

# 17 E. ORANGE STREET

Chagrin Falls, Ohio 44022

3,600 SF RETAIL/OFFICE SPACE AVAILABLE



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**WE ARE  
THE CENTER  
OF RETAIL**

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## RETAIL SPACE

3,600 SF

## RENT

\$15.00/SF NNN

## LOT

0.45 acres

## NEIGHBORING TENANTS

Jeni's, Flipside Burgers, M Italian, Huntington Bank, Key Bank, CVS Pharmacy, Heinen's, Jekyll's Kitchen, Cuffs Clothing and Chagrin Valley Little Theatre

## COMMENTS

- Commercial Victorian home just off the corner of Main Street and E. Orange Street
- Wide open floor plans, exposed brick and high ceilings throughout
- Across from Cuffs high end clothier and wine shop
- Zoned for commercial
- 136 parking spaces including 75 covered spaces next door
- Outdoor space with potential for patio
- Basement offers additional storage



## NEIGHBORHOOD DEMOGRAPHICS

  
POPULATION

  
MEDIAN  
HOUSEHOLD INCOME

  
DAYTIME  
POPULATION

1 Mile	4,432	\$90,042	3,164
3 Miles	17,351	\$110,688	7,120
5 Miles	46,172	\$112,365	32,803

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