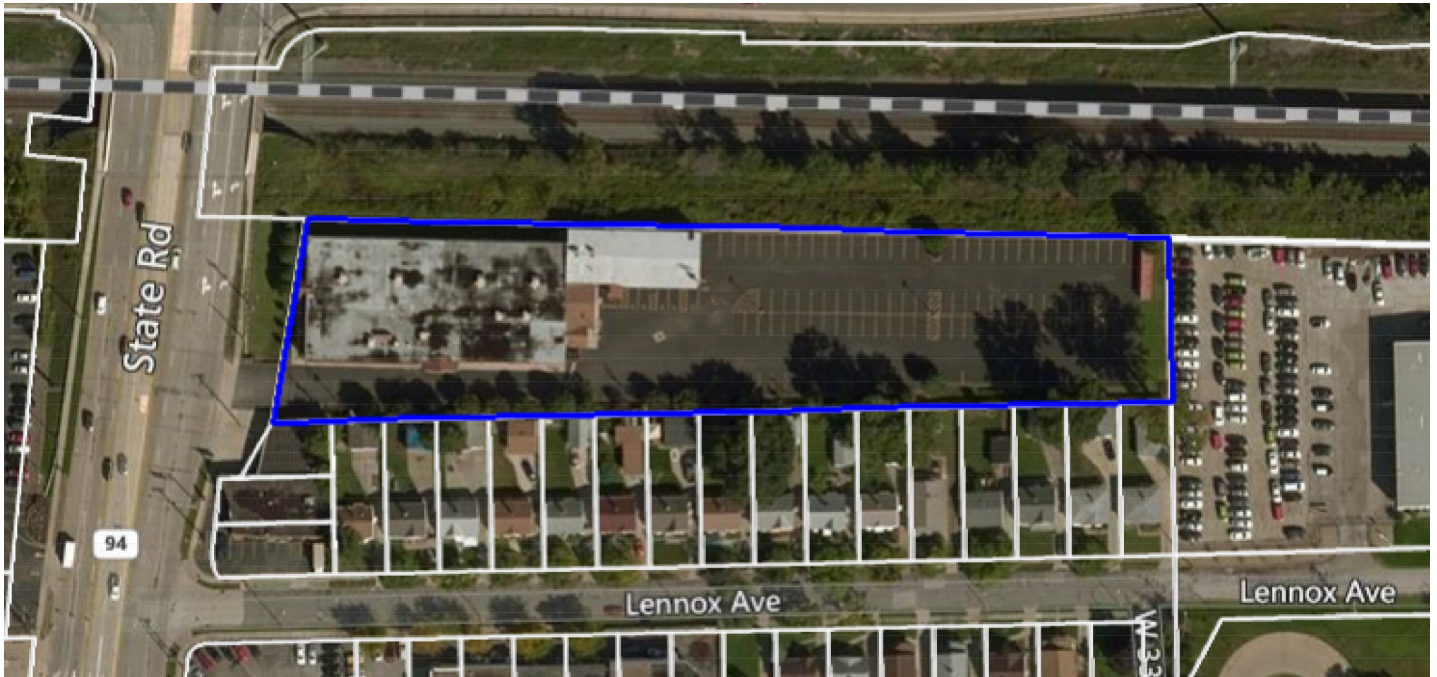
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## Nearby Amenities

- Ridge Park Square Shopping Center
- Cleveland Metroparks Zoo
- US Post Office, restaurants, & shopping
- Close to all major interstates
- Minutes to Cleveland Hopkins Airport



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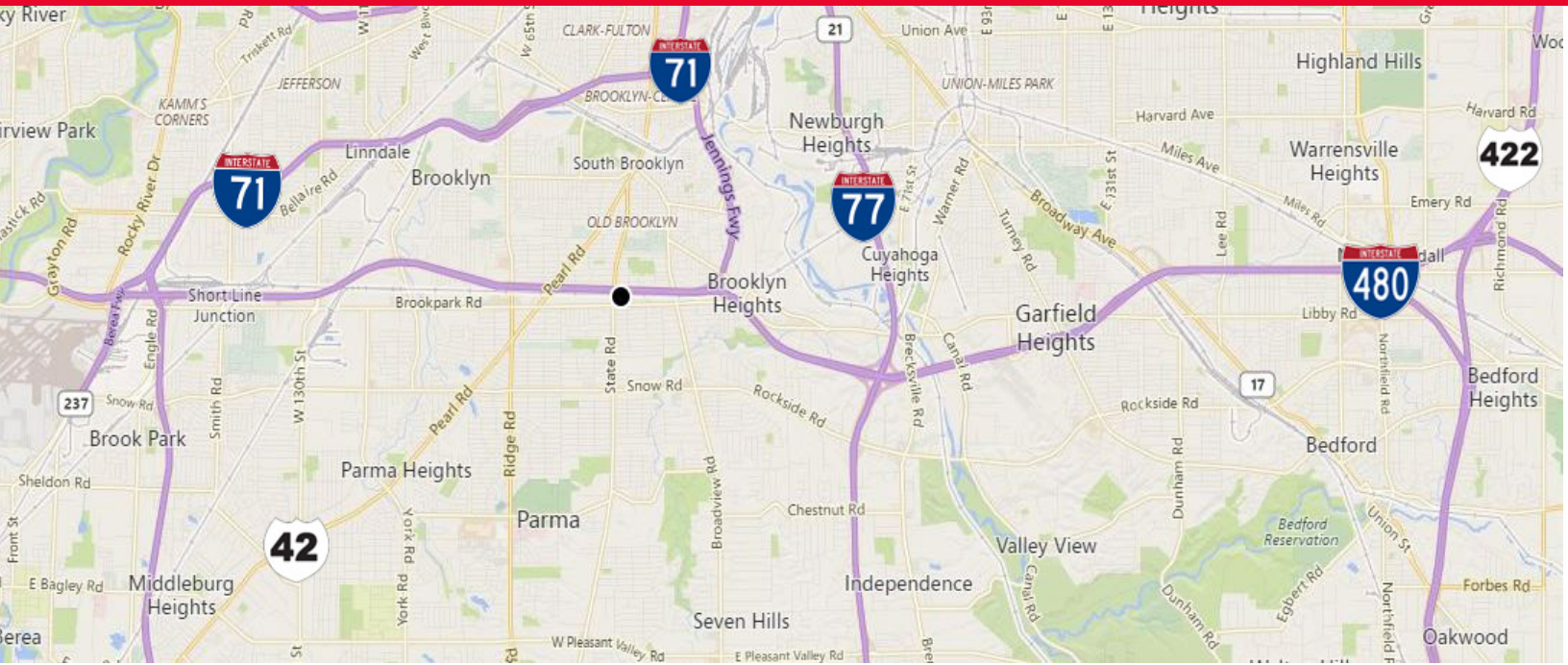
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