

AVAILABLE FOR LEASE

175 Ghent Road

Fairlawn, Ohio 44333



RENDERING OF POTENTIAL RENOVATION

Property Highlights

- 89,510 SF office building for lease
- Divisible to 18,000 SF
- Ideal corporate headquarters building
- Located in the heart of Fairlawn across from Summit Mall
- Excellent highway access to I-77
- Ample free parking
- Ownership is willing to invest in renovation
- \$17.50/SF Gross
- Energy Star certified property



CONTACT INFORMATION:

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3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

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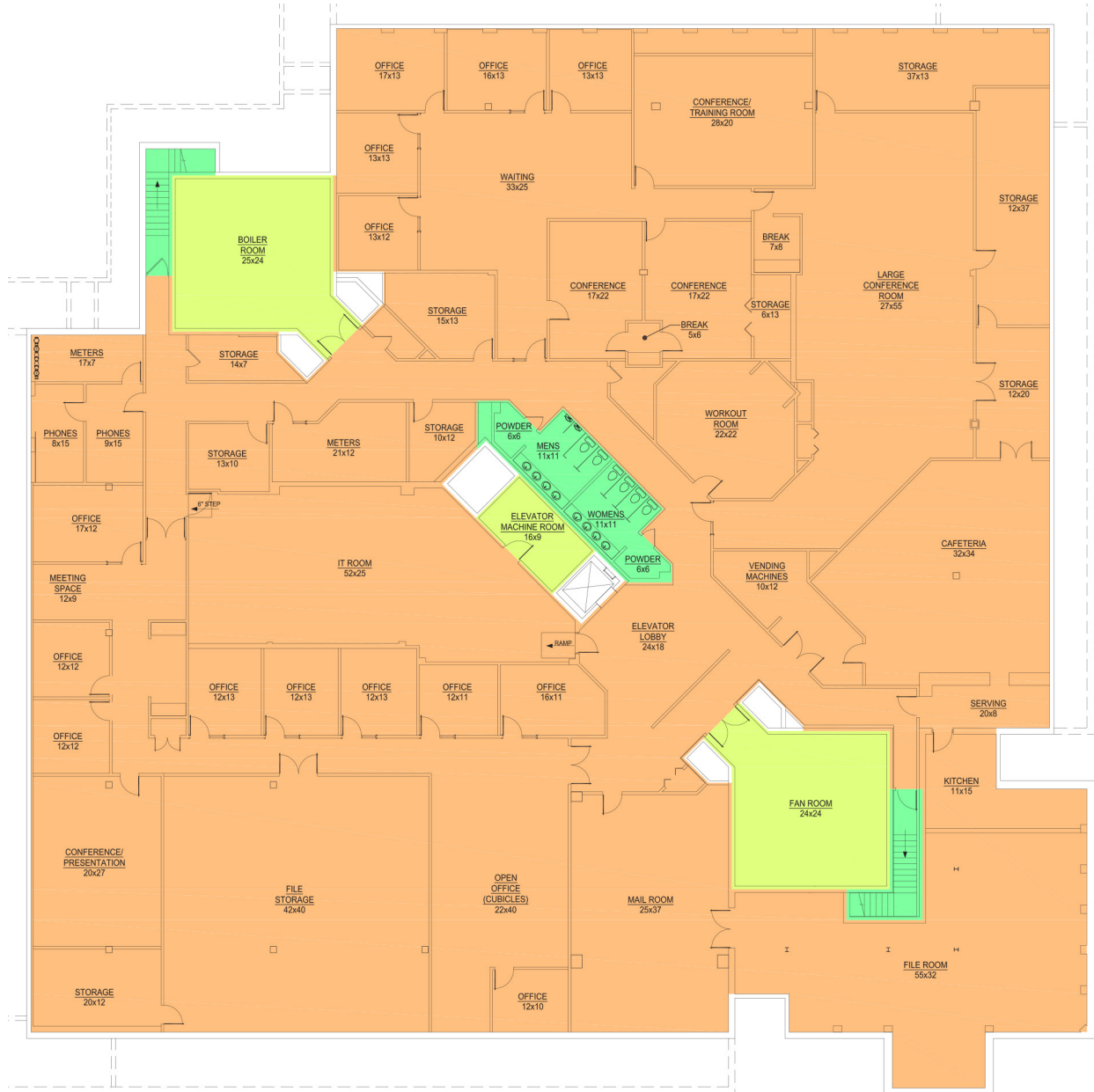


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LOWER LEVEL - 24,060 SF



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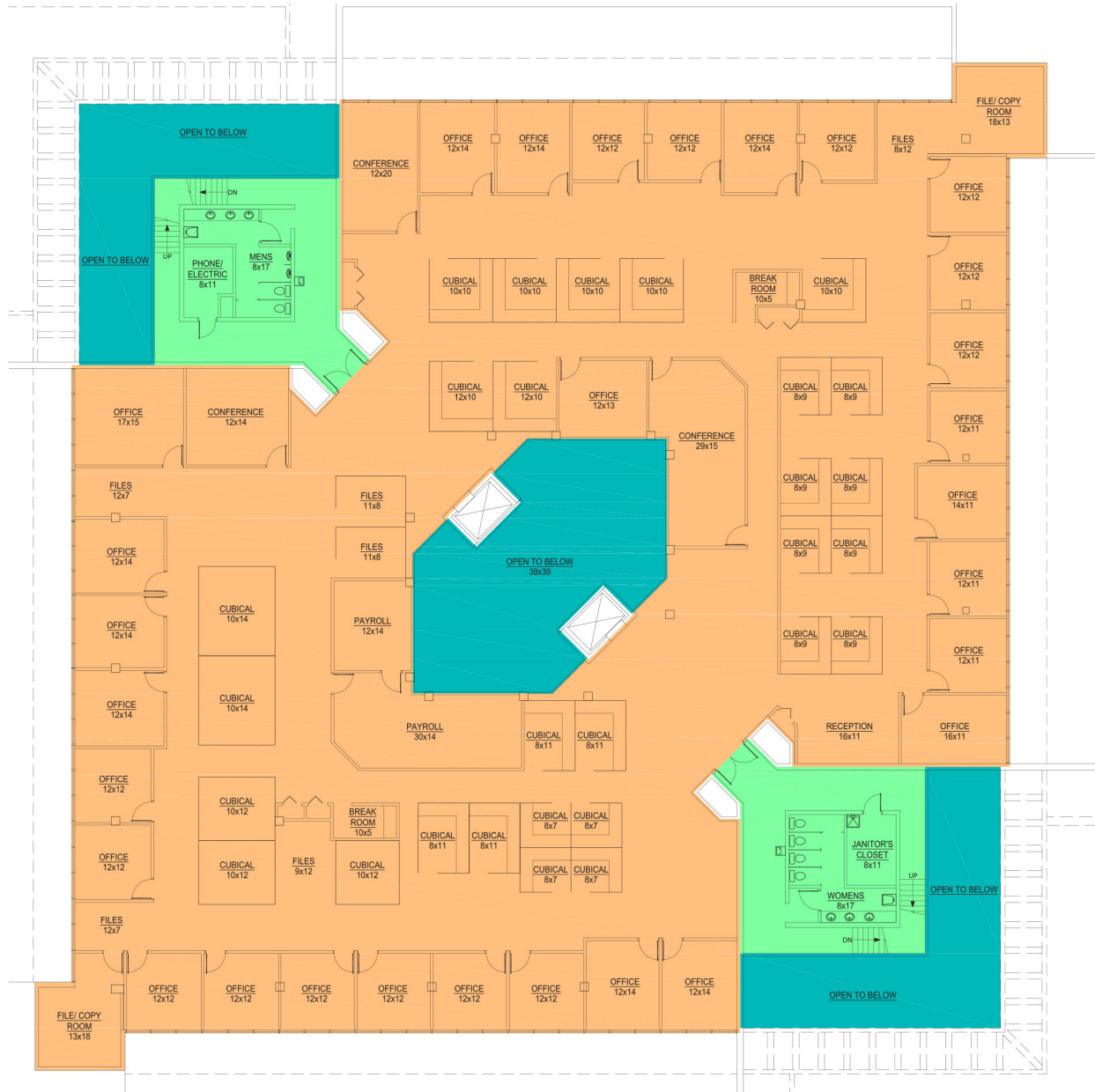


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2ND FLOOR - 21,700 SF



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Exterior Photo



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AREA MAP



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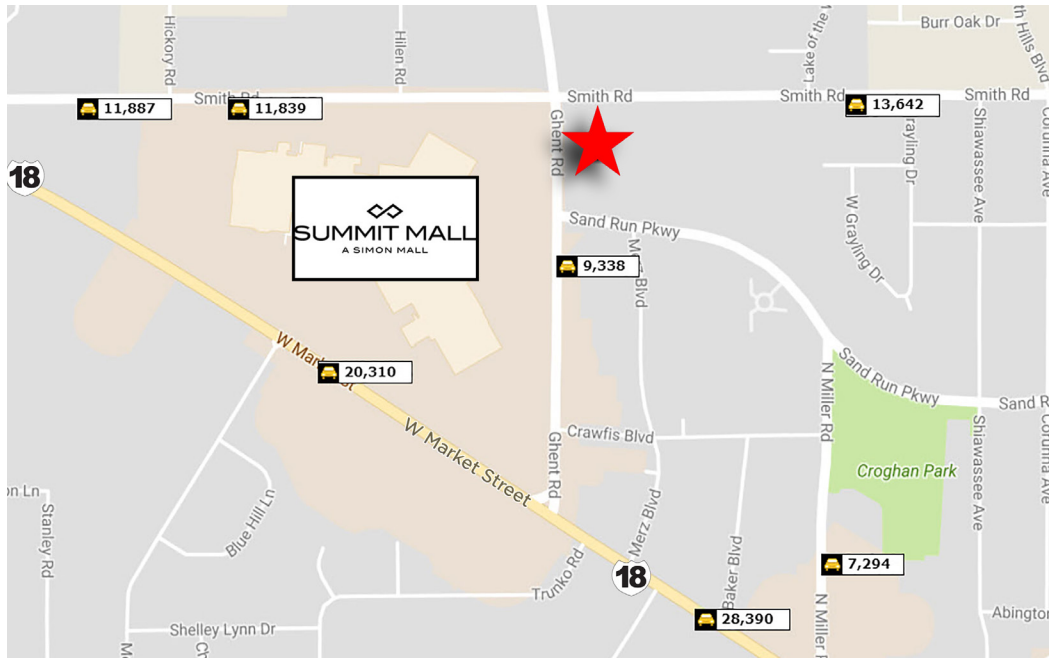
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DEMOGRAPHICS & TRAFFIC COUNTS

Demographics

	5 Minutes	10 Minutes	15 Minutes
Population (current)	15,982	80,549	198,383
Population (5 year forecast)	16,507	83,248	204,921
Households (current)	6,897	34,574	80,111
Average Household Income	\$112,428	\$89,858	\$73,690
Total Consumer Spending	\$452,792	\$1,965,290	\$4,244,744
Total Employees	6,408	29,374	66,230

Traffic Counts



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