



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

SALE / LEASE

EMMCOREALTYGROUP.COM

STRONGSVILLE MEDICAL BUILDING

Lease Price Upon Request
Sale Price: \$795,000

17075 Pearl Road
Strongsville, OH 44136



OFFICE

Jeffrey Soclof, CCIM
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3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



STRONGSVILLE MEDICAL BUILDING

17075 Pearl Road, Strongsville, OH 44136

LEASE



PROPERTY DESCRIPTION

Lease a conveniently located office space in the heart of Strongsville.
Great for medical or other types of office use.
Ground Lease Opportunity.

PROPERTY HIGHLIGHTS

- Zoning: Frontage is Zoned General Business. The rear undeveloped acreage is zoned Residential.
- Beautiful setting among a number of new developments along Pearl Road (SR 42)
- Strategically located just north of Southwest General Strongsville Medical Center and easy access to both Cleveland Clinic Family Health and Surgery Center, and the MetroHealth Middleburg Heights Family Health Center.

OFFERING SUMMARY

Lease Rate:	Lease Price Upon Request
Number of Units:	3
Available SF:	1,100 - 3,335 SF
Lot Size:	3.1 Acres
Building Size:	3,335 SF
Sale Price:	\$795,000.00

SPACES	SPACE SIZE	MONTHLY RATE
Suite A	1,100 - 3,335 SF	\$1,833.33 - \$5,558.33
Suite B	1,100 SF	\$1,833.33
Suite C	1,100 SF	\$1,833.33

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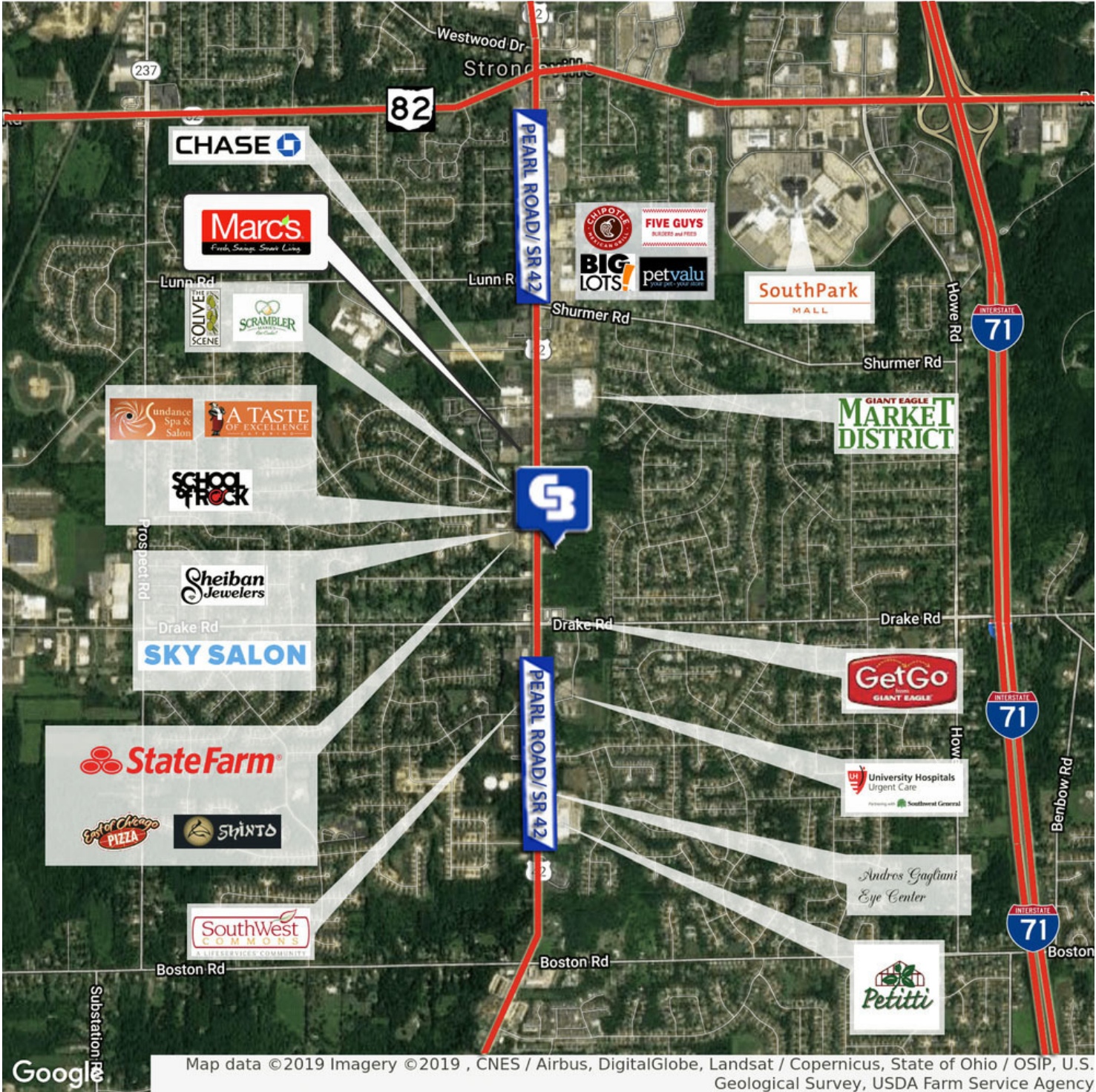
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STRONGSVILLE MEDICAL BUILDING

Retailer Map

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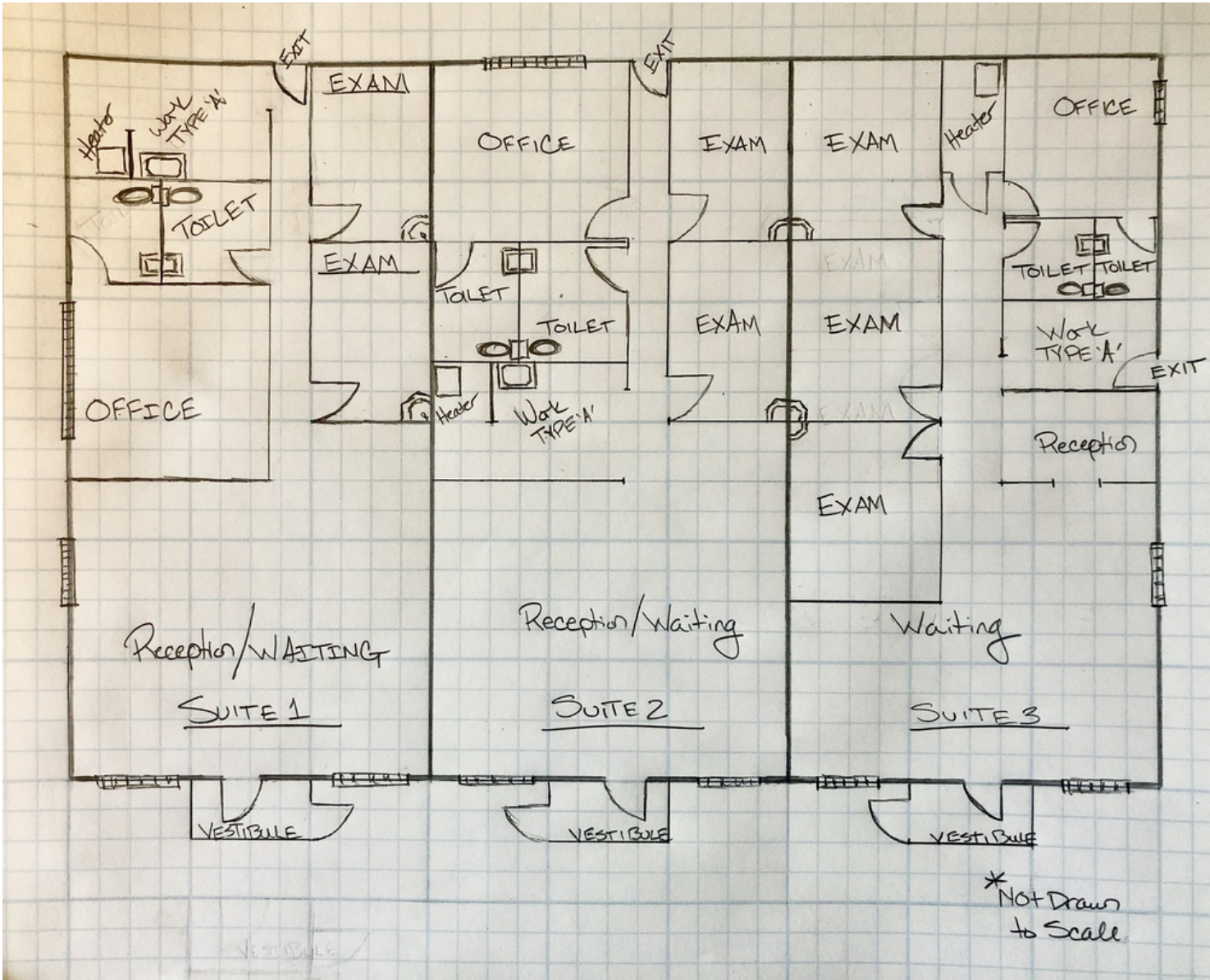
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STRONGSVILLE MEDICAL BUILDING

Floor Plan

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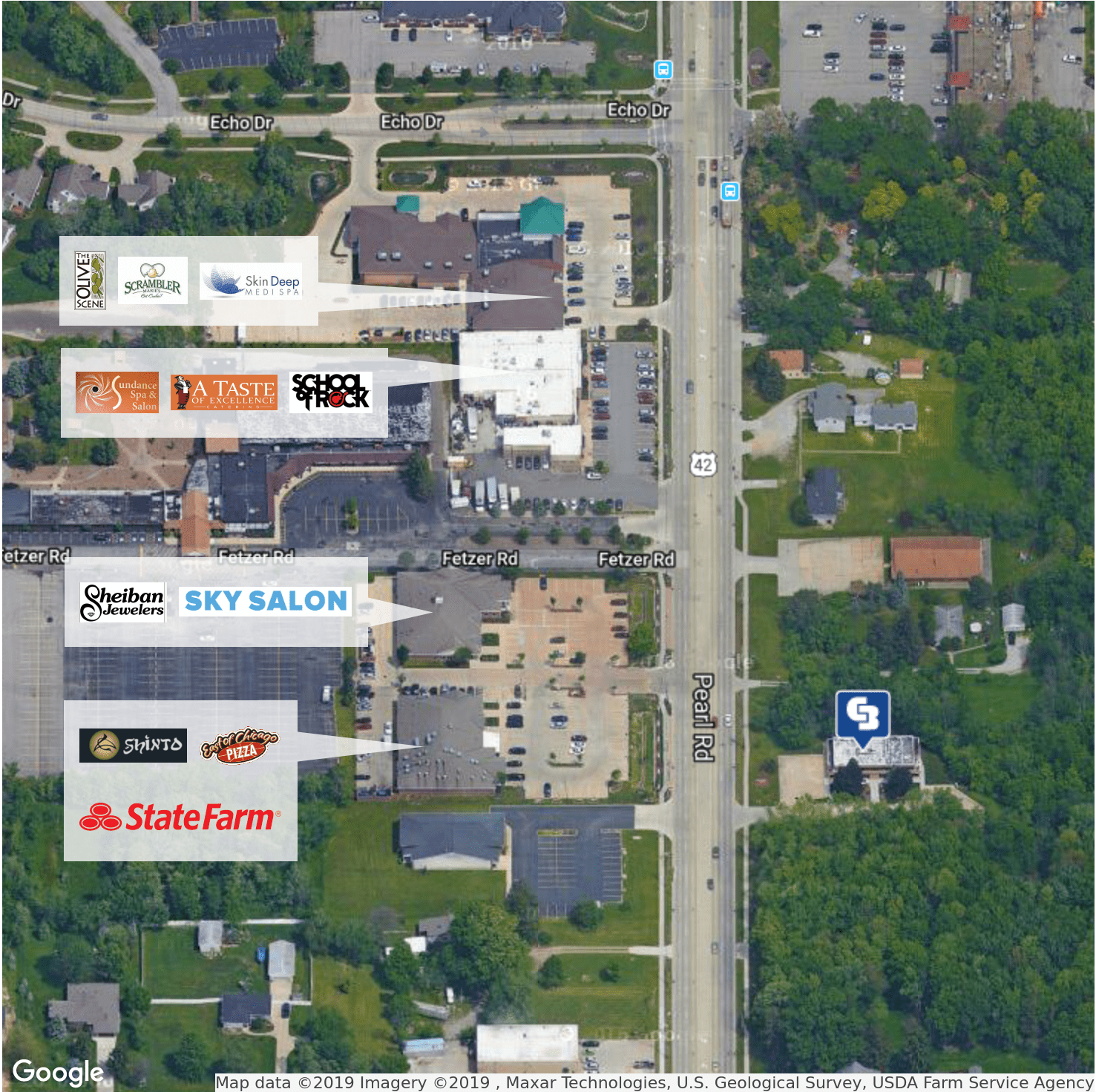
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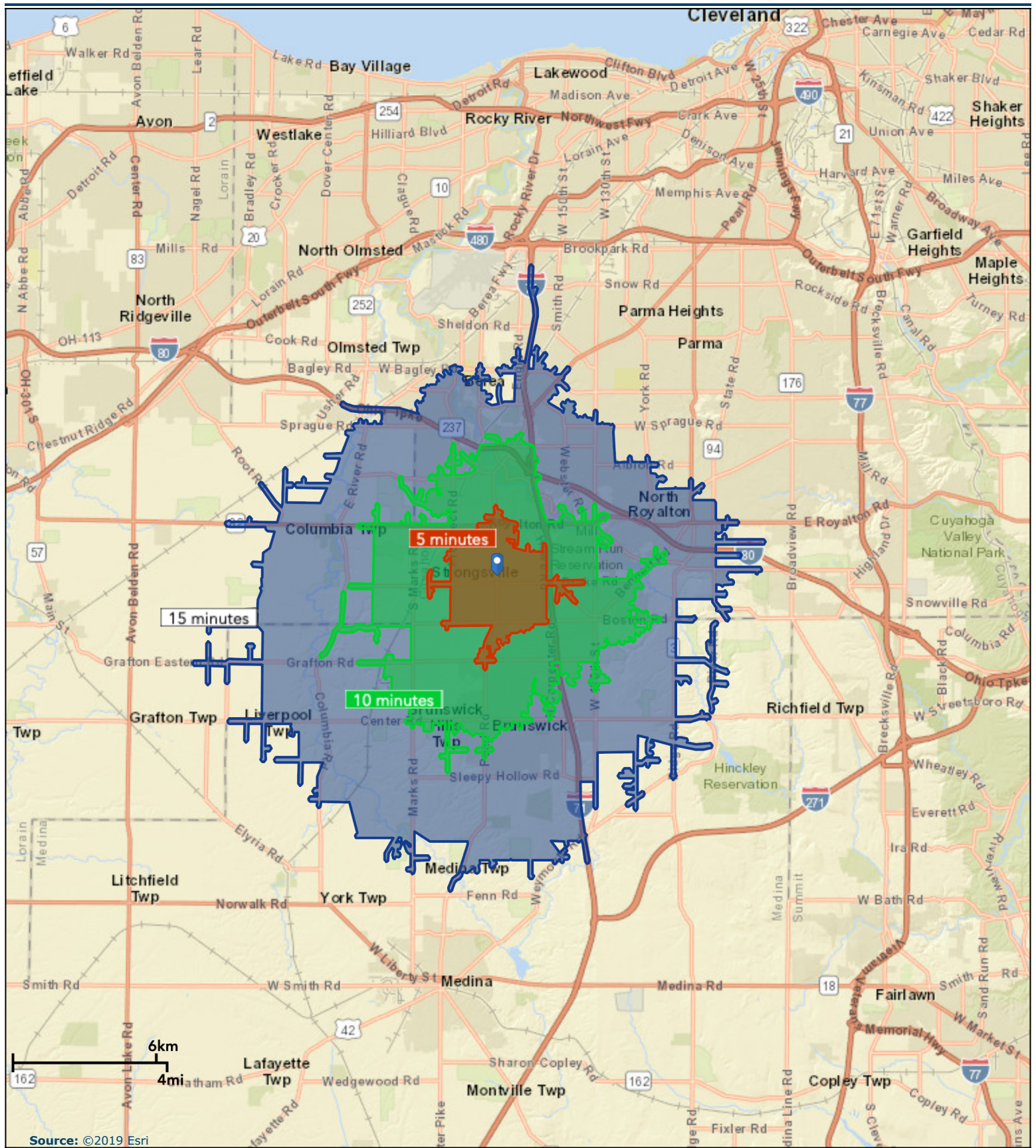
Map data ©2019 Imagery ©2019 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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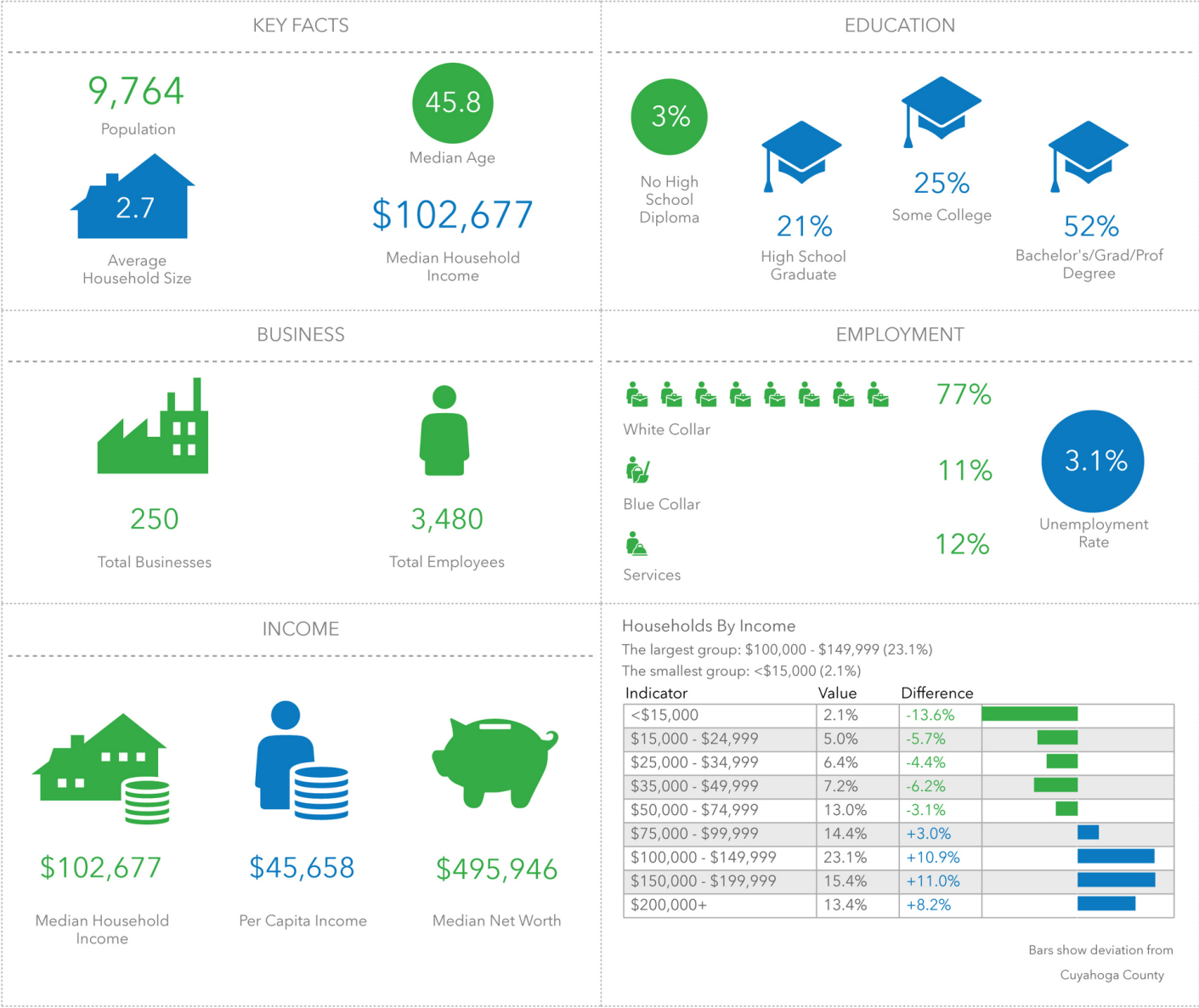




STRONGSVILLE MEDICAL BUILDING

Demographics: 1 Mile Radius

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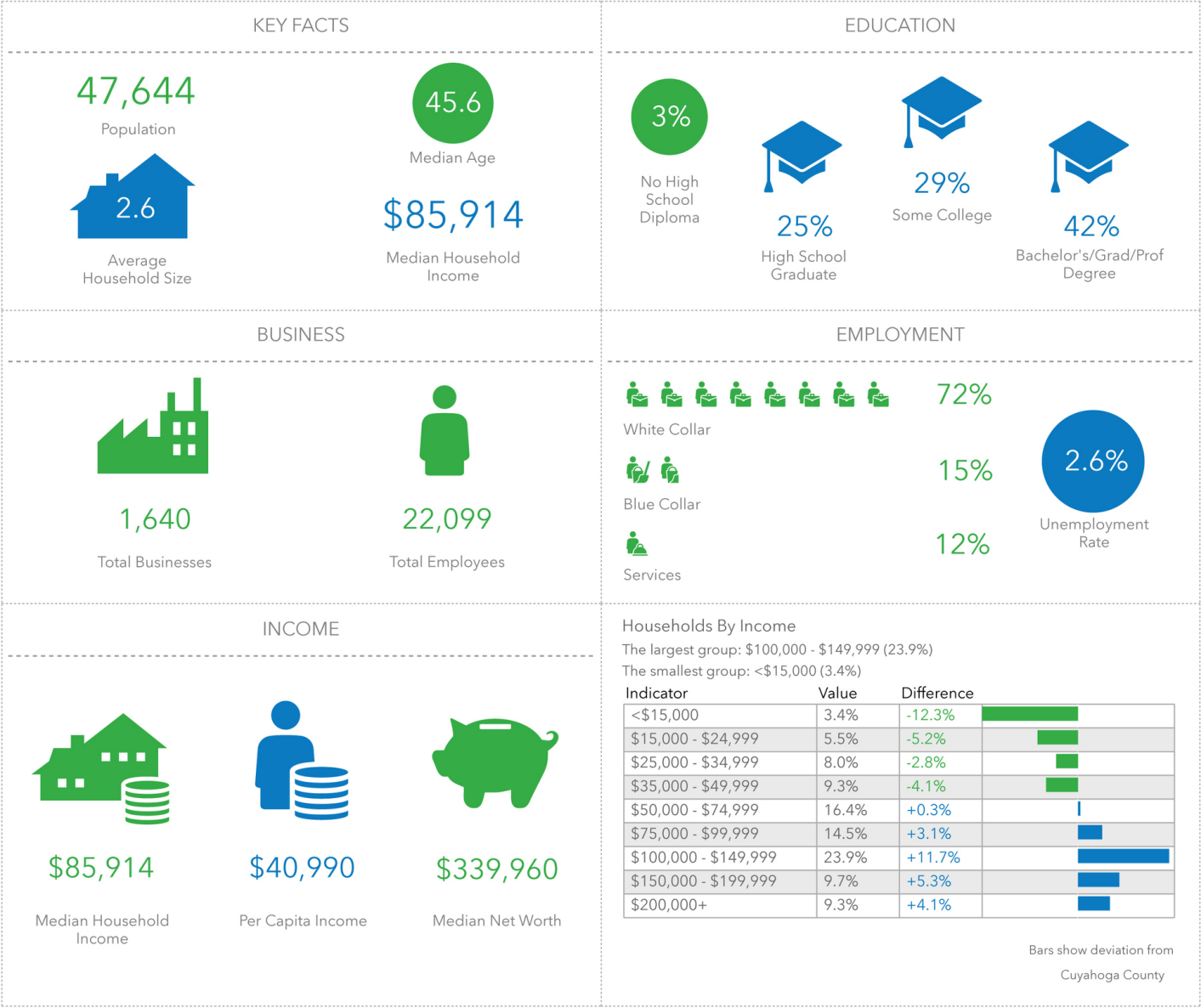
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STRONGSVILLE MEDICAL BUILDING

Demographics: 3 Mile Radius

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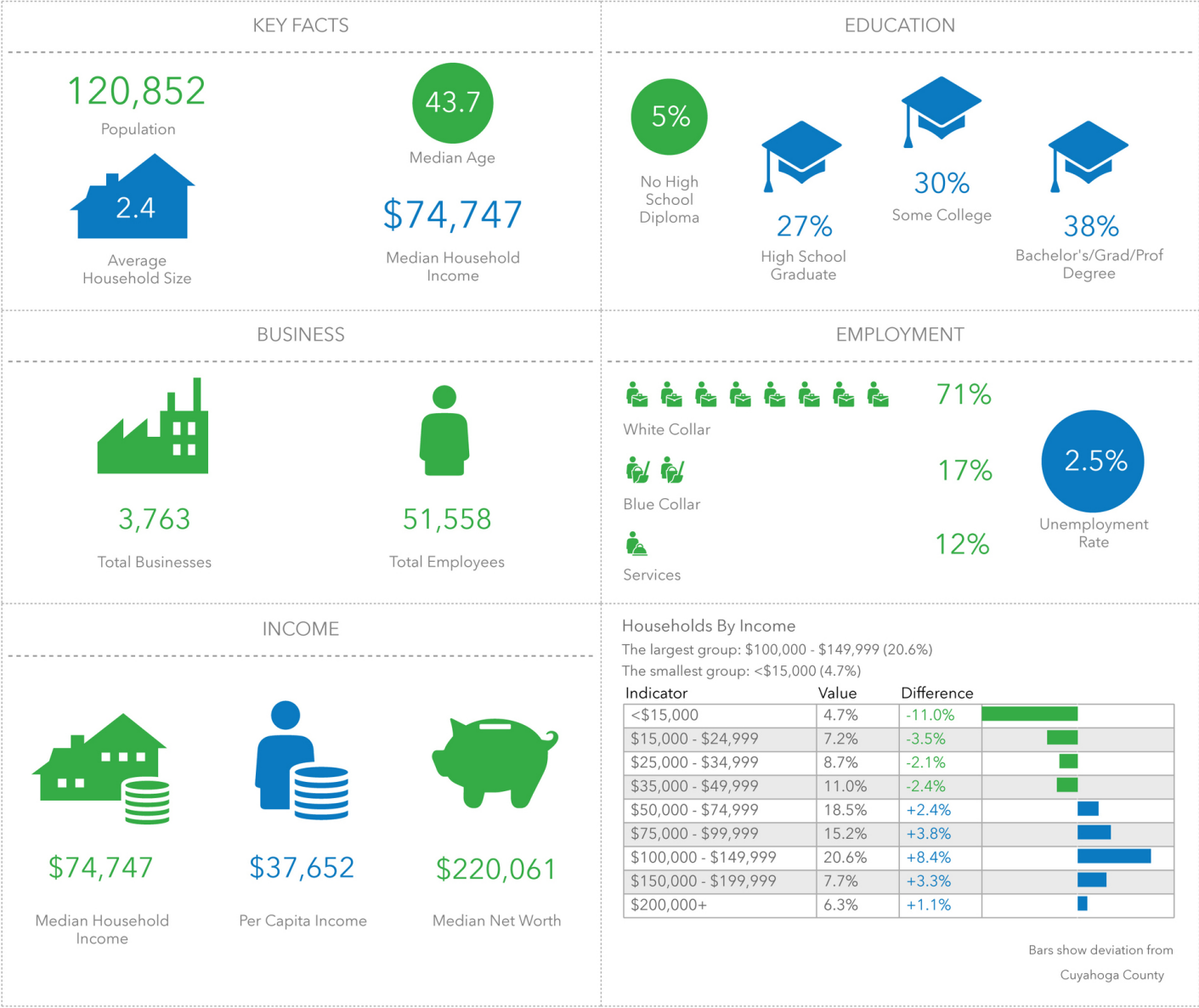
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STRONGSVILLE MEDICAL BUILDING

Demographics: 5 Mile Radius

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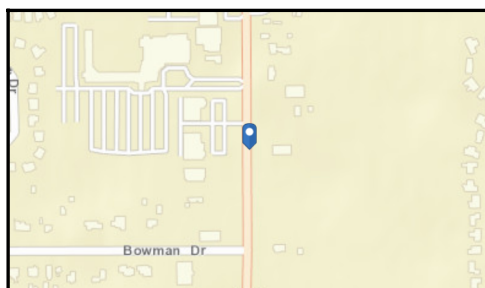
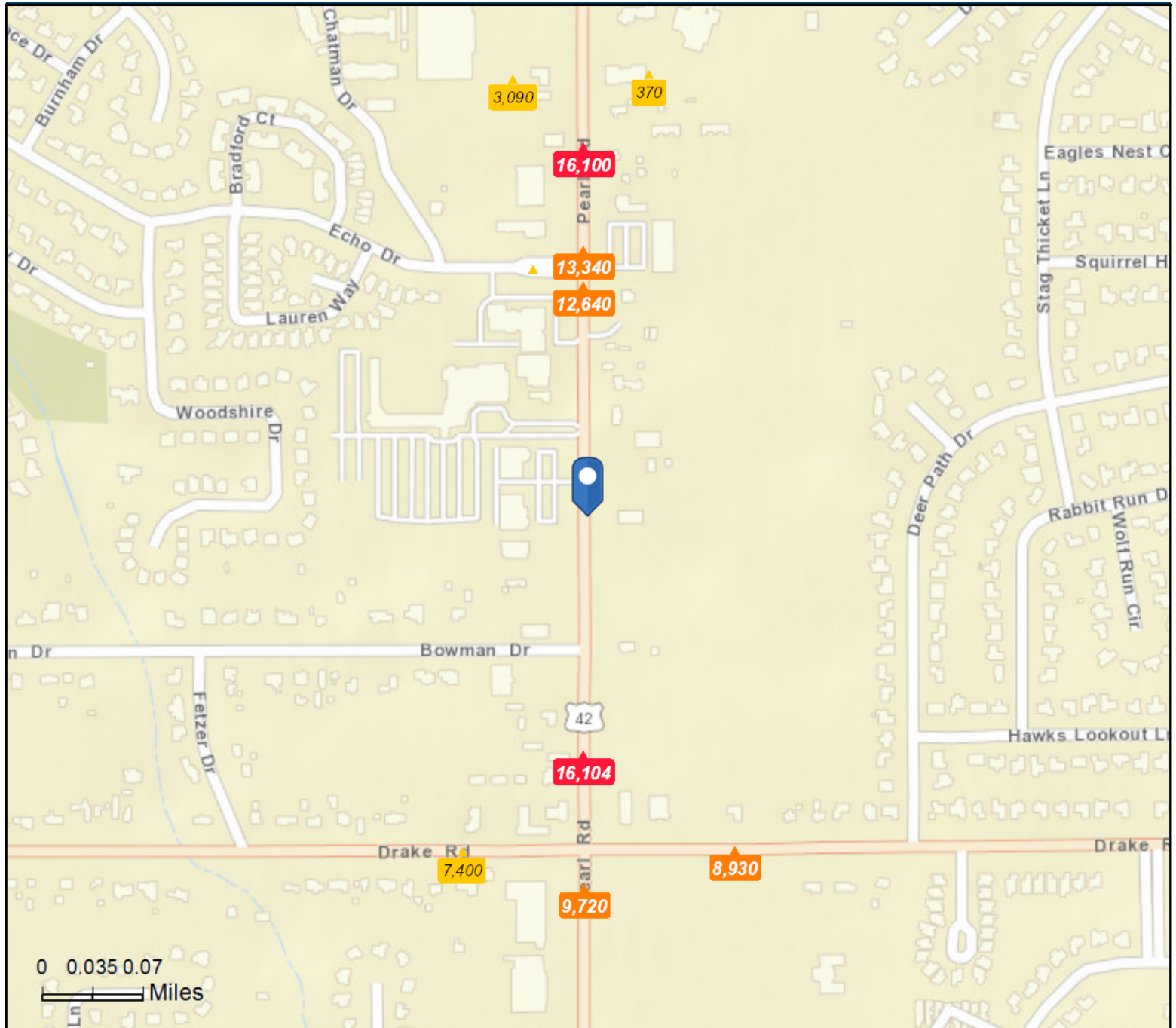
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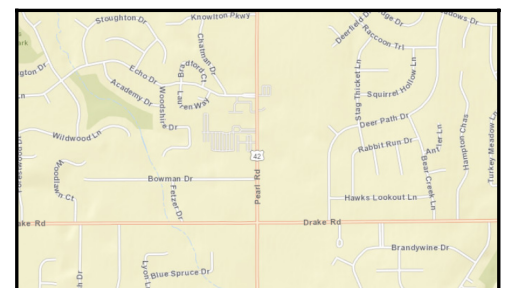
Traffic Count Map - Close Up

17075 Pearl Rd, Strongsville, Ohio, 44136
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.29366
Longitude: -81.83514



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).

July 23, 2019