



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

STRATEGICALLY LOCATED, FREESTANDING OFFICE BUILDING FOR LEASE

Price Upon Request

5252 Turney Road
Garfield Heights, OH 44125

AVAILABLE SPACE
2,570 SF

FEATURES

- Over 15,600 VPD
- Approximately 12 parking spaces with additional spaces being added.
- 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



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OFFICE

Kristen Kantounatakis
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**COLDWELL BANKER COMMERCIAL
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3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



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5252 Turney Road, Garfield Heights, OH 44125

LEASE



OFFERING SUMMARY

Available SF:	2,570 SF
Lease Rate:	Price Upon Request
Lot Size:	0.29 Acres
Building Size:	2,570 SF
Zoning:	General Retail
Market:	Cleveland

PROPERTY OVERVIEW

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 additional parking; 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.

PROPERTY HIGHLIGHTS

- Over 15,600 VPD
- Approximately 12 parking spaces with additional spaces being added.
- 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

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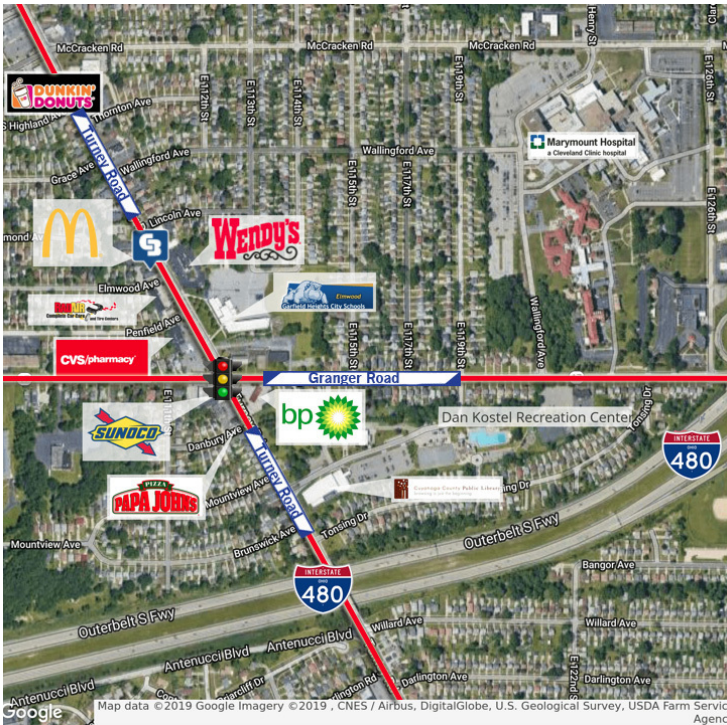




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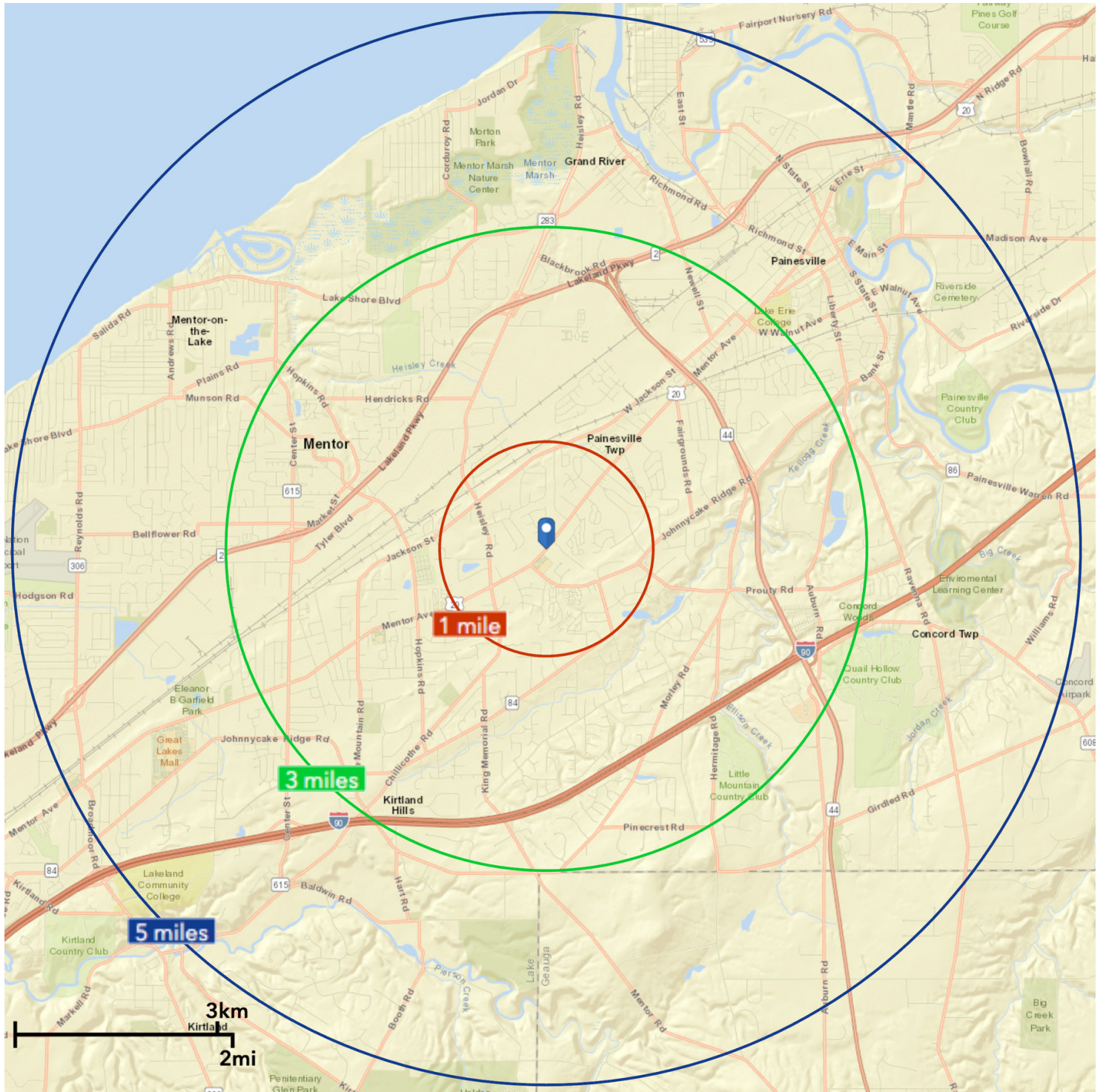
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RADIUS: 1, 3, 5 MILES

5252 Turney Road, Garfield Heights, OH 44125



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DEMOGRAPHICS: 5 MILES

5252 Turney Road, Garfield Heights, OH 44125

KEY FACTS

230,379

Population



Average Household Size

41.7

Median Age

\$37,858

Median Household Income

BUSINESS



7,363

Total Businesses



117,831

Total Employees

INCOME



\$37,858

Median Household Income



\$24,474

Per Capita Income



\$33,009

Median Net Worth

EDUCATION

13%

No High School Diploma



34%

High School Graduate



32%

Some College



22%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



62%

White Collar



21%

Blue Collar



18%

Services

9.4%

Unemployment Rate

Households By Income

The largest group: <\$15,000 (20.5%)

The smallest group: \$150,000 - \$199,999 (2.5%)

Indicator	Value	Difference	
<\$15,000	20.5%	+4.8%	
\$15,000 - \$24,999	13.2%	+2.5%	
\$25,000 - \$34,999	12.7%	+1.9%	
\$35,000 - \$49,999	14.6%	+1.2%	
\$50,000 - \$74,999	15.3%	-0.8%	
\$75,000 - \$99,999	9.9%	-1.5%	
\$100,000 - \$149,999	8.7%	-3.5%	
\$150,000 - \$199,999	2.5%	-1.9%	
\$200,000+	2.6%	-2.6%	

Bars show deviation from Cuyahoga County

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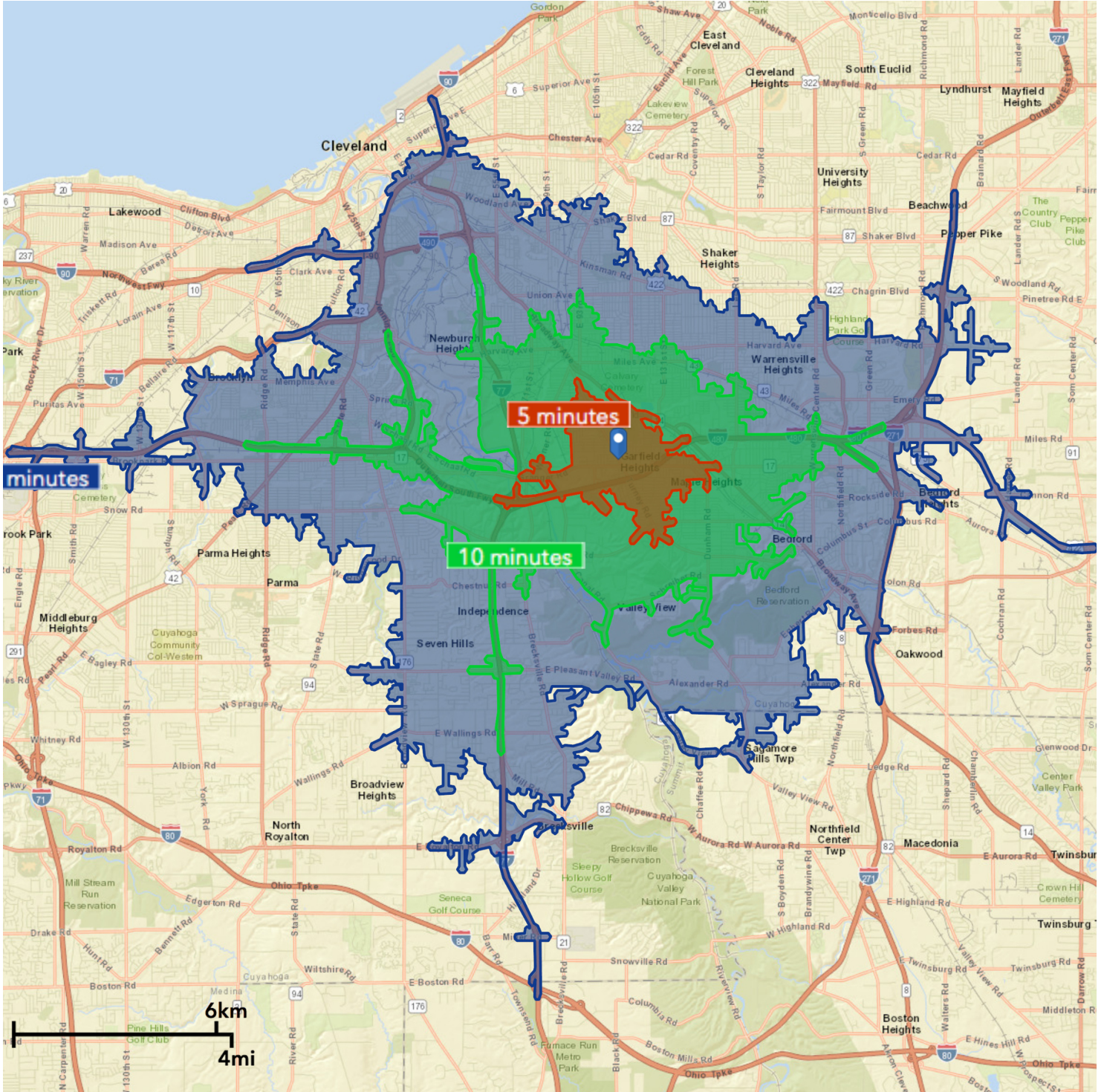
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DRIVE TIMES: 5, 10, 15 MINUTES

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DEMOGRAPHICS: 10 MINUTES

5252 Turney Road, Garfield Heights, OH 44125

KEY FACTS

73,192

Population



Average Household Size

40.4

Median Age

\$39,537

Median Household Income

BUSINESS



3,031

Total Businesses



45,234

Total Employees

INCOME



\$39,537

Median Household Income



\$21,856

Per Capita Income



\$45,602

Median Net Worth

EDUCATION

13%

No High School Diploma



38%

High School Graduate



33%

Some College



16%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



58%

White Collar



25%

Blue Collar



18%

Services

8.9%

Unemployment Rate

Households By Income

The largest group: \$35,000 - \$49,999 (17.3%)

The smallest group: \$200,000+ (1.3%)

Indicator	Value	Difference	
<\$15,000	17.2%	+1.5%	
\$15,000 - \$24,999	12.9%	+2.2%	
\$25,000 - \$34,999	13.3%	+2.5%	
\$35,000 - \$49,999	17.3%	+3.9%	
\$50,000 - \$74,999	16.8%	+0.7%	
\$75,000 - \$99,999	11.8%	+0.4%	
\$100,000 - \$149,999	8.0%	-4.2%	
\$150,000 - \$199,999	1.5%	-2.9%	
\$200,000+	1.3%	-3.9%	

Bars show deviation from Cuyahoga County

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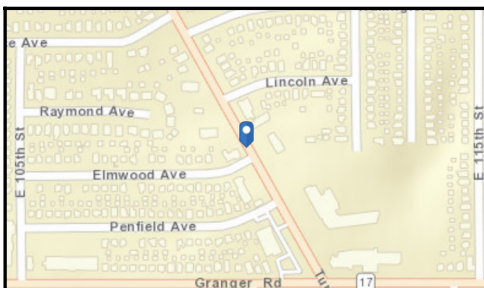
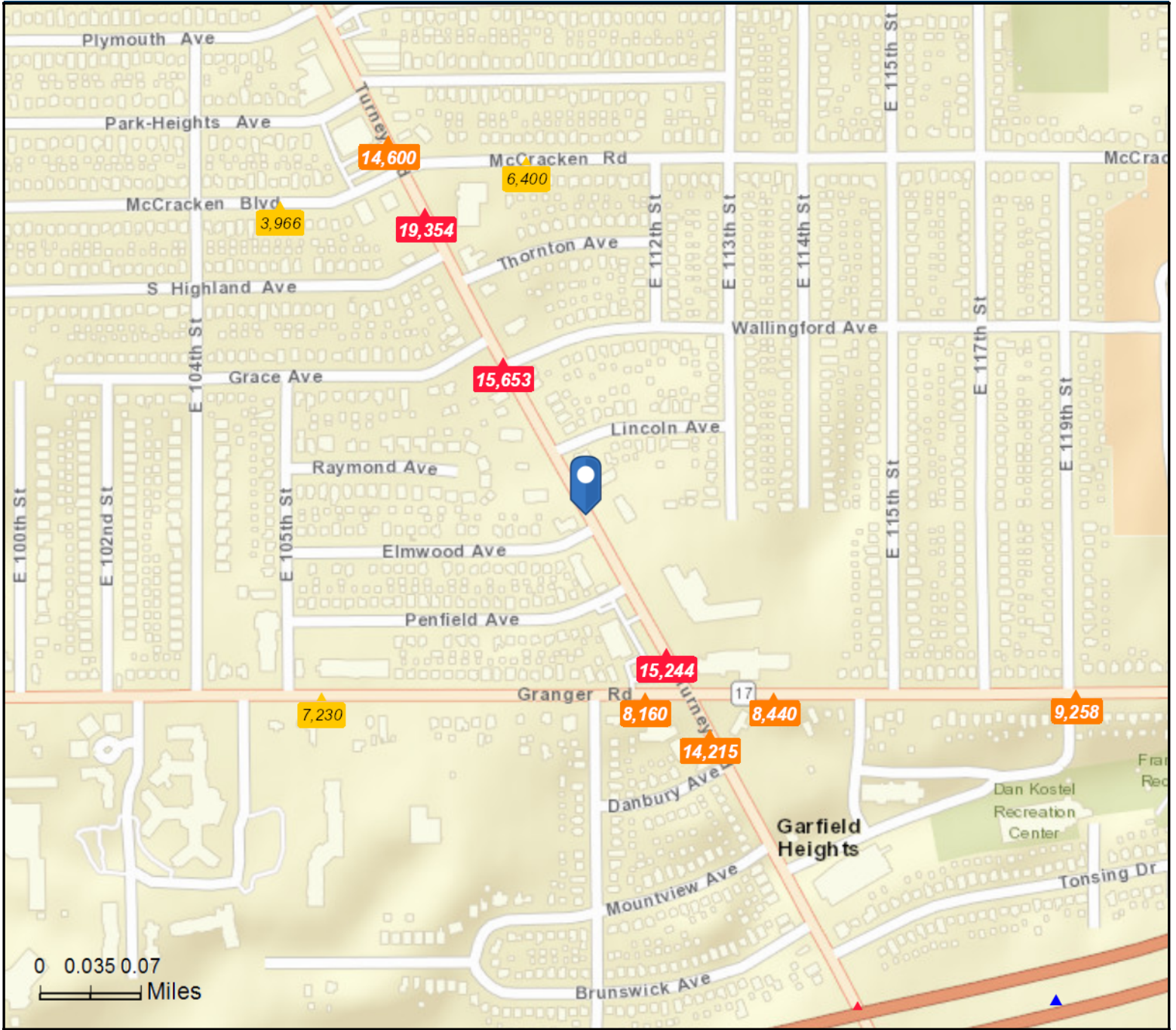


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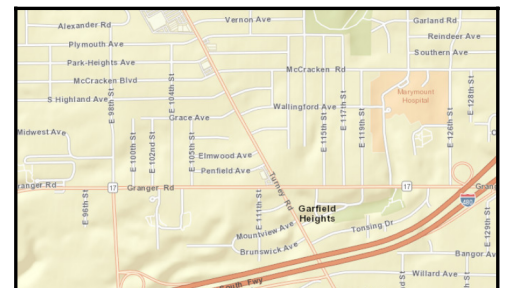
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5252 Turney Rd, Cleveland, Ohio, 44125 3
 5252 Turney Rd, Cleveland, Ohio, 44125
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 41.41886
 Longitude: -81.60745



- 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



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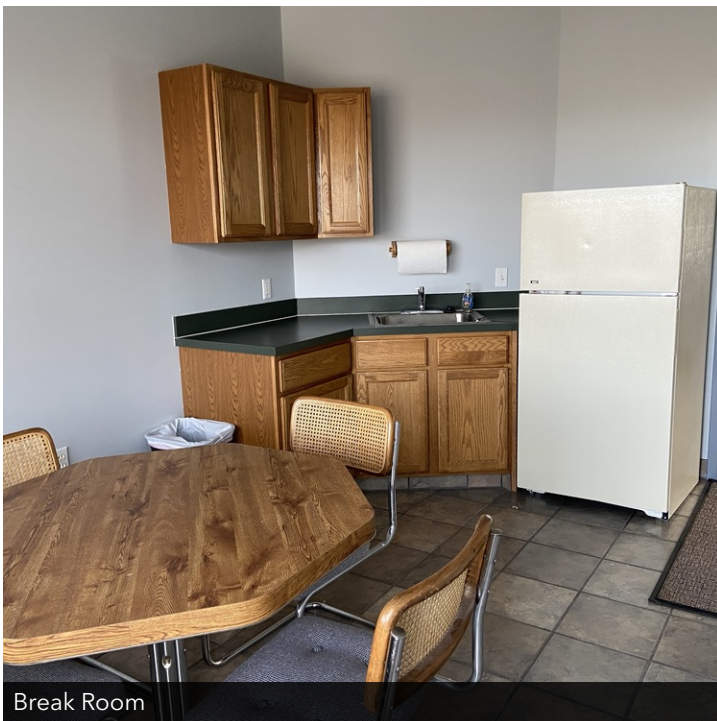
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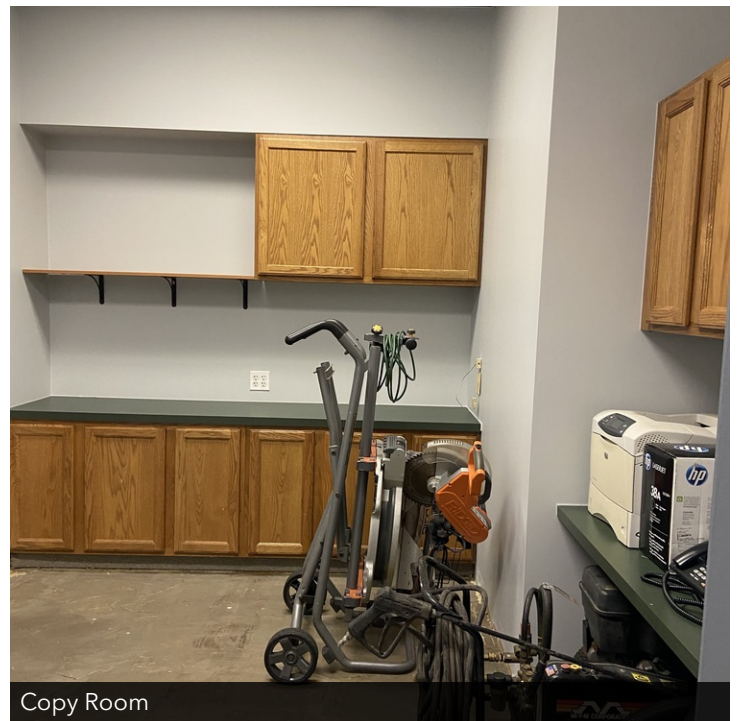
View of Bullpen from Entrance



Conference Room



Break Room



Copy Room

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