



**COLDWELL  
BANKER  
COMMERCIAL**

**EMMCO REALTY GROUP**

**FOR LEASE**

EMMCOREALTYGROUP.COM

## **STRONGSVILLE MEDICAL BUILDING**

Lease Price Upon Request  
Sale Price: \$795,000

17075 Pearl Road  
Strongsville, OH 44136



### **OFFICE**

Mike McDowell  
216 292 3700  
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**COLDWELL BANKER COMMERCIAL**  
**EMMCO REALTY GROUP**  
3681 S. Green Road, Suite 201, Beachwood, OH 44122  
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# STRONGSVILLE MEDICAL BUILDING

17075 Pearl Road, Strongsville, OH 44136



## PROPERTY DESCRIPTION

Lease a conveniently located office space in the heart of Strongsville.

Great for medical or other types of office use.

Ground Lease Opportunity.

## PROPERTY HIGHLIGHTS

- Zoning: Frontage is Zoned General Business. The rear undeveloped acreage is zoned Residential.
- Beautiful setting among a number of new developments along Pearl Road (SR 42)
- Strategically located just north of Southwest General Strongsville Medical Center and easy access to both Cleveland Clinic Family Health and Surgery Center, and the MetroHealth Middleburg Heights Family Health Center.

## OFFERING SUMMARY

Lease Rate:	Lease Price Upon Request
Number of Units:	3
Available SF:	1,100 - 3,335 SF
Lot Size:	3.1 Acres
Building Size:	3,335 SF
Sale Price:	\$795,000.00

SPACES	SPACE SIZE	MONTHLY RATE
Suite A	1,100 - 3,335 SF	\$1,833.33 - \$5,558.33
Suite B	1,100 SF	\$1,833.33
Suite C	1,100 SF	\$1,833.33

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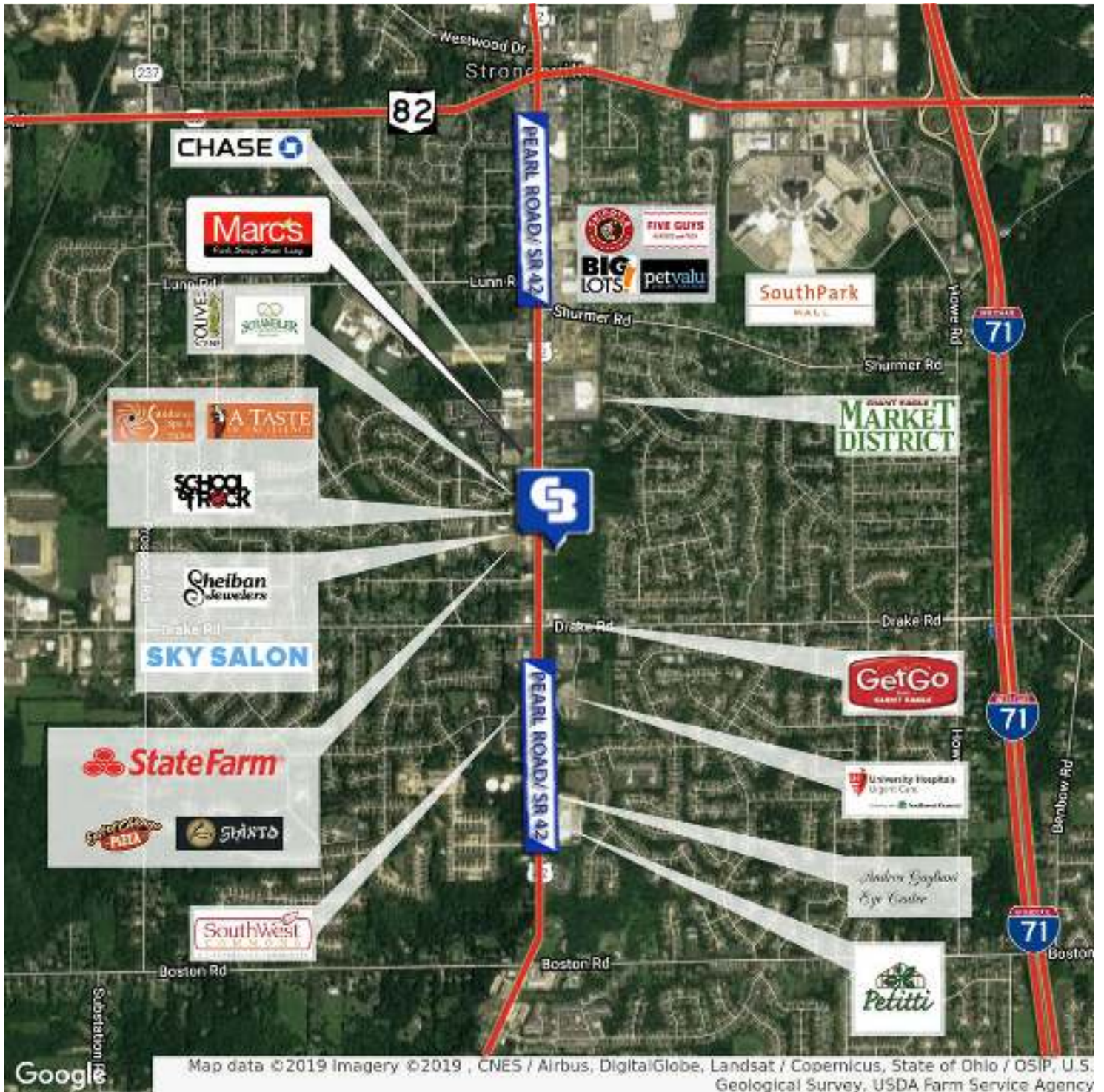
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# STRONGSVILLE MEDICAL BUILDING

Retailer Map



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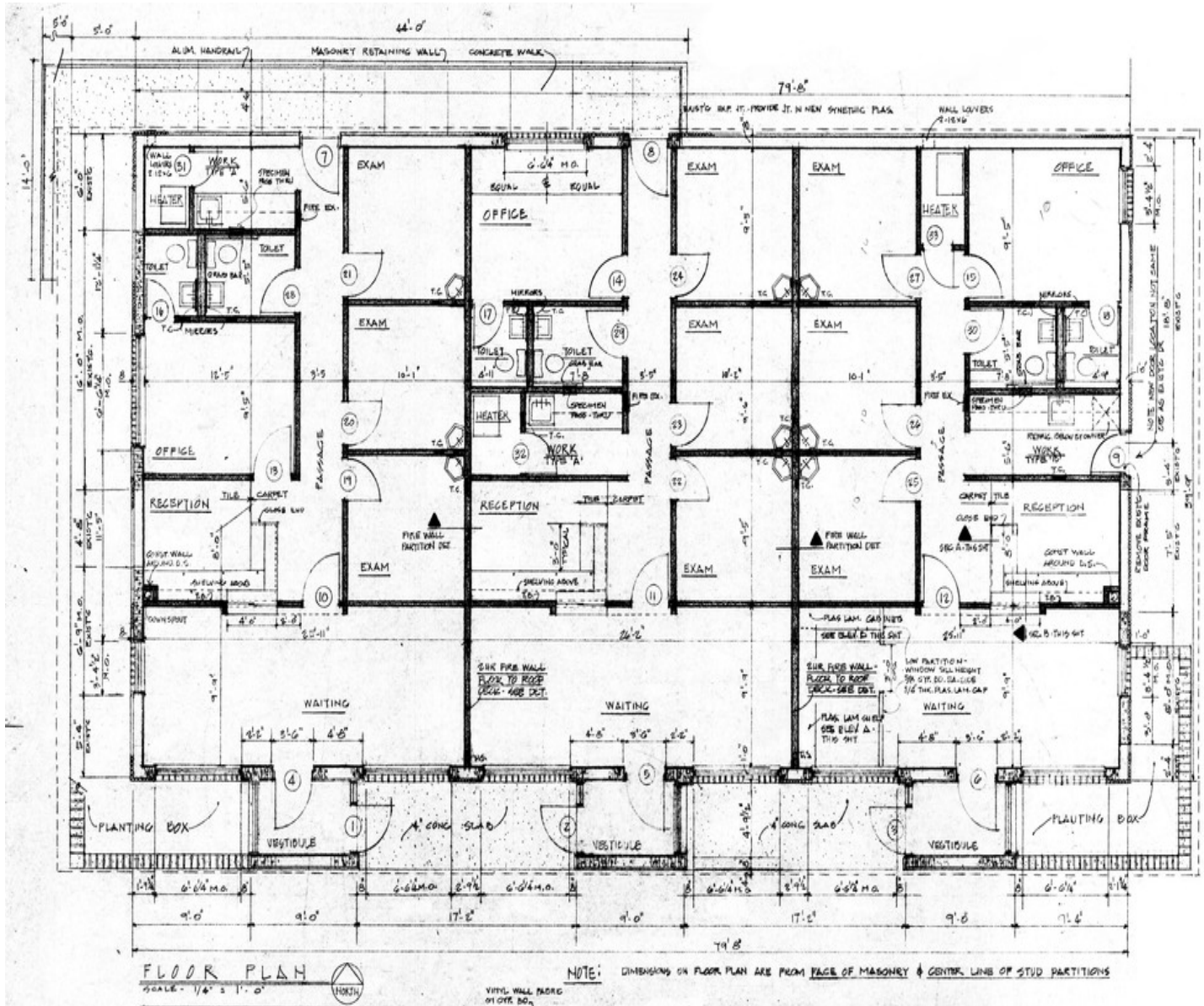


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# STRONGSVILLE MEDICAL BUILDING

Floor Plan



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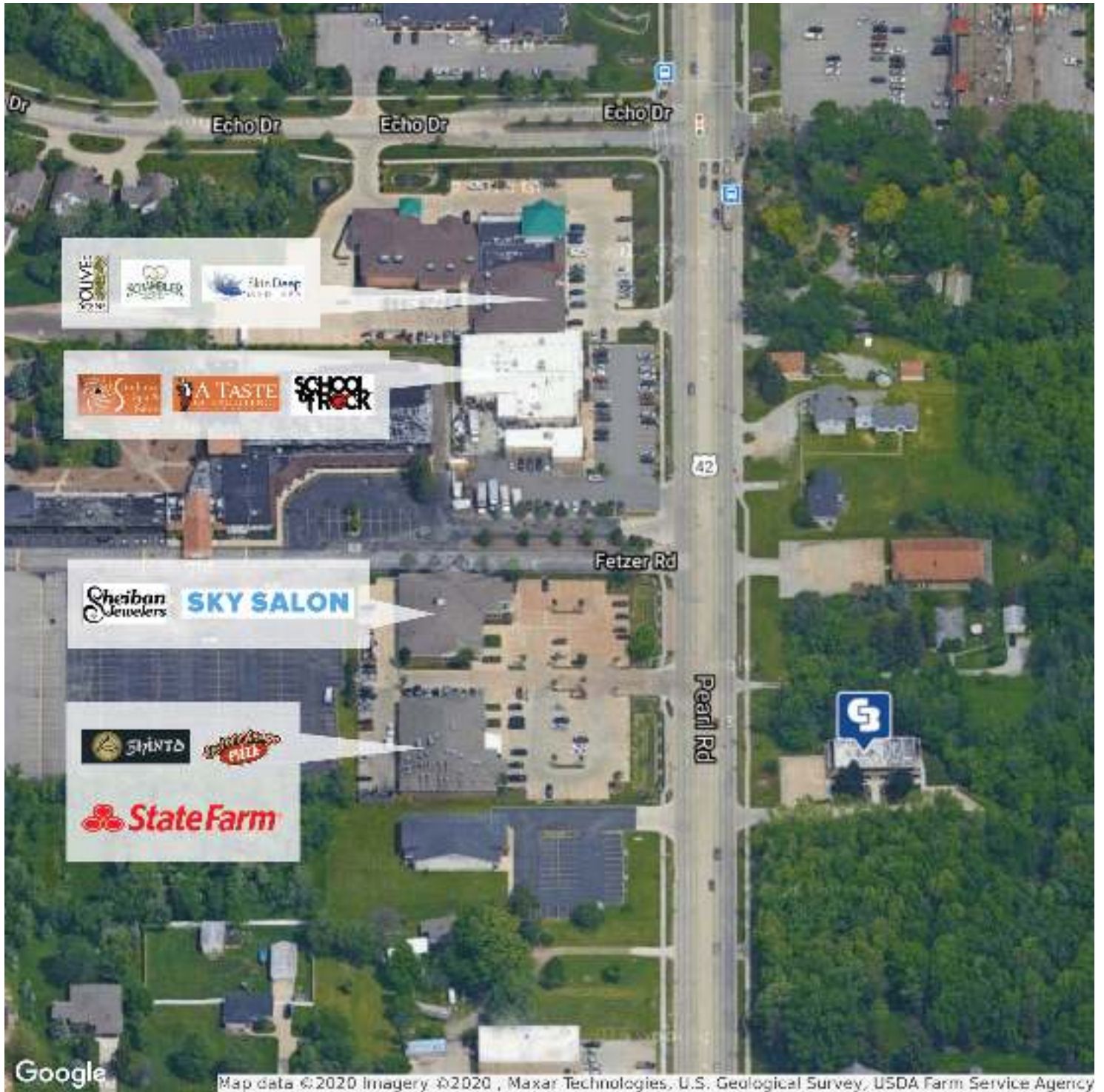


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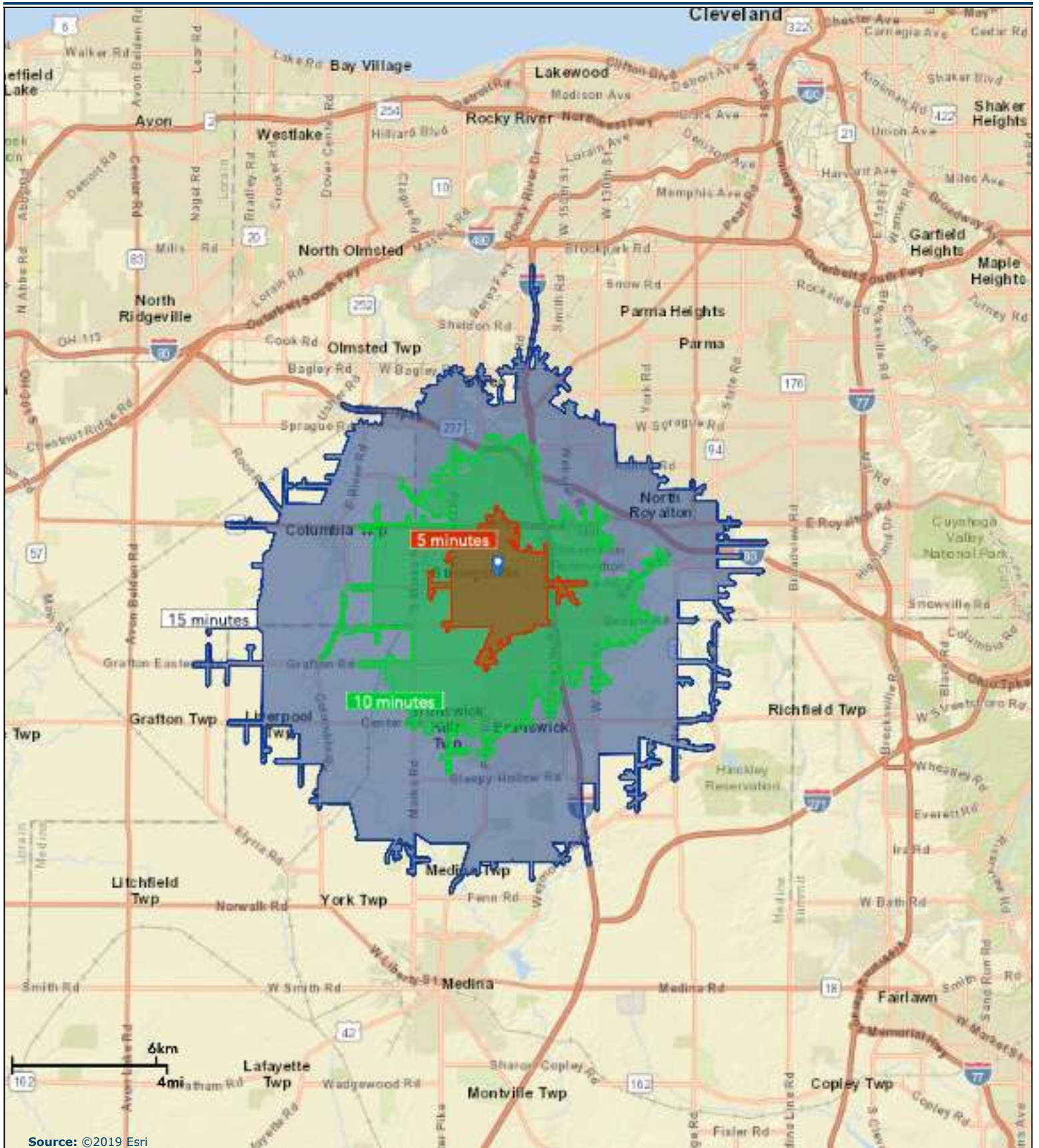


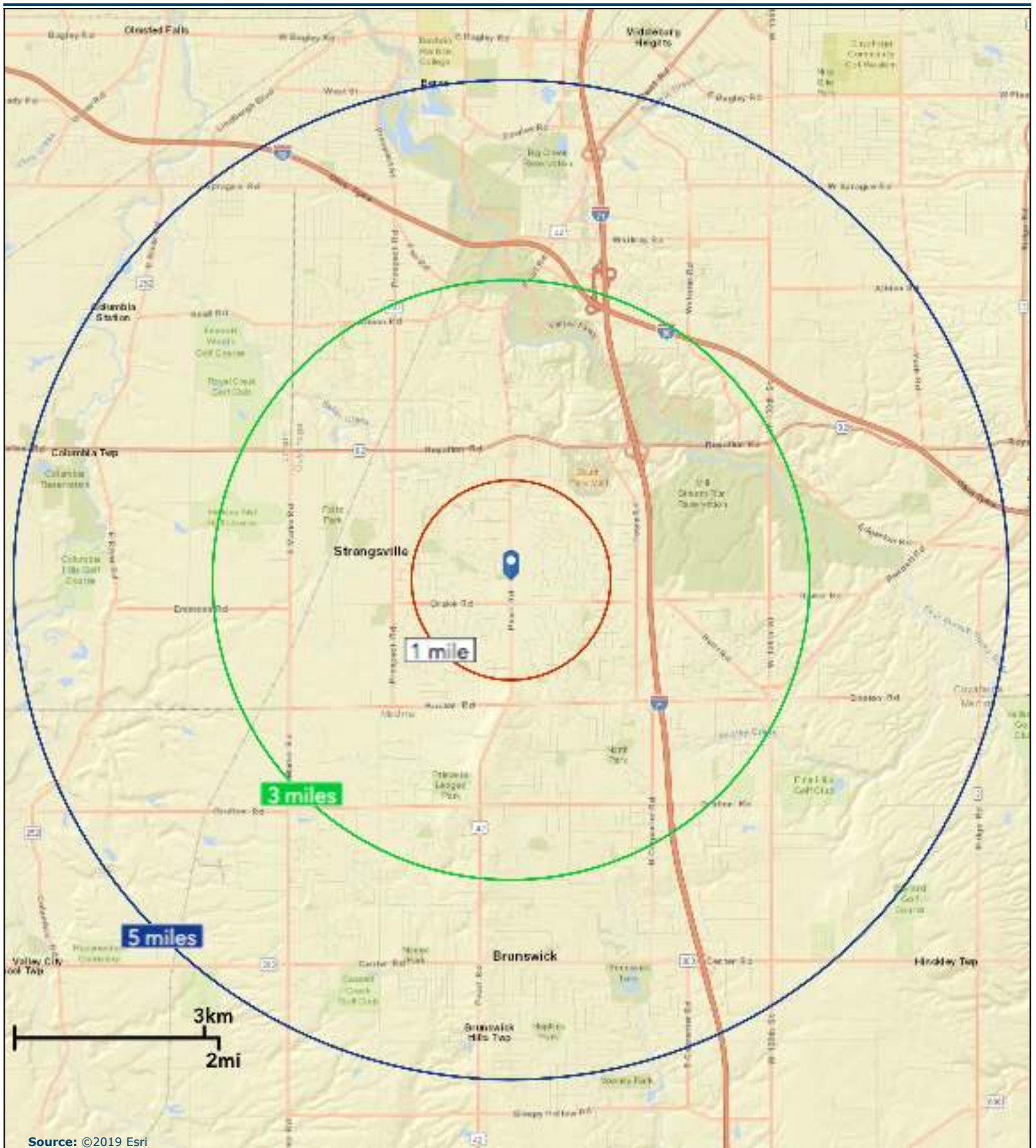
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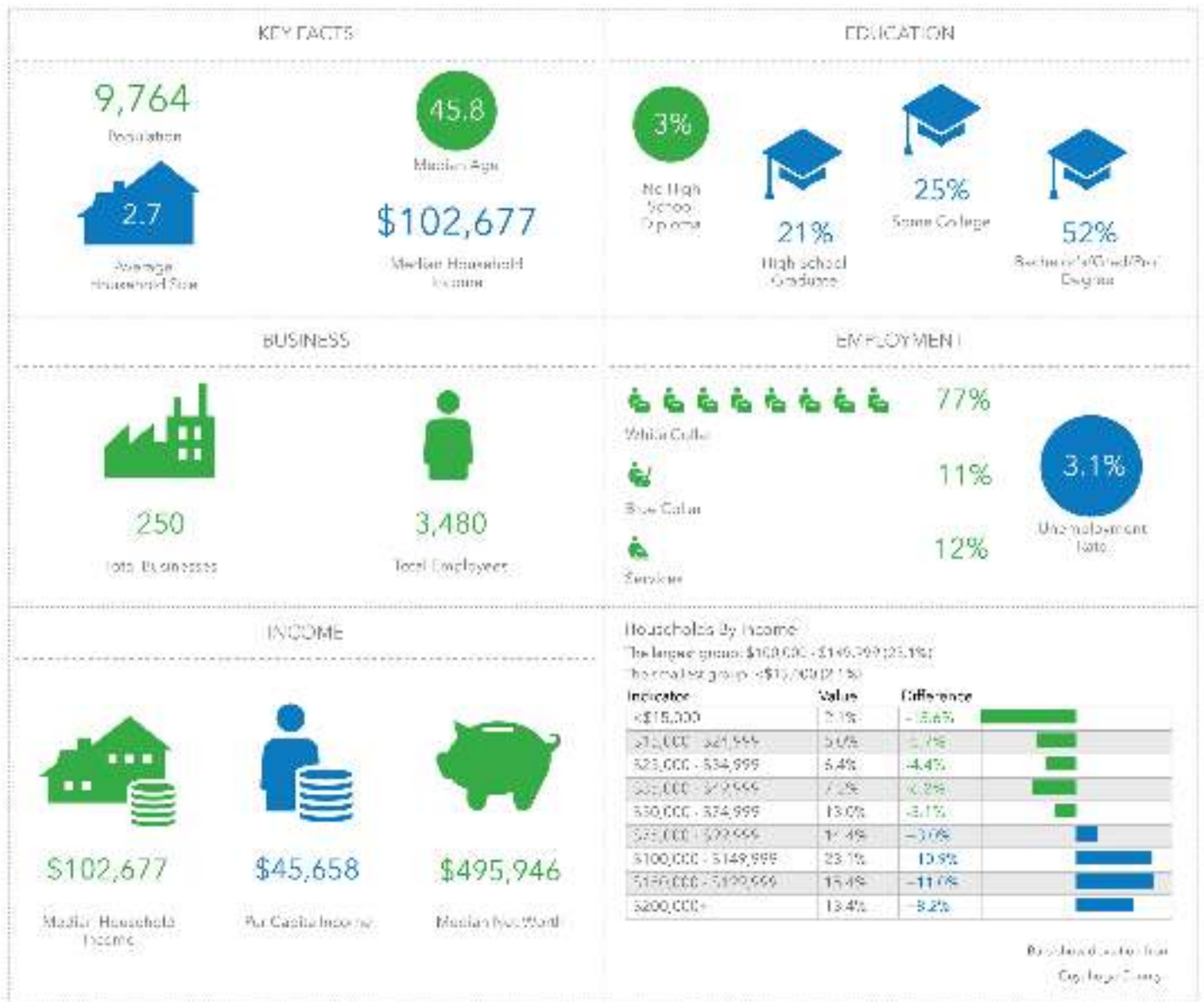






# STRONGSVILLE MEDICAL BUILDING

Demographics: 1 Mile Radius



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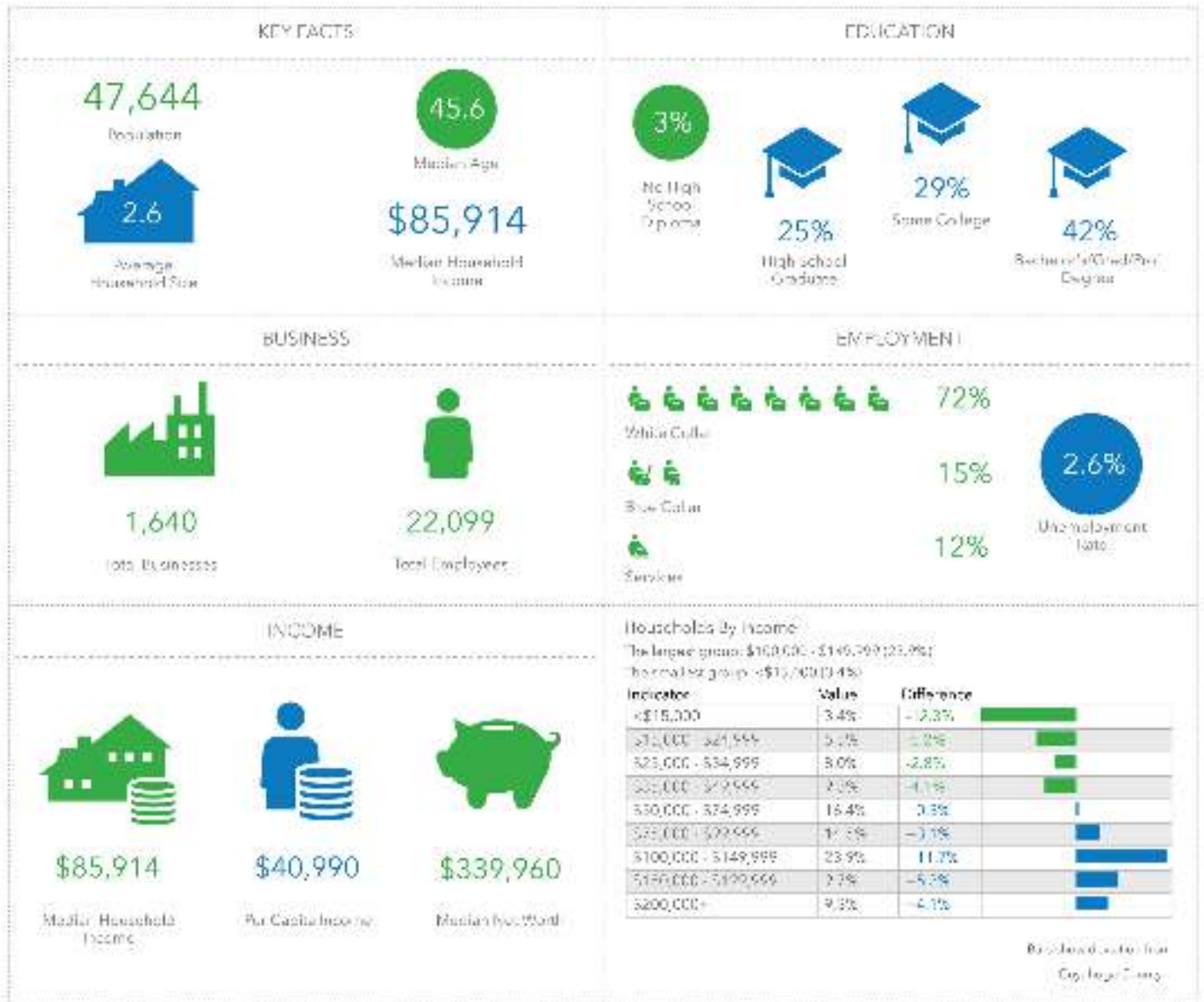
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# STRONGSVILLE MEDICAL BUILDING

Demographics: 3 Mile Radius



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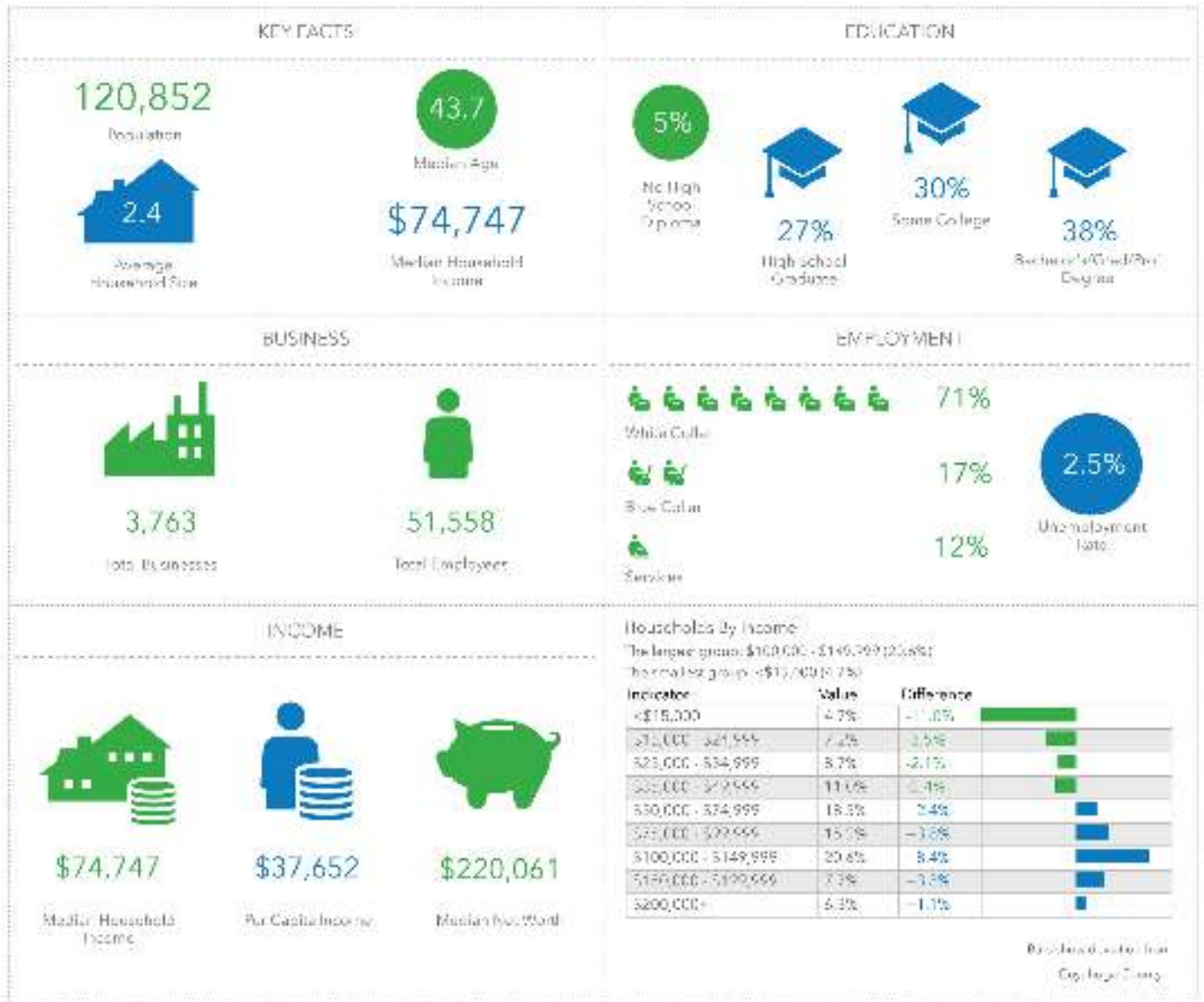
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# STRONGSVILLE MEDICAL BUILDING

Demographics: 5 Mile Radius



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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).