

13349-13395 SNOW ROAD

Brook Park, OH 44142



**THE MASICA
COMPANY**

OFFICE BUILDING FOR LEASE



VIDEO

PROPERTY DESCRIPTION

Introducing 13349-13395 Snow Road, Brook Park, OH, 44142 - an exceptional leasing opportunity for your business. This property offers prime commercial space with high visibility and ease of access, making it ideal for retail, office, or service-oriented tenants.

Property owner willing to refresh carpet and paint prior to move-in.

LOCATION DESCRIPTION

This property is located in Brook Park, Ohio, the area surrounding the property offers a blend of suburban charm and convenient amenities. Just a short drive from Cleveland Hopkins International Airport, the location provides easy access for business travelers. Nearby, tenants will find a variety of dining options, including popular chains and local eateries. For outdoor enthusiasts, the nearby Brookside Reservation offers a peaceful retreat with walking trails and scenic views. Plus, with retail centers and hotels in close proximity, the area ensures convenience for both employees and visitors.

OFFERING SUMMARY

Lease Rate:	\$800 per month (Gross)
Number of Units:	3
Available SF:	336 SF
Lot Size:	23,958 SF
Building Size:	8,883 SF

SPACES	LEASE RATE	SPACE SIZE
Office #2	\$800 per month	336 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	302	753	4,087
Total Population	670	1,634	8,887
Average HH Income	\$79,057	\$77,930	\$80,686

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2 ADDITIONAL PHOTOS



**NOW OFFERING
FREE RENT**

TWO MONTHS FREE!



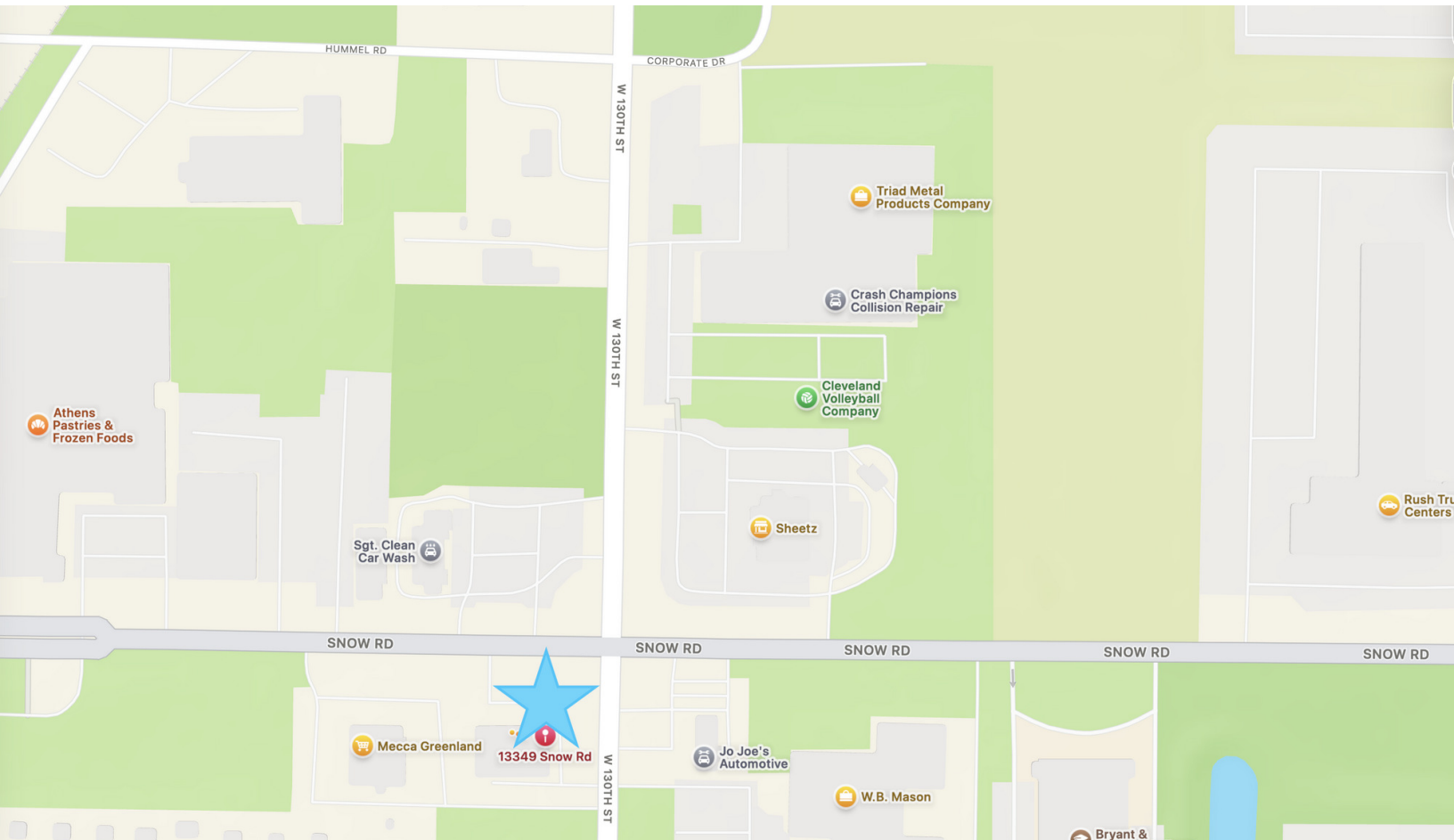
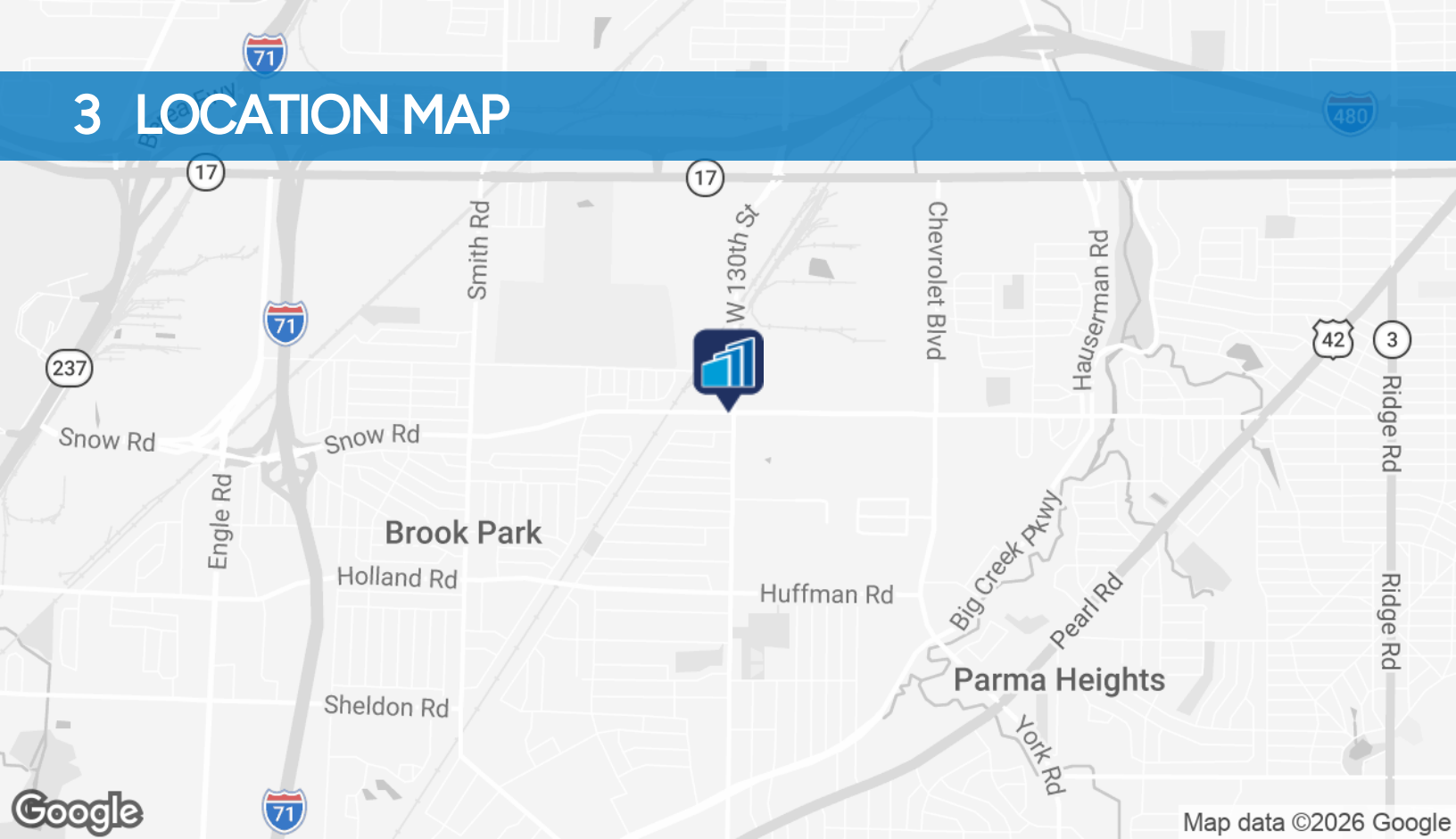
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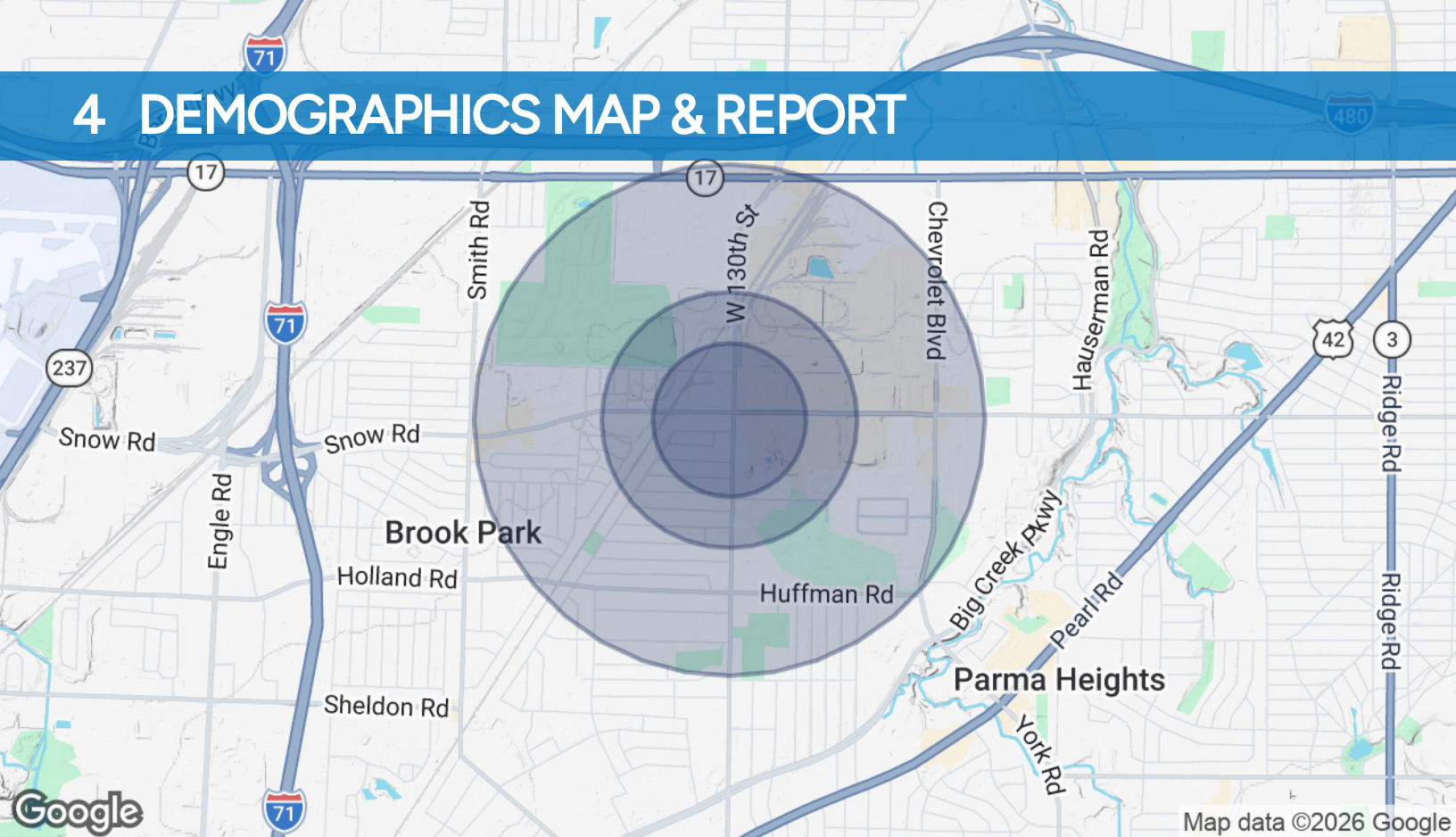


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3 LOCATION MAP



4 DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	670	1,634	8,887
Average Age	44	44	44
Average Age (Male)	42	42	43
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	302	753	4,087
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$79,057	\$77,930	\$80,686
Average House Value	\$174,342	\$171,355	\$177,577

2020 American Community Survey (ACS)