

*FOR LEASE*



**4127 - 4141 Mayfield Road**

South Euclid, OH 44121



Kas Filippova

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# Property Summary

FOR LEASE



## PROPERTY DESCRIPTION

Two storefront suites are available for lease. The first suite consists of 1,845 SF and was previously occupied by an adult day care. The space includes two restrooms, private offices, a kitchenette, and a large open flex area. The functional layout makes it well suited for medical office, therapy, counseling, tutoring, wellness, or other community-based service users, while minimizing upfront buildout costs.

The second suite offers approximately 2,216 SF and is currently configured for office or salon suites. Existing plumbing and sinks are already in place, providing a significant advantage for salon, med spa, or aesthetics operators. The layout is flexible and can either remain as individual suites or be opened up to create a larger office footprint.

With true storefront exposure and approximately 24,133 VPD traffic count, this space is ideal for salon suite operators, professional office users, or boutique wellness concepts seeking high visibility along a strong retail corridor.

## OFFERING SUMMARY

Lease Rate:	\$18.00 - \$20.00 SF/yr (NNN)
Use:	Office / Retail
Available SF:	1,845 - 2,216 SF
Lot Size:	0.19 Acres
Building Size:	8,723 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	440	2,043	6,979
Total Population	1,047	4,736	16,499
Average HH Income	\$85,612	\$79,684	\$81,166

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# Property Information

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## AVAILABLE SPACES

Space 1 – ±1,845 SF  
Former Adult Day Care

- Two restrooms
- Private offices
- Kitchenette
- Washer / dryer hookup
- Large open flex space ideal for medical office, therapy, counseling, tutoring, wellness, or community-based services. Functional layout reduces upfront buildout costs.

Space 2 – ±2,216 SF  
Office / Salon Suites

- Existing plumbing & sinks in place
- Configurable layout
- Can remain salon suites or open for larger office concept
- True storefront exposure

Perfect for salon suite operators, med spa, aesthetics, professional office, or boutique wellness users.

## LOCATION DESCRIPTION

Located along the highly trafficked Mayfield Road corridor in South Euclid, this property sits on the north side of Mayfield Road between Warrensville Center Road and South Belvoir Boulevard, directly across from CubeSmart. With approximately 24,133 VPD, the site offers outstanding exposure and accessibility in one of the area's strongest retail corridors.

Surrounding national and regional retailers—including Walmart, Giant Eagle, Marc's, Burlington, Marshalls, AutoZone, Taco Bell, Subway, Marco's Pizza, KFC, and Dunkin'—create consistent daily traffic and a built-in customer base

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# Complete Highlights

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## LOCATION INFORMATION

Street Address	4127 - 4141 Mayfield Road
City, State, Zip	South Euclid, OH 44121
County	Cuyahoga
Market	Cleveland

## BUILDING INFORMATION

Zoning	Commercial
Use	Office / Retail
Year Built	1962

## PROPERTY HIGHLIGHTS

- Prime Mayfield Road frontage
- 24,133 VPD traffic count
- Surrounded by national anchors
- Storefront visibility & signage opportunity
- Flexible floor plans
- 2-3 month delivery timeline

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# Additional Photos

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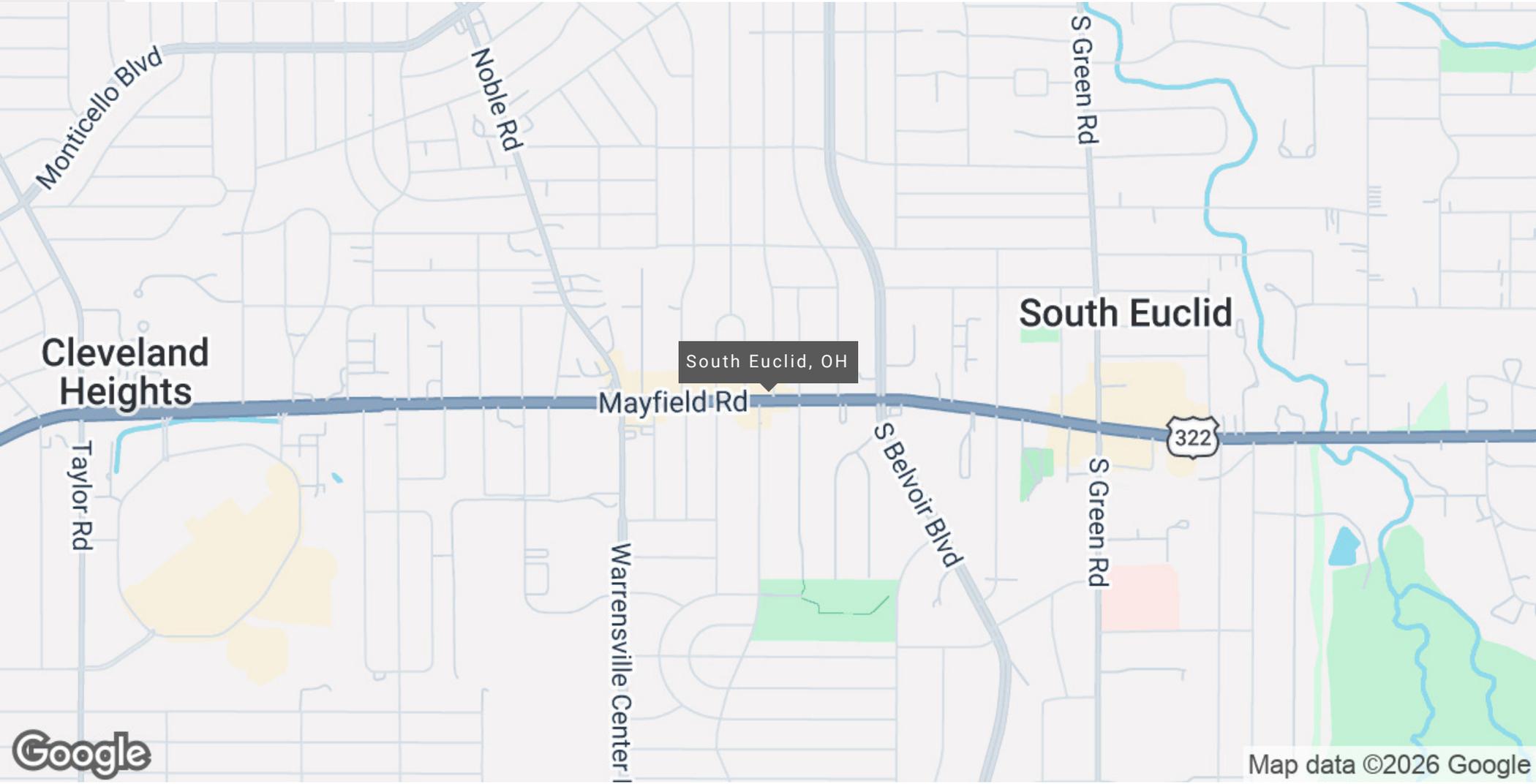
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# Regional Map

FOR LEASE



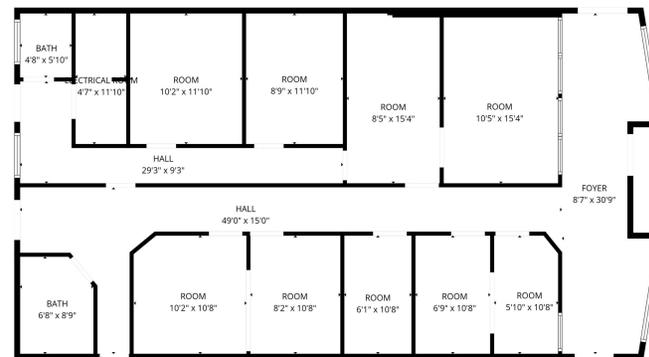
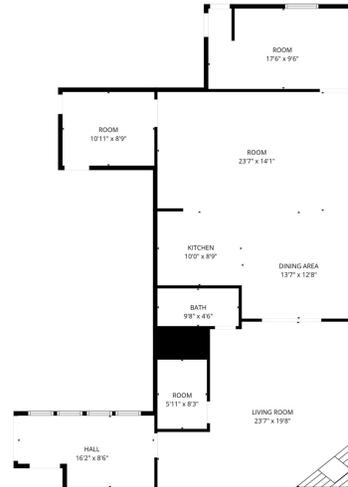
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# Site Plans

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FLOOR PLAN CREATED BY CURICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# Demographics Map & Report

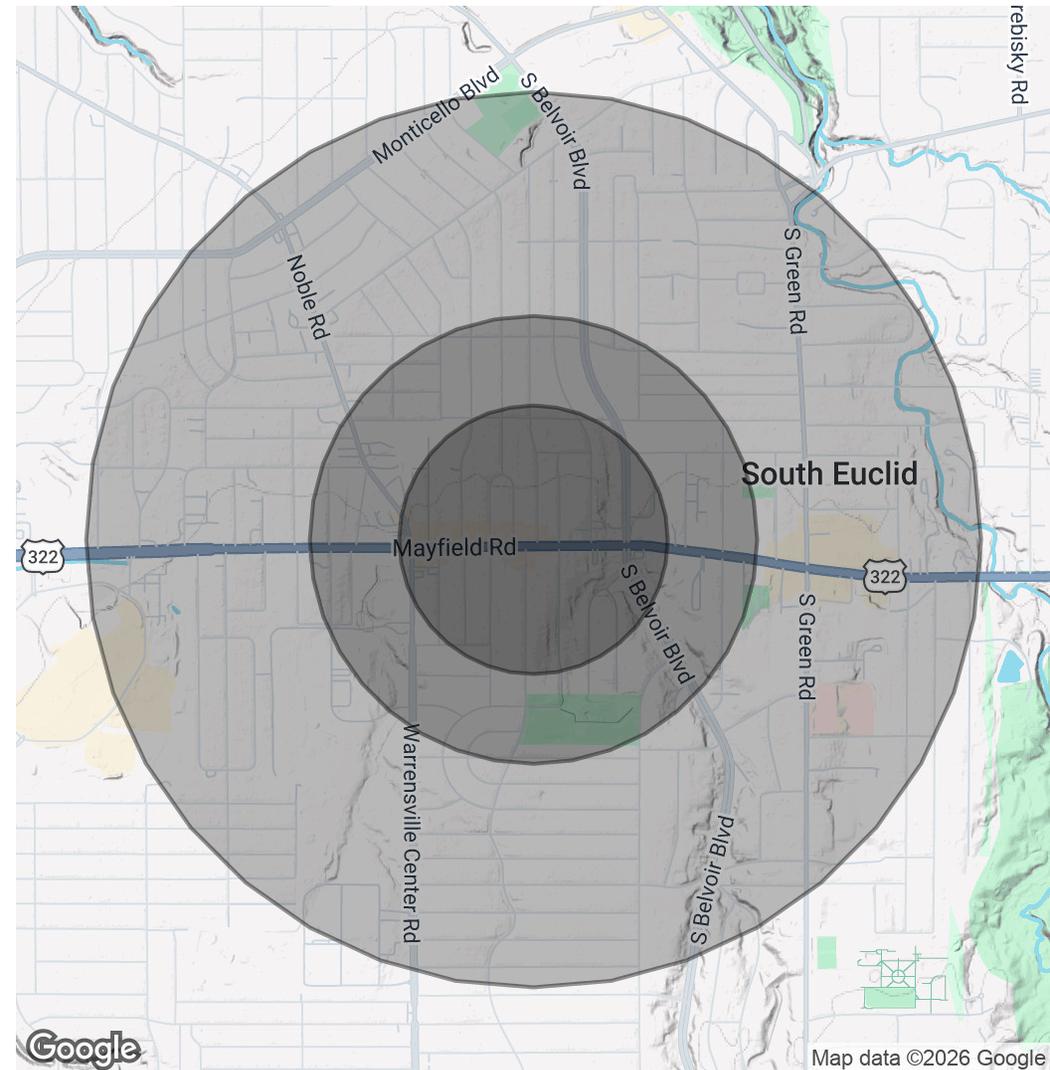
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,047	4,736	16,499
Average Age	39	40	40
Average Age (Male)	37	37	38
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	440	2,043	6,979
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$85,612	\$79,684	\$81,166
Average House Value	\$154,620	\$147,104	\$154,500

Demographics data derived from AlphaMap



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