

# NEAR THE DISTRICT

## OFFICE/MEDICAL OFFICE FOR LEASE

33001 SOLON ROAD, SOLON, OHIO 44139



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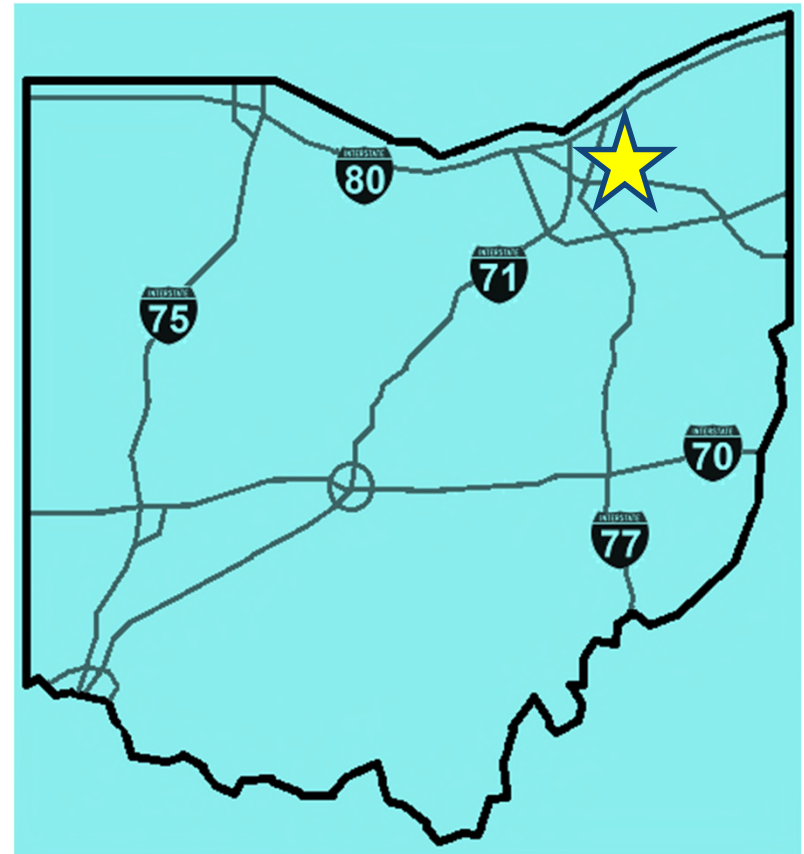
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# PROPERTY HIGHLIGHTS

## NEAR THE DISTRICT

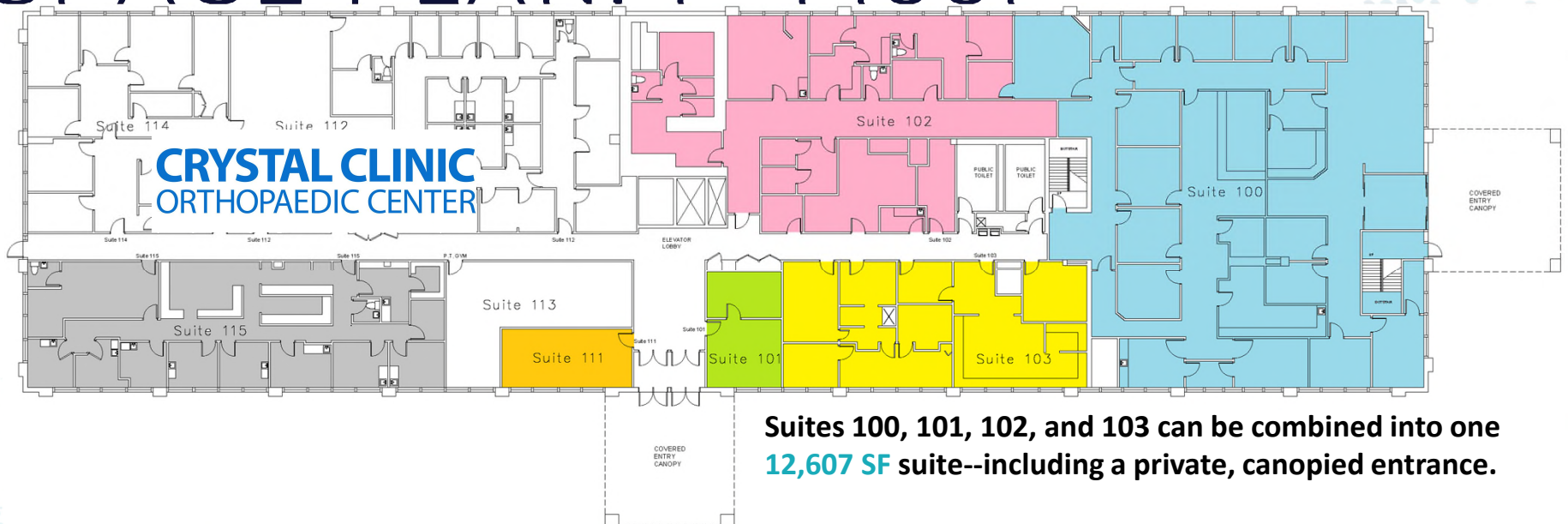
OFFICE/MEDICAL OFFICE FOR LEASE  
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- Located across from **The District**—a new, mixed-use development with 200 apartments, retail, and a hotel (approved October 2024 and **now under construction**)
- Near Kruse Commons I & II retail centers
- Spaces available are built-out as medical office
- Lower Level, 1<sup>st</sup> Floor, and 2<sup>nd</sup> Floor spaces available
- Tenant improvement allowance available
- Highly visible on high traffic Solon Road (13,997 vehicles per day)
- 1-mile radius **average HH income: \$ 133,752**
- Lease rate: \$15.00 psf NNN



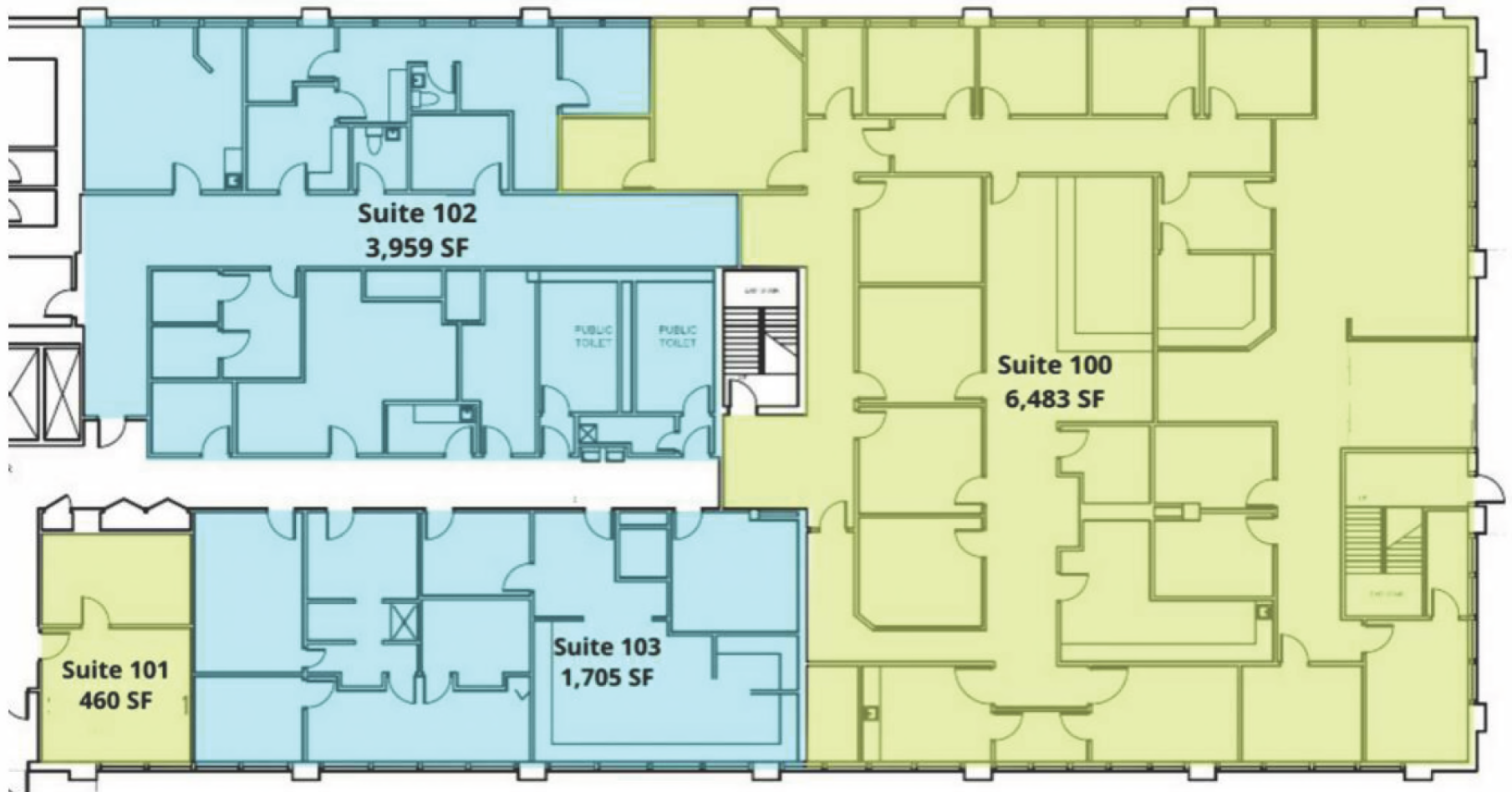


# SPACE PLAN: 1<sup>st</sup> Floor

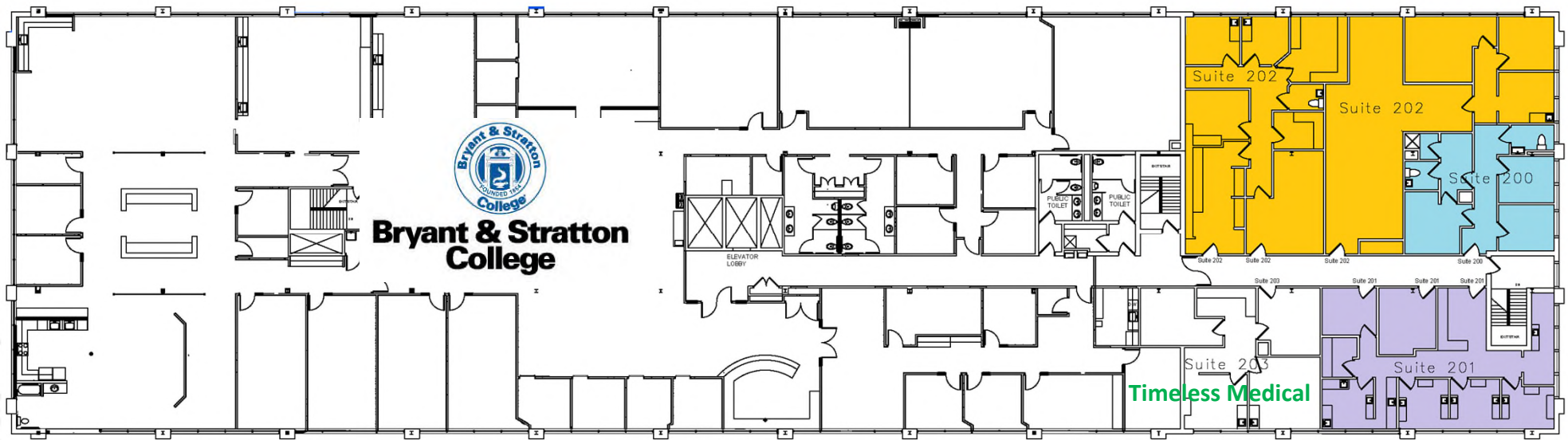


| Suite     | Size     | Description  |
|-----------|----------|--|
| Suite 100 | 6,483 SF | Contiguous with Suite 102 for 10,442 SF. Includes private canopied entrance. |
| Suite 101 | 460 SF   | Contiguous with Suite 103 for 2,165 SF.                                      |
| Suite 102 | 3,959 SF | Contiguous with Suite 100 for 10,442 SF. Includes private canopied entrance. |
| Suite 103 | 1,705 SF | Contiguous with Suite 101 for 2,165 SF.                                      |
| Suite 111 | 404 SF   |  |
| Suite 115 | 2,810 SF |  |

# SPACE PLAN: 1<sup>st</sup> Floor detail

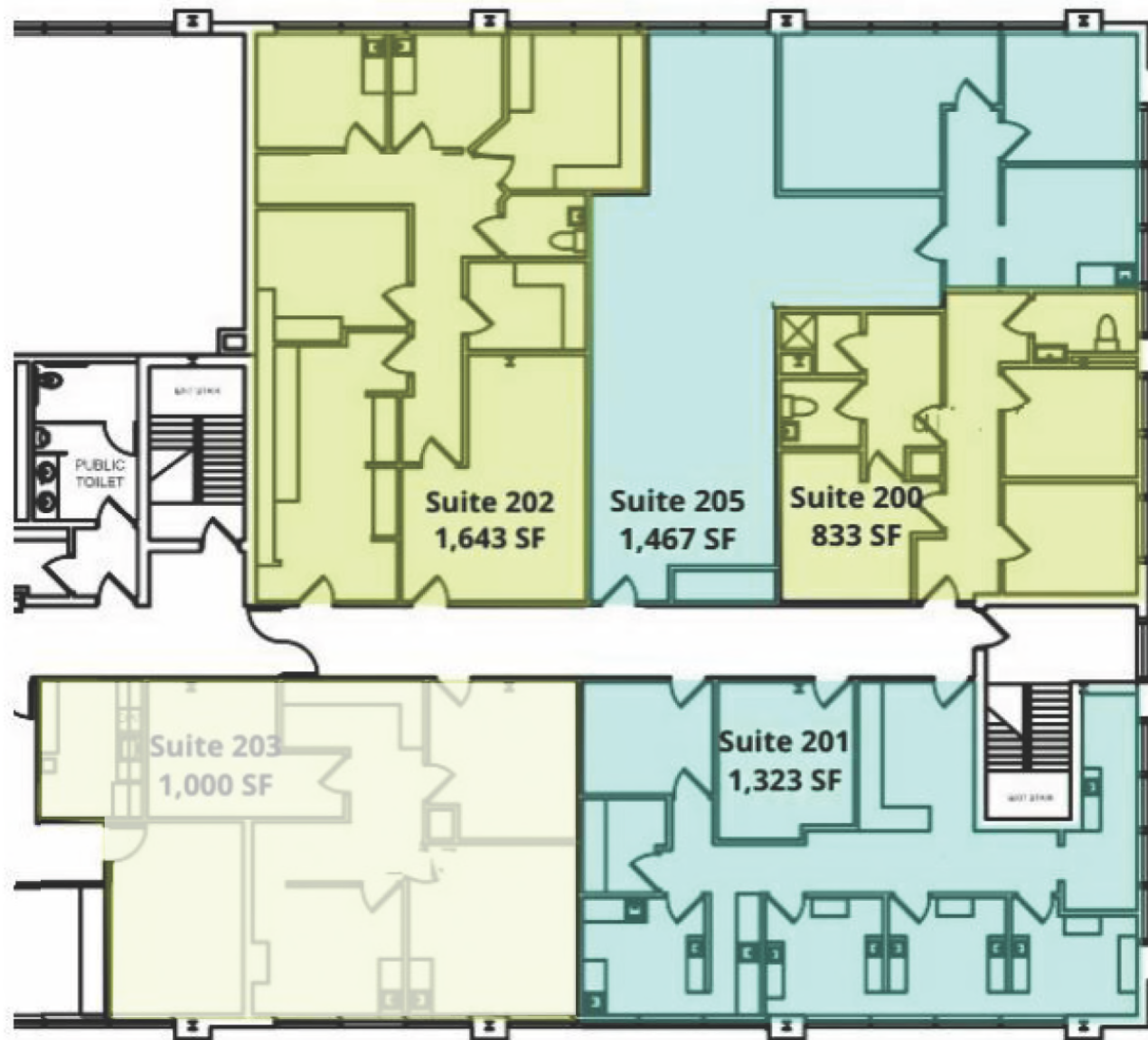


# SPACE PLAN: 2<sup>nd</sup> Floor



| Suite     | Size             | Description                          |
|-----------|------------------|--------------------------------------|
| Suite 200 | 833 SF           |                                      |
| Suite 201 | 1,323 SF         | Dental practice layout               |
| Suite 202 | 1,467 – 3,110 SF | Divisible to 1,467 & 1,643 SF suites |

# SPACE PLAN: 2<sup>nd</sup> Floor detail





# PHOTOS





# MERCHANT AERIAL

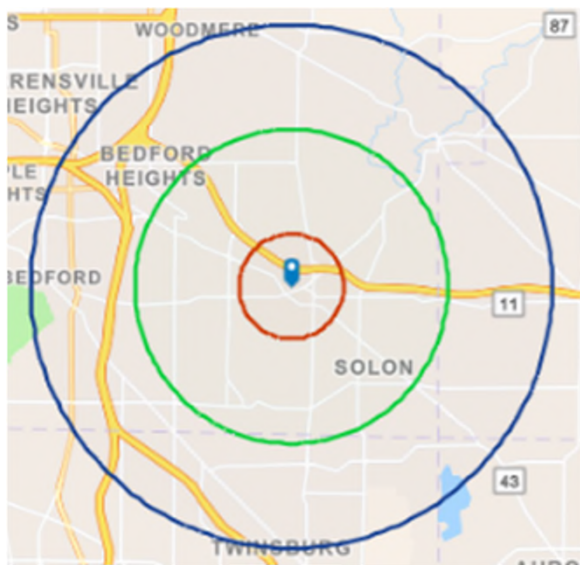




# THE DISTRICT (under construction)



# 1-MILE RADIUS DEMOS



## KEY FACTS

**4,401**

Population



**2.4**

Average  
Household Size



**43.1**

Median Age

**\$90,703**

Median Household Income

## BUSINESS



**898**

Total Businesses



**17,852**

Total Employees

## EDUCATION



**8%**

No High School  
Diploma



**18%**

High School  
Graduate



**21%**

Some  
College



**53%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$52,443**

Per Capita  
Income



**\$90,703**

Median  
Household  
Income



**\$133,752**

Average  
Household  
Income

## EMPLOYMENT



**74.1**

White  
Collar %



**9.7**

Blue  
Collar %



**16.2**

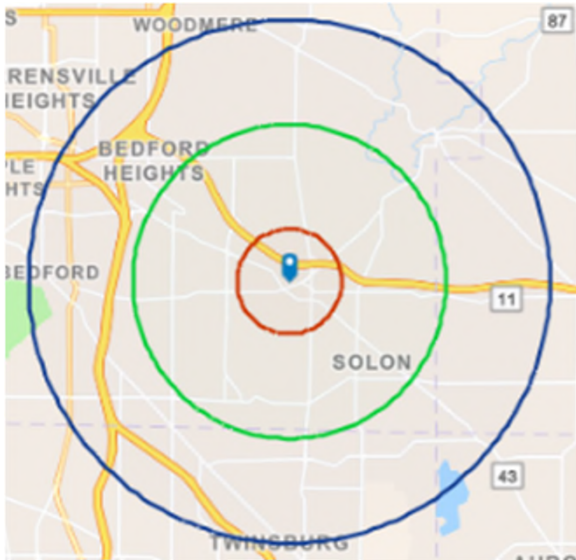
Services  
%

**equity** | brokerage

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**30,481**  
Population

**2.7**  
Average  
Household Size

**44.7**  
Median Age

**124,923**  
Median Household Income

## BUSINESS

**1,685**

Total Businesses

**32,776**

Total Employees

## EDUCATION

**4%**

No High School  
Diploma

**17%**

High School  
Graduate

**18%**

Some  
College

**61%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$67,688**  
Per Capita  
Income



**\$124,923**  
Median  
Household  
Income



**\$182,000**  
Average  
Household  
Income

## EMPLOYMENT



**78.5**  
White  
Collar %



**11.9**  
Blue  
Collar %

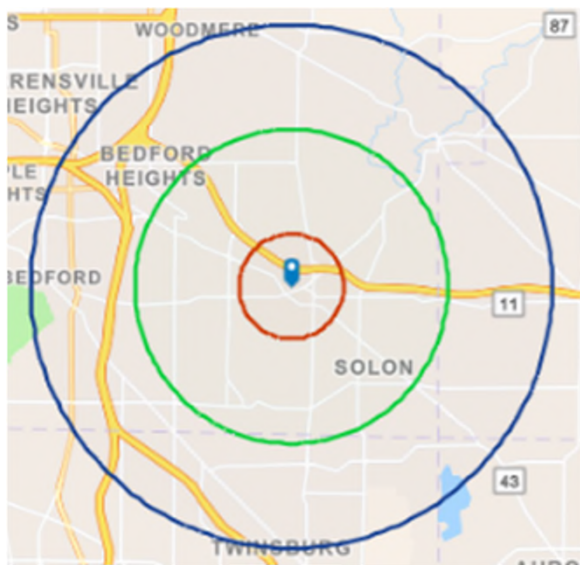


**9.6**  
Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**98,123**

Population



**2.4**

Average  
Household Size



**44.5**

Median Age

**\$89,150**

Median Household Income

## BUSINESS



**5,104**

Total Businesses



**79,285**

Total Employees

## EDUCATION



**4%**

No High School  
Diploma



**23%**

High School  
Graduate



**23%**

Some  
College



**49%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$55,854**

Per Capita  
Income



**\$89,150**

Median  
Household  
Income



**\$134,753**

Average  
Household  
Income

## EMPLOYMENT



**72.4**

White  
Collar %



**15.1**

Blue  
Collar %



**12.4**

Services  
%

**equity** | brokerage

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