

NEAR THE DISTRICT

OFFICE/MEDICAL OFFICE FOR LEASE

33001 SOLON ROAD, SOLON, OHIO 44139



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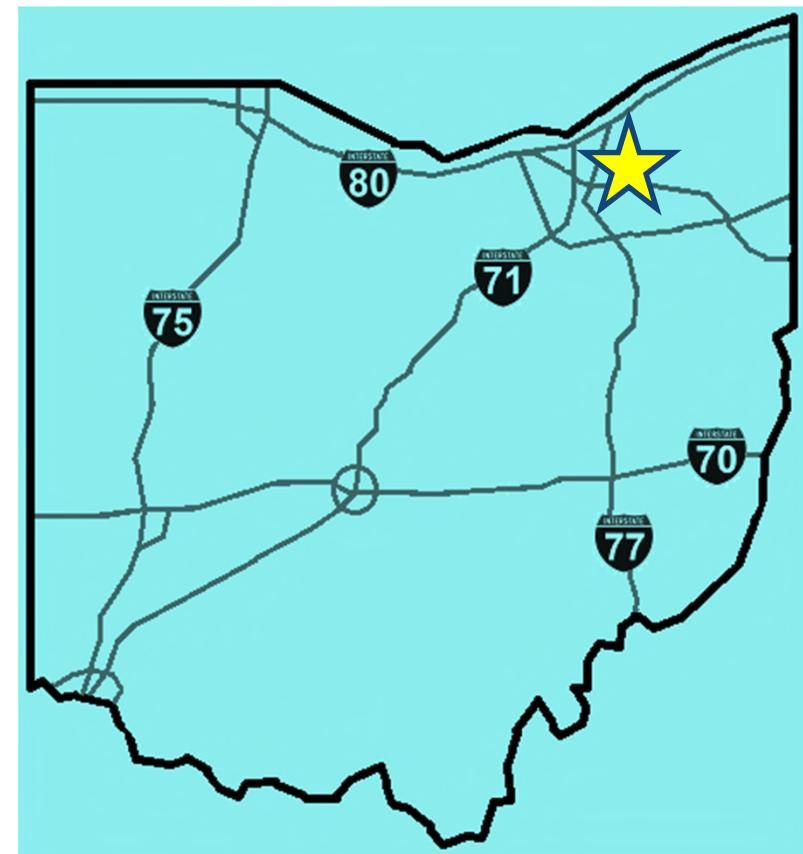
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

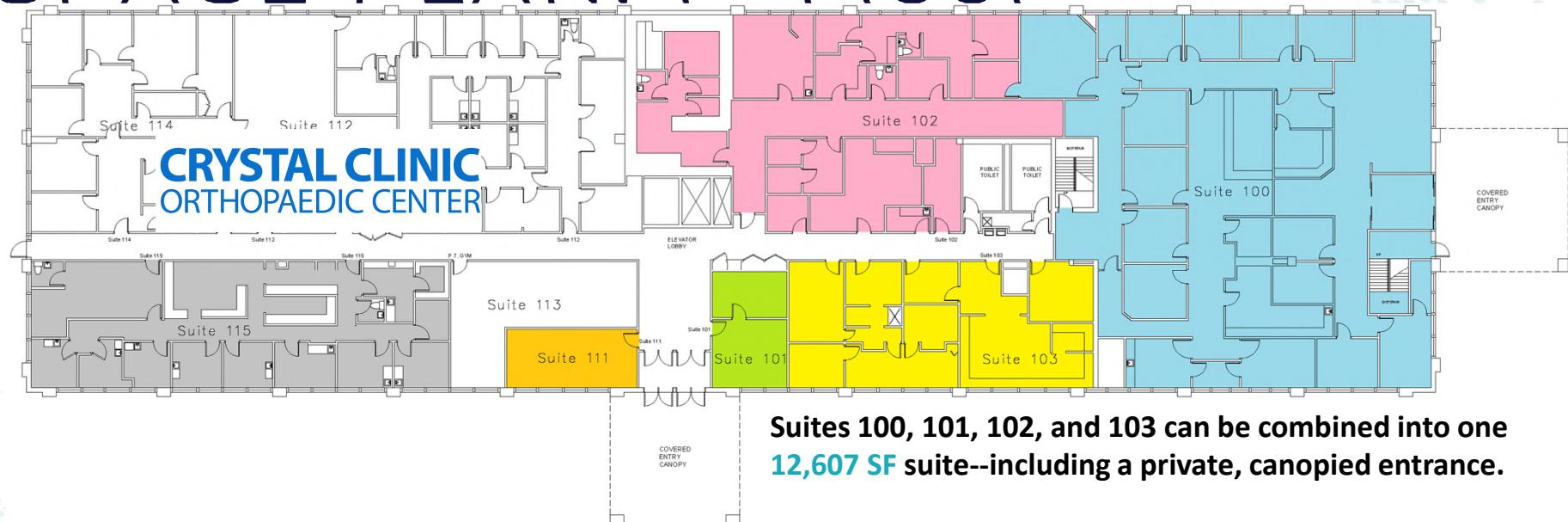
- Located across from **The District**—a new, mixed-use development with 200 apartments, retail, and a hotel (approved October 2024 and **now under construction**)
- Near Kruse Commons I & II retail centers
- Spaces available are built-out as medical office
- Lower Level, 1st Floor, and 2nd Floor spaces 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

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SPACE PLAN: 1st Floor

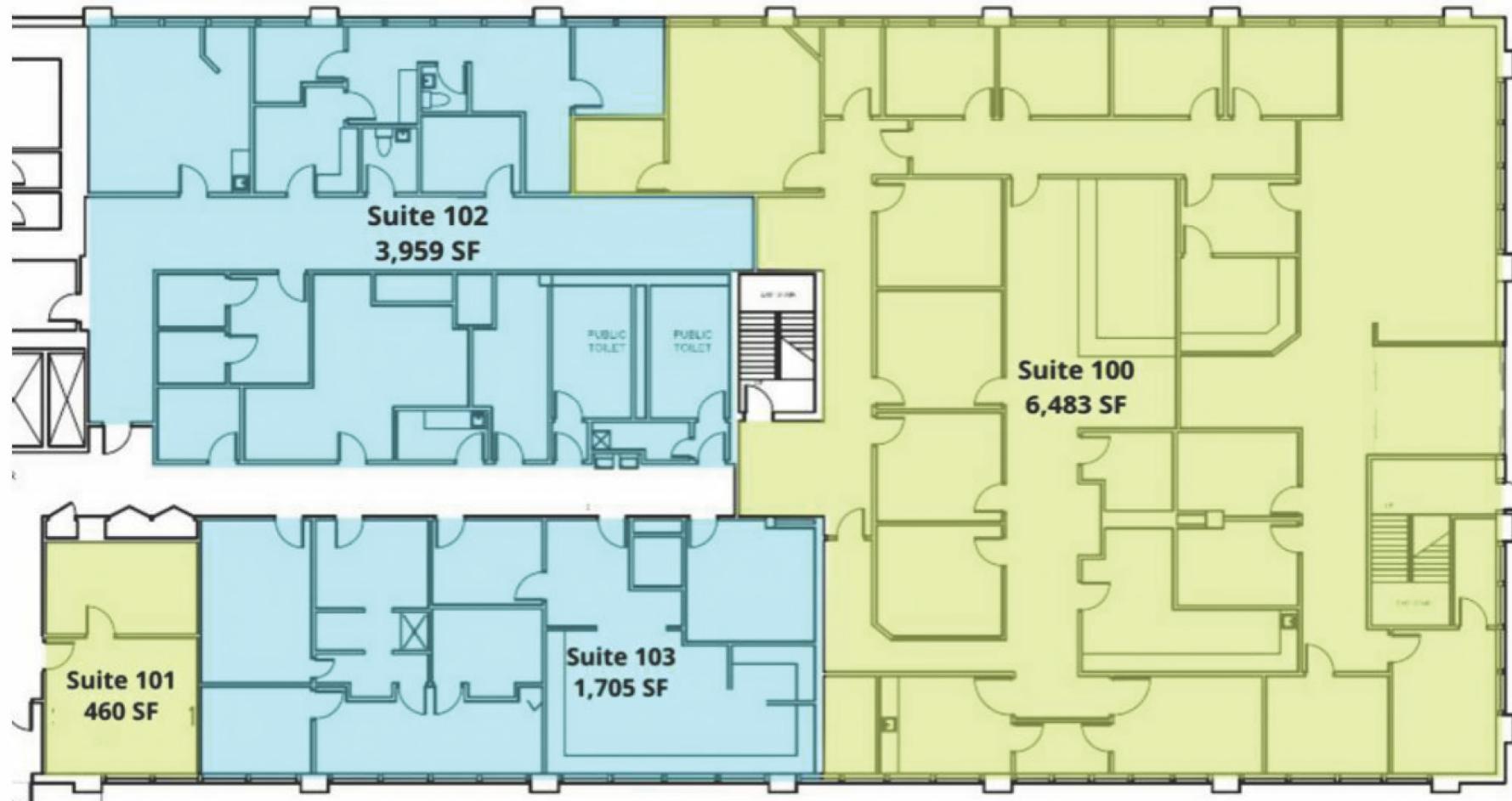


Suite	Size	Description
Suite 100	6,483 SF	Contiguous with Suite 102 for 10,442 SF. Includes private canopied entrance.
Suite 101	460 SF	Contiguous with Suite 103 for 2,165 SF.
Suite 102	3,959 SF	Contiguous with Suite 100 for 10,442 SF. Includes private canopied entrance.
Suite 103	1,705 SF	Contiguous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

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SPACE PLAN: 1st Floor detail

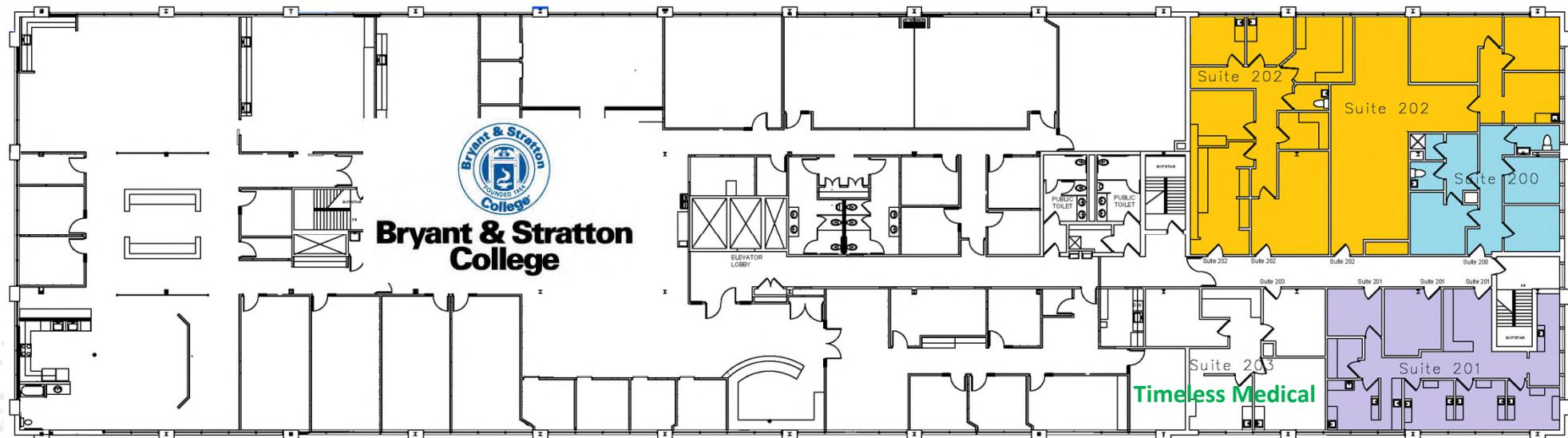


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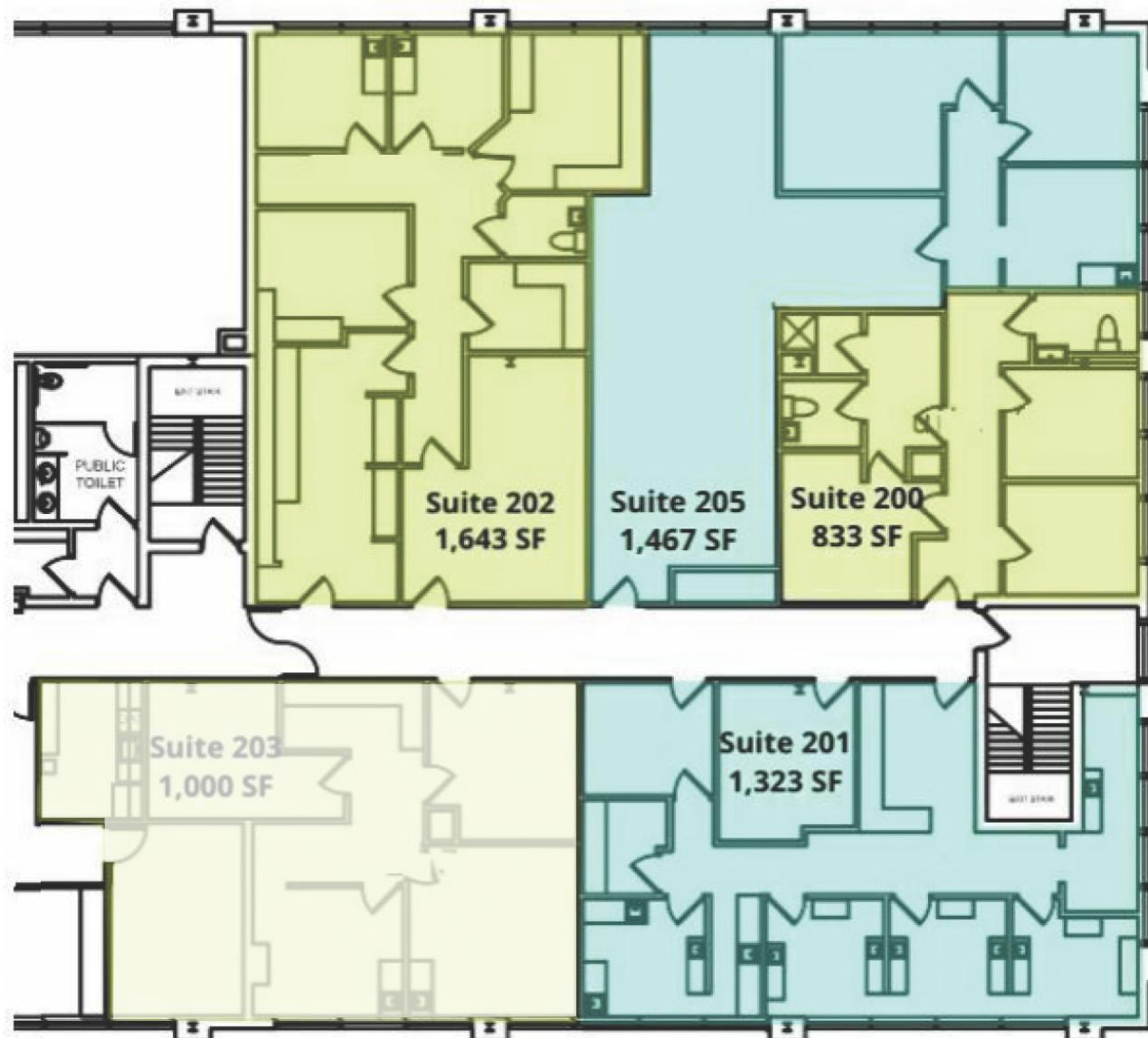
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SPACE PLAN: 2nd Floor

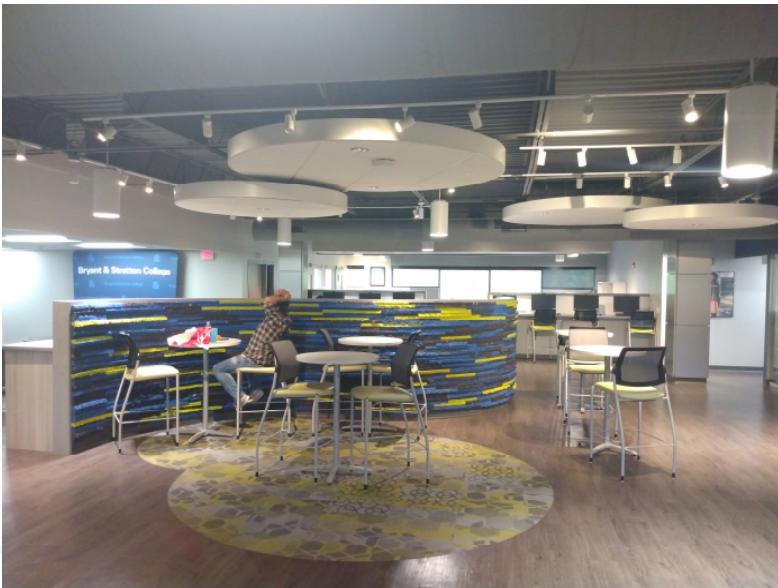


Suite	Size	Description
Suite 200	833 SF	
Suite 201	1,323 SF	Dental practice layout
Suite 202	1,467 – 3,110 SF	Divisible to 1,467 & 1,643 SF suites

SPACE PLAN: 2nd Floor detail



PHOTOS



MERCHANT AERIAL



THE DISTRICT (under construction)

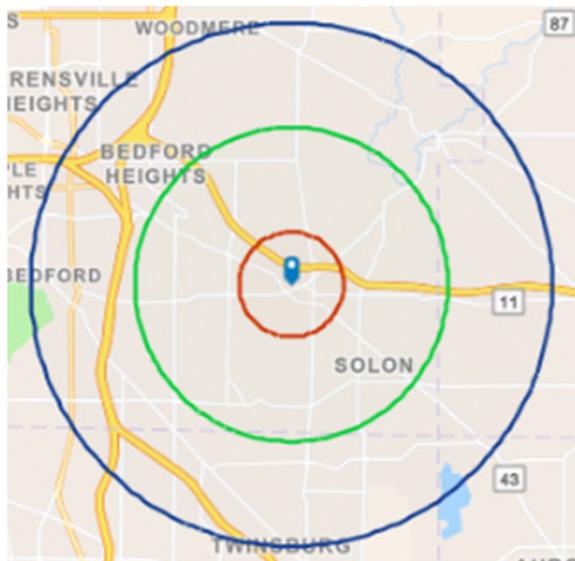


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1-MILE RADIUS DEMOS



KEY FACTS

4,401
Population



Average
Household Size

43.1

Median Age

\$90,703

Median Household Income

BUSINESS



Total Businesses



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 %

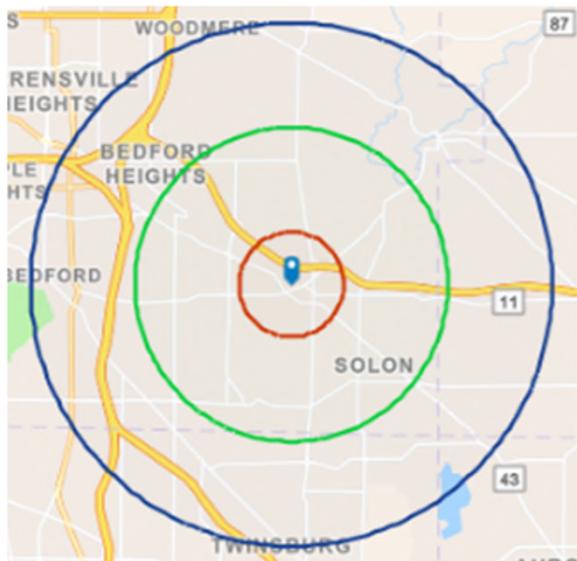


16.2
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

30,481
Population



Average
Household Size

44.7

Median Age

124,923

Median Household Income

BUSINESS



Total Businesses

1,685



Total Employees

32,776

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 %



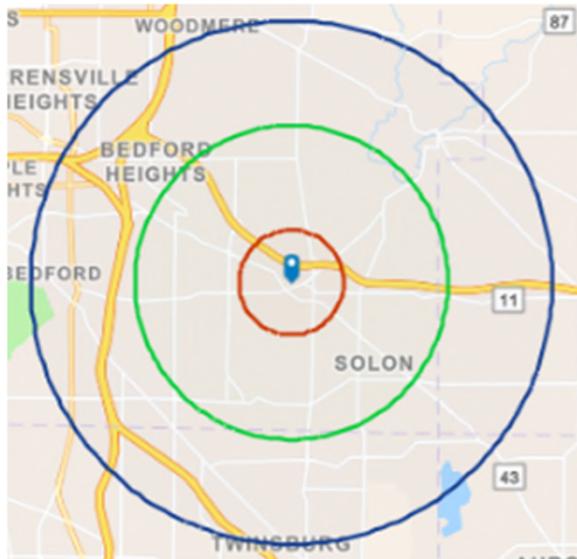
9.6

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

98,123

Population



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 %

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