

11277 State Road (State Route 94)

# Highly Visible Retail/Office Space For Sale/For Lease

North Royalton, Ohio 44133 (Cuyahoga County)

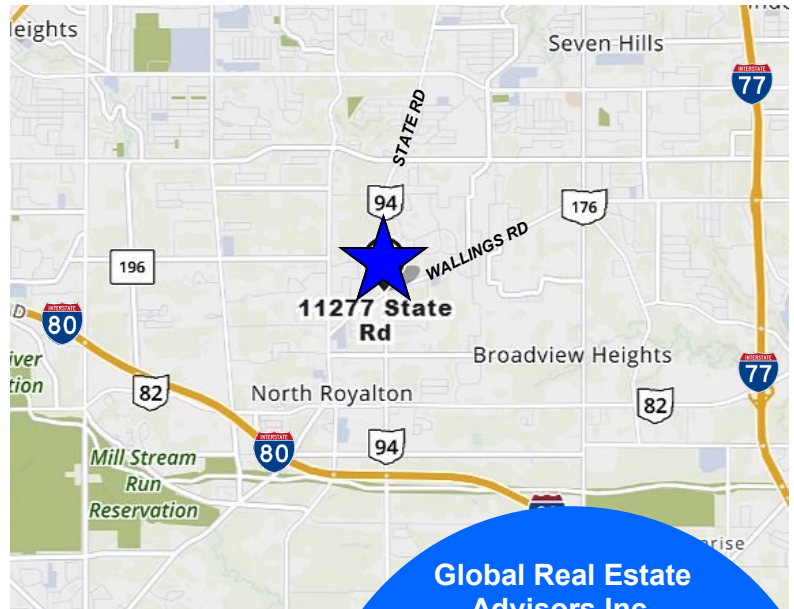


## Property Features:

- 6,034± SF Two-Story Building
- 4,034± SF Retail Space (1st Floor)  
Former Tenant: Extasis Salon & Spa with Boutique- Available For Lease Immediately
- 2,000± SF Office Space (2nd Floor)  
Suite 200- Available  
Suite 201, 202 & 203 are Available-See Back  
Suite 202 & 203 Can be Combined
- .67± Acres
- Siding/Block Construction
- 30 Parking Spaces
- Accessible Parking
- Terrific Location Near the Intersection of Wallings Road & State Road (SR 94)
- Excellent Visibility with Street Signage

**Sale Priced at \$650,000.00**

**Lease Price Varies**



Global Real Estate  
Advisors Inc.

Tim Sawicki

440-255-5552 x 222

440-283-5143 Cell

Tim@GlobalCommercialRE.com

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

Neil@GlobalCommercialRE.com



**GLOBAL**

[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)

8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**  
BROKER

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.



11277 State Road (State Route 94)

# Highly Visible Retail/Office Space For Sale/For Lease

North Royalton, Ohio 44133 (Cuyahoga County)

## RETAIL SPACE

1st Floor

Salon & Spa with a Boutique 4,094± SF - Available

Full Basement for Extra Storage

## OFFICE SPACE

2nd Floor Units

Suite 200 268± SF - Available

Suite 201 476± SF - Available

Suite 202 867± SF - Available

Suite 203 389± SF - Available

Suite 202 & 203 Can be Combined



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**  
BROKER

Global Real Estate  
Advisors Inc.

Tim Sawicki

440-255-5552 x 222

440-283-5143 Cell

Tim@GlobalCommercialRE.com

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

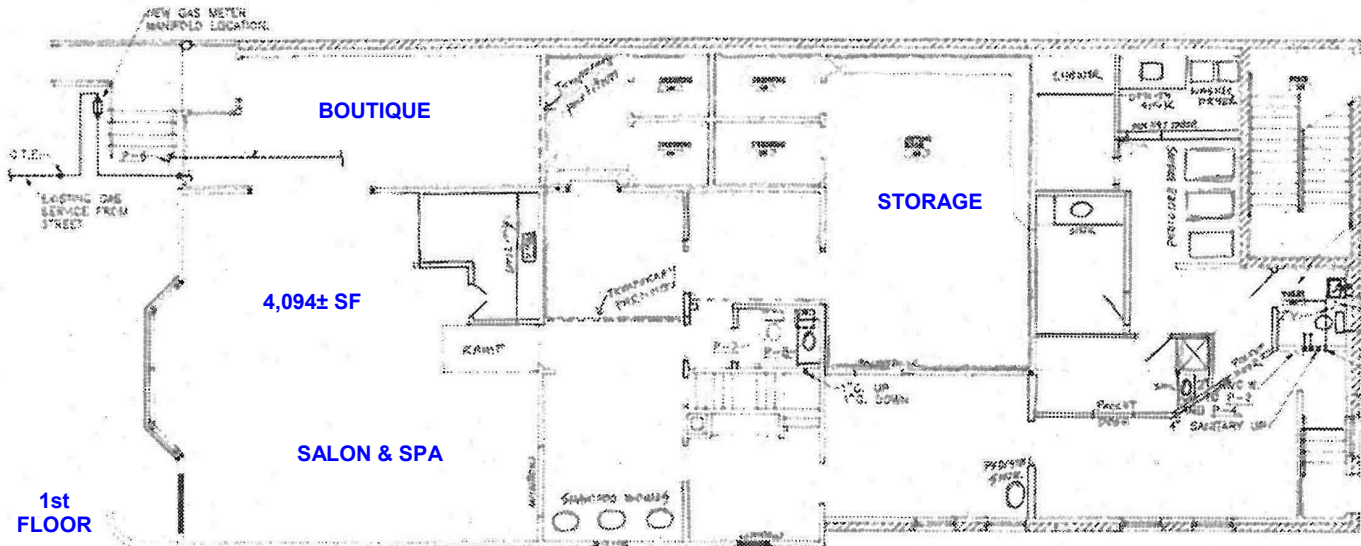
Neil@GlobalCommercialRE.com

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.

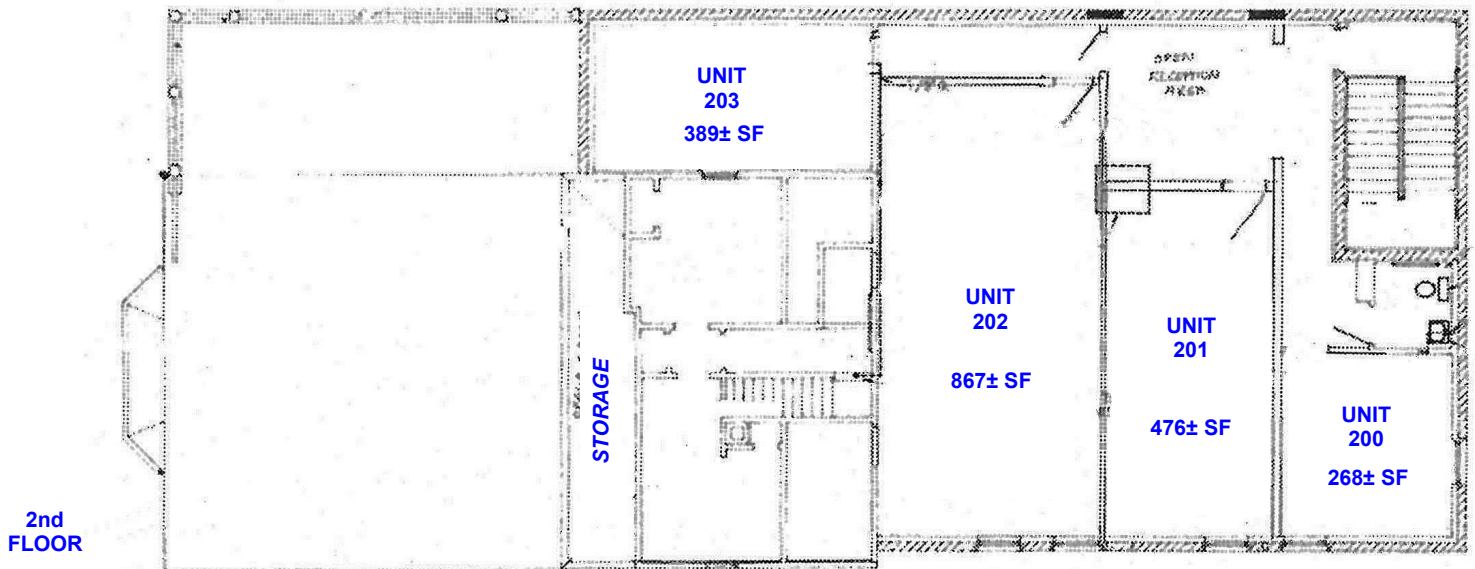
11277 State Road (State Route 94)

# Highly Visible Retail/Office Space For Sale/For Lease

North Royalton, Ohio 44133 (Cuyahoga County)



\*\* FULL BASEMENT FOR EXTRA STORAGE



\*DIMENSIONS ARE APPROXIMATE



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**  
BROKER

Global Real Estate  
Advisors Inc.

Tim Sawicki

440-255-5552 x 222

440-283-5143 Cell

[Tim@GlobalCommercialRE.com](mailto:Tim@GlobalCommercialRE.com)

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

[Neil@GlobalCommercialRE.com](mailto:Neil@GlobalCommercialRE.com)

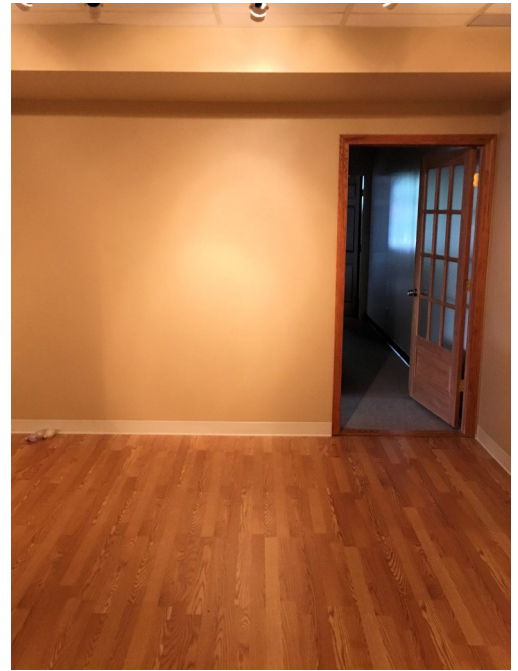
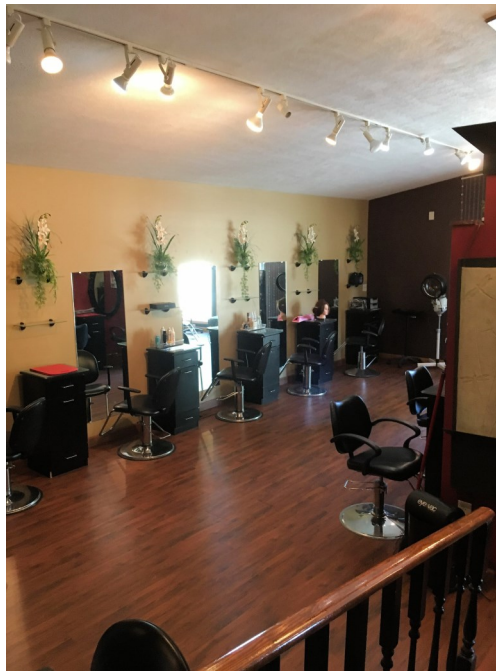
This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their 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.



11277 State Road (State Route 94)

# Highly Visible Retail/Office Space For Sale/For Lease

North Royalton, Ohio 44133 (Cuyahoga County)



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**  
BROKER

Global Real Estate  
Advisors Inc.

Tim Sawicki

440-255-5552 x 222

440-283-5143 Cell

Tim@GlobalCommercialRE.com

Neil Sawicki, SIOR, Broker

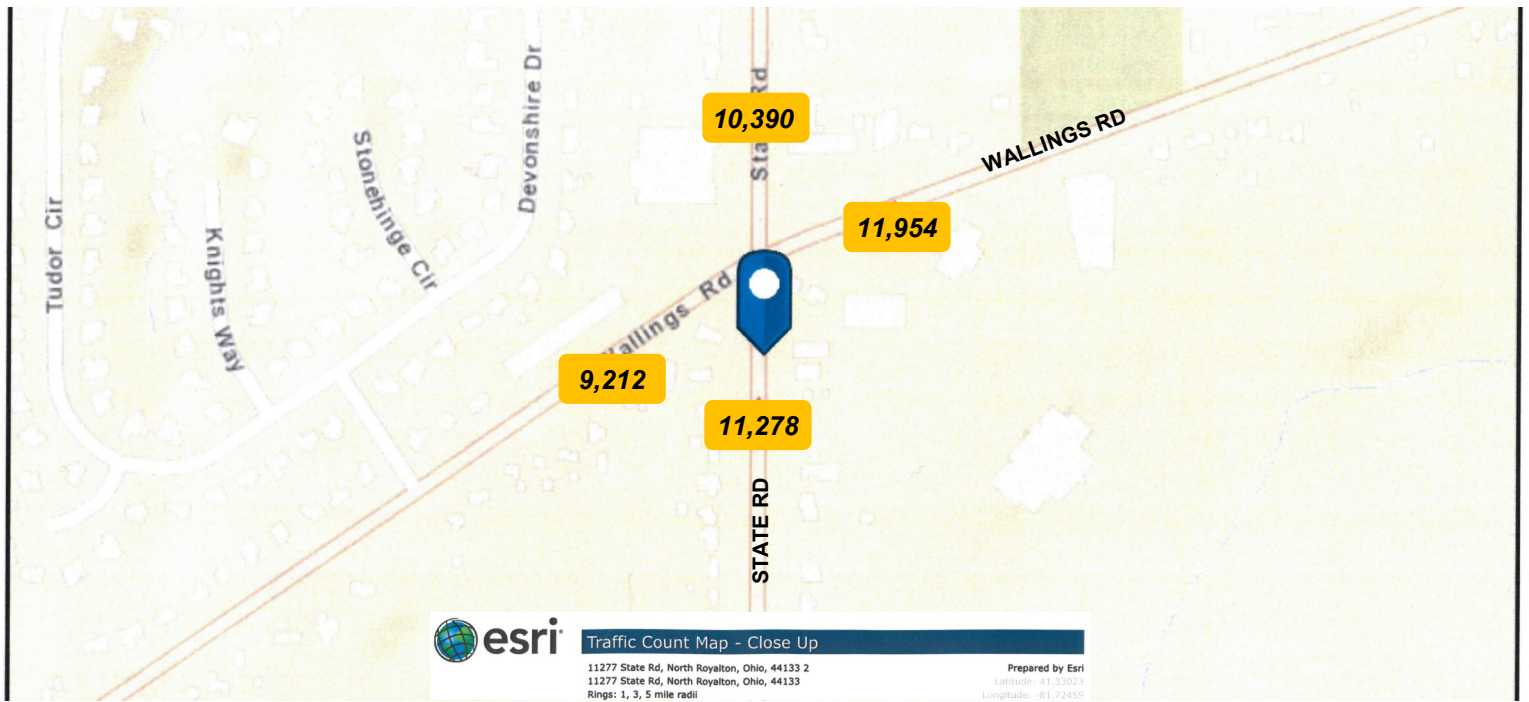
440-255-5552 x 221

Neil@GlobalCommercialRE.com

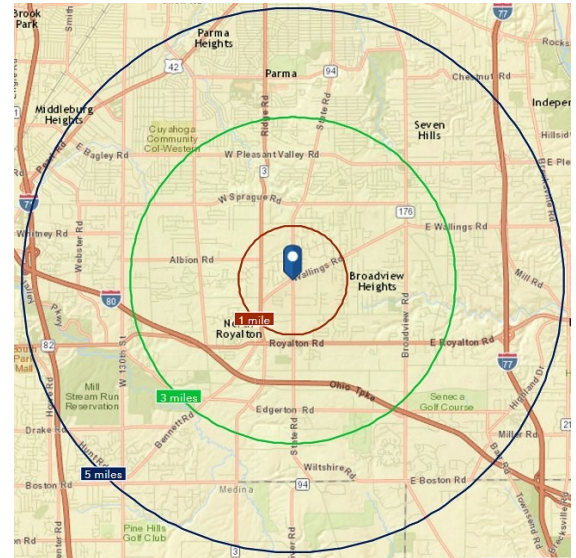
This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their 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.



11277 State Road (State Route 94)  
**Highly Visible Retail/Office Space For Sale/For Lease**  
 North Royalton, Ohio 44133 (Cuyahoga County)



2017 Demographics Courtesy of STDB	1 Mile	3 Mile	5 Mile
<b>Population</b>	<b>5,107</b>	<b>51,574</b>	<b>151,868</b>
<b>Total Households</b>	<b>1,891</b>	<b>21,784</b>	<b>64,252</b>
<b>Average Household Income</b>	<b>\$113,572</b>	<b>\$82,366</b>	<b>\$81,569</b>
<b>Owner Occupied Housing Units</b>	<b>1,699</b>	<b>15,746</b>	<b>47,771</b>



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
 8585 East Ave., Mentor, Ohio 44060  
**Real Estate Advisors Inc.**  
 BROKER

**Global Real Estate Advisors Inc.**  
**Tim Sawicki**  
 440-255-5552 x 222  
 440-283-5143 Cell  
 Tim@GlobalCommercialRE.com  
**Neil Sawicki, SIOR, Broker**  
 440-255-5552 x 221  
 Neil@GlobalCommercialRE.com

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.



11277 State Road (State Route 94)

# Highly Visible Retail/Office Space For Sale/For Lease

North Royalton, Ohio 44133 (Cuyahoga County)



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**  
BROKER

Global Real Estate  
Advisors Inc.

Tim Sawicki

440-255-5552 x 222

440-283-5143 Cell

Tim@GlobalCommercialRE.com

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

Neil@GlobalCommercialRE.com

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.