

3445 Brookpark Road - SR 17 (Corner of Brookpark Rd & State Rd)
Retail Building For Sale or Lease
 Parma, Ohio 44134 (Cuyahoga County)

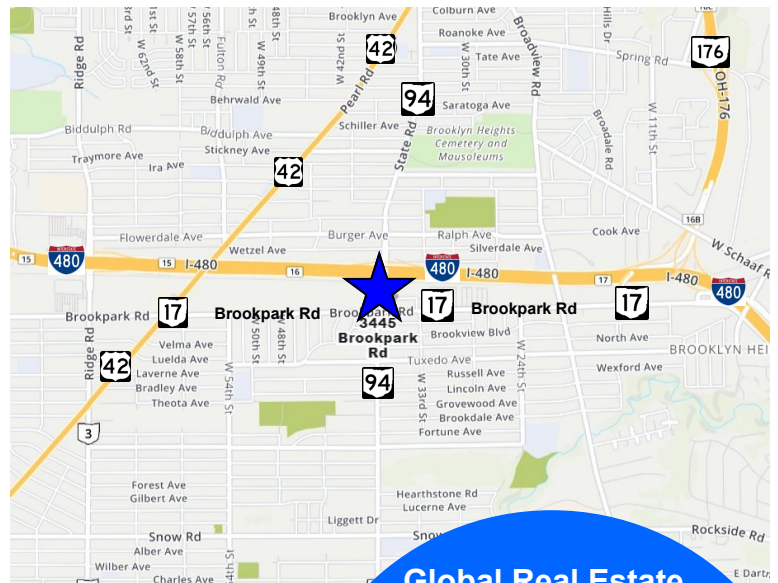


3445 Brookpark Road, Parma, OH 44134

Property Features:

- 1,985± SF Total Building
 1,535± SF Office Space
 450± SF Warehouse/Storage Space
- .29± Acre
- 104'± Frontage on State Road (SR 94)
- 111'± Frontage on Brookpark Road (SR 17)
- Brick/Block Construction
- Rooftop HVAC
- New Roof 2018
- Monument Sign
- Ample Parking
- ADA Accessible Restroom
- Located on Corner Lot with Signalized Intersection, High Traffic Count & on RTA Bus Route
- Easy Access to Interstate 480, SR 17 & SR 94

Sale Priced at \$400,000.00
Lease Rate \$3,600.00 monthly NNN



**Global Real Estate
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This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Located on the Corner of
Brookpark Road (SR17) and State Road (SR 94)
High Traffic Count



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2019 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	19,487	120,044	299,868
Total Households	8,288	51,439	126,459
Average Household Income	\$56,413	\$58,457	\$55,933
Total Housing Units	9,350	57,446	147,665



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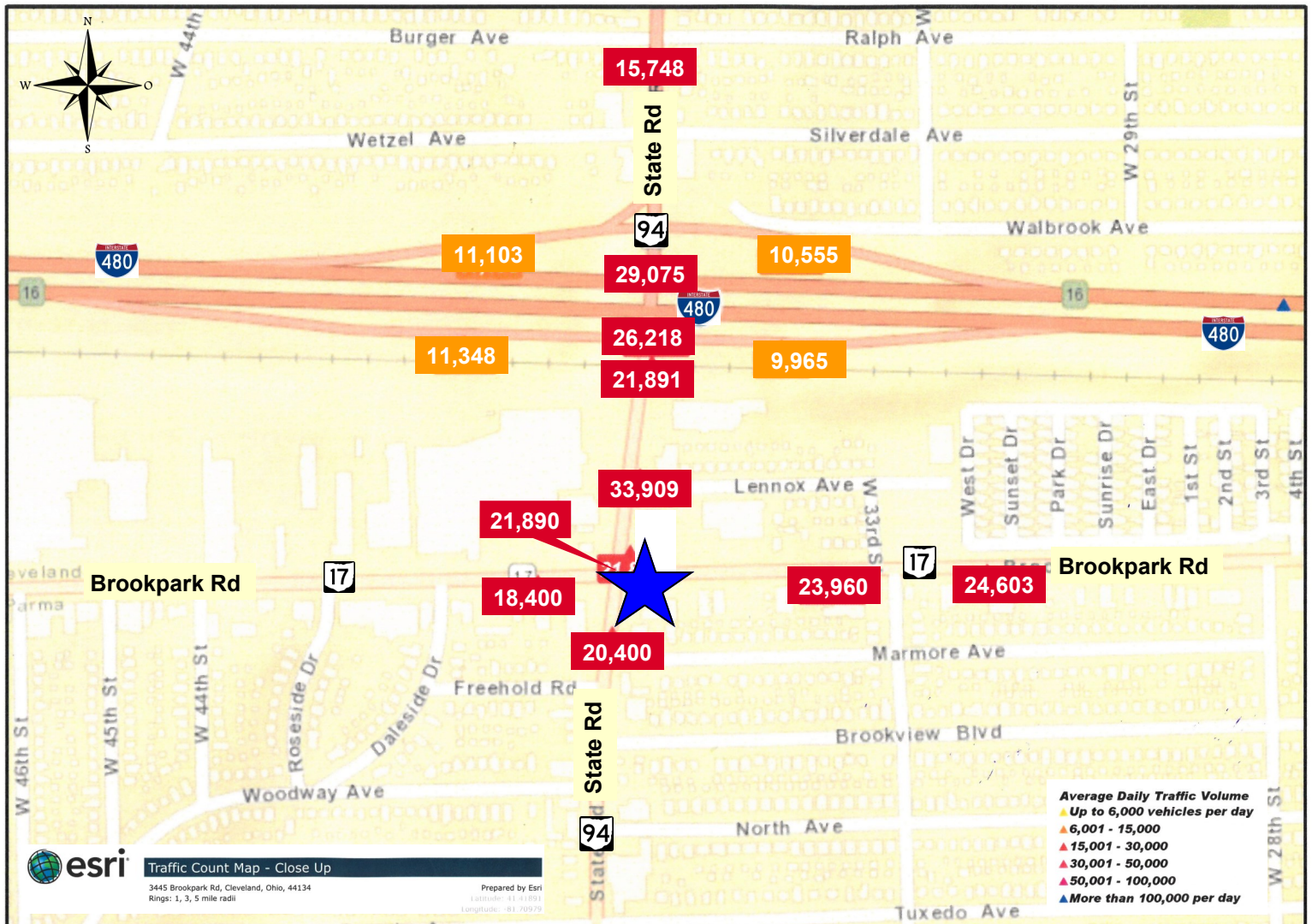
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Traffic Count by ESRI
Intersection of Brookpark Road and State Road

21,890 Vehicles



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