

4861 Royalton Road (SR 82) and Ashley Lane

5,223± SF Office or Studio For Sale or Lease

North Royalton, Ohio 44133 (Cuyahoga County)



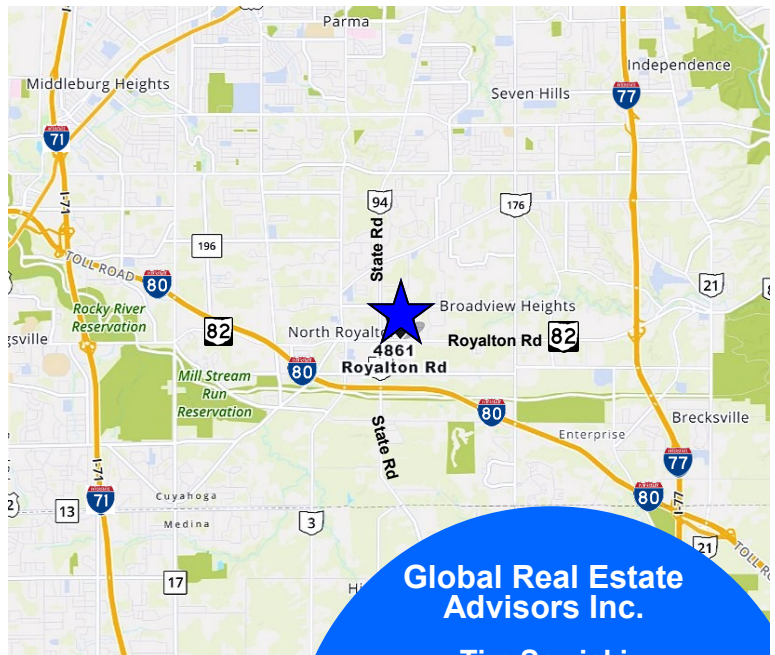
4861 Royalton Road (SR 82), North Royalton, Ohio 44133

Property Features:

- 5,223± SF Office/Studio Space
- 3-4 Offices
- 1.9± Acres
- Building has 200 AMP Service, Rear Building has 100 AMP Service
- Gas Heat, Central Air Conditioning
- 2 Car Garage with Nature Stone Flooring
- Zoned Traditional Town Center
- 30± Parking Spaces with Signage on SR 82
- Alarm System
- Owner Financing Available
- Two Blocks from the Intersection of Royalton Rd. (SR 82) and State Rd. (SR 94)

Sale Priced at \$720,000.00

Lease Price \$5,000.00 Monthly NNN



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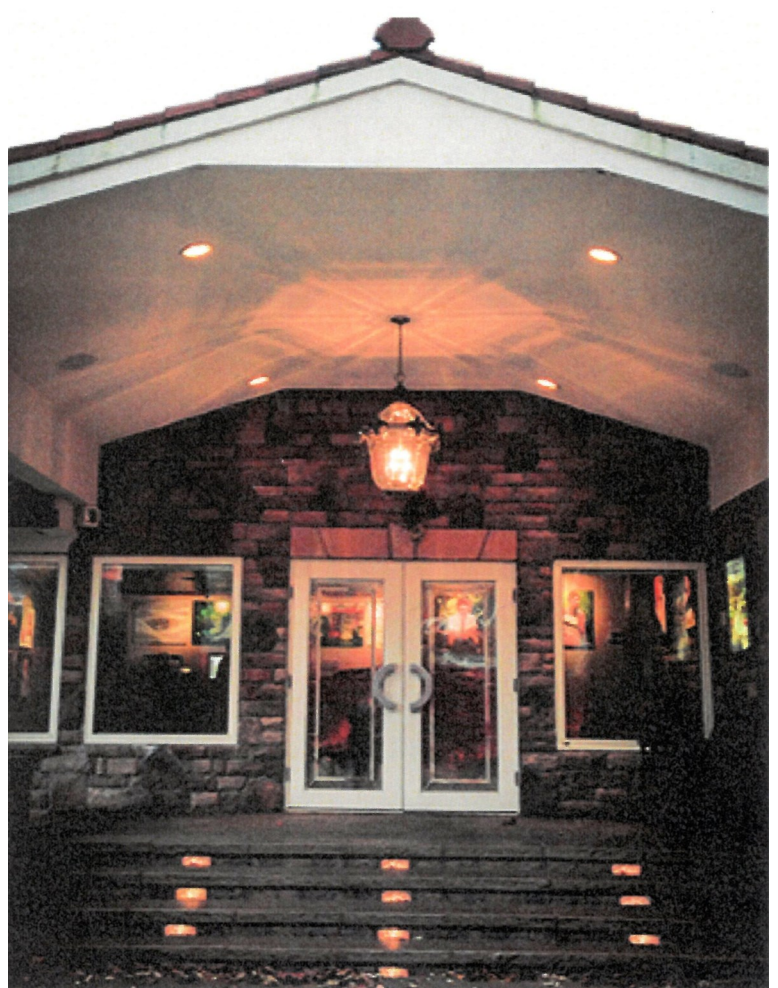
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Large Open Area Used for a Photography Studio, Finished Basement with Built-In File Cabinets, Cubicles, Work Area, Conference Area and Kitchen Area

Business Equipment, Furniture & All Appliances Can be Included



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Park-Like Setting with Stone Pathways, Gazebo, Pavilion, Pond & Water Feature

Two Outdoor Decks with Kitchen Space



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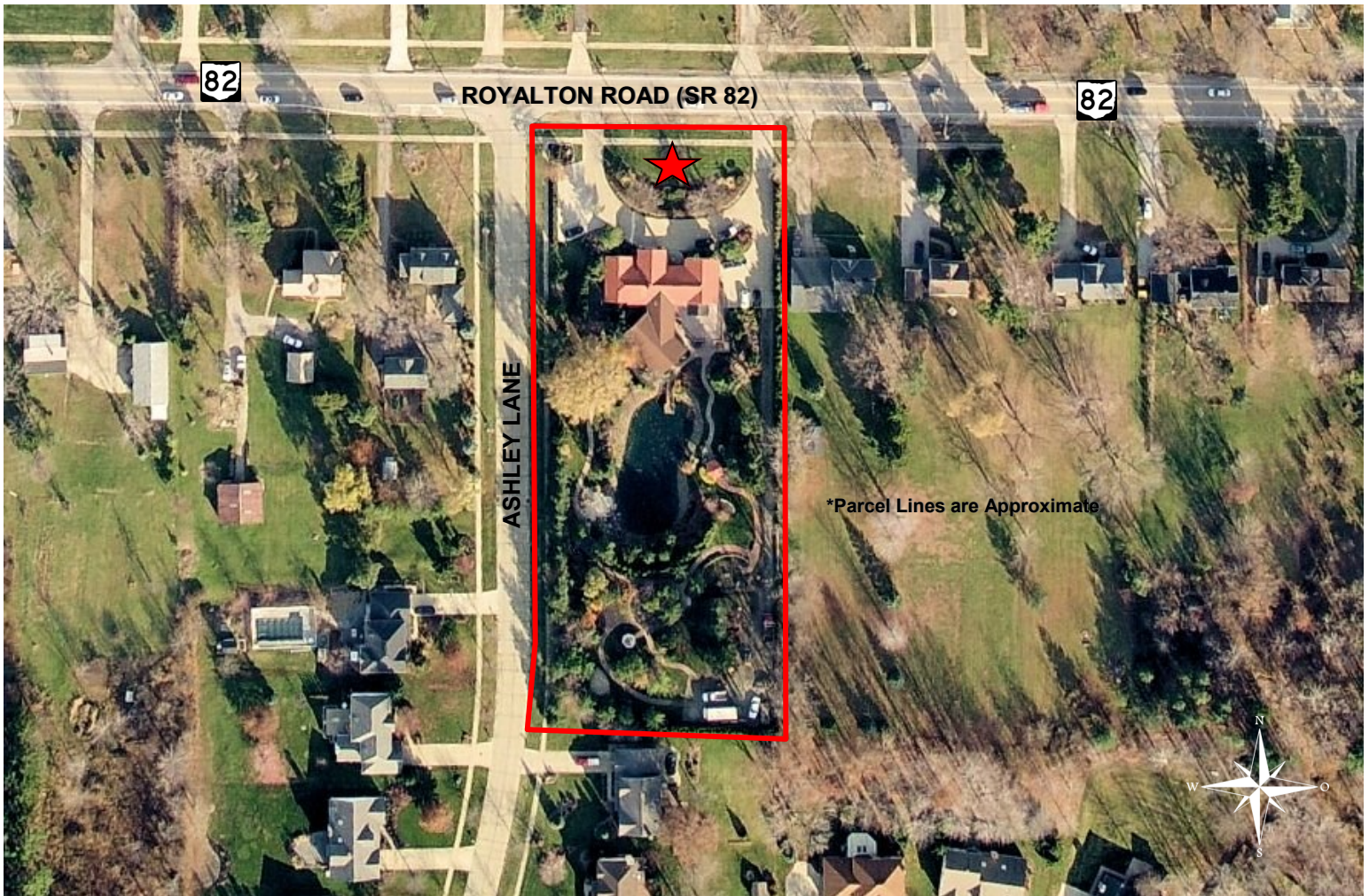
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*Parcel Lines are Approximate

2018 DEMOGRAPHICS by STDB	1 MILE	3 MILE	5 MILE
POPULATION	4,571	39,790	116,027
TOTAL HOUSEHOLDS	1,921	16,852	48,057
AVERAGE HOUSEHOLD INCOME	\$88,522	\$95,035	\$92,525
TOTAL HOUSING UNITS	2,111	18,065	51,331

2018 Traffic Count on Royalton Rd by STDB	13,911
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