



FOR LEASE

Turnkey Medical Space
10,156 SF Available

12744 State Road
North Royalton, Ohio 44133

CBRE



Property Highlights

- New to Market! Up to 10,156 SF of move-in ready medical office space available
- Existing improvements including 8 exam rooms, 10 consultation rooms/private offices, draw laboratory, x-ray room, large PT/OT room, break room, 5 private restrooms, and a waiting/reception area
- Property can be demised for a wide variety of users with exterior suite access directly from the parking lot
- Highly visible location at the signalized intersection of State Road (11,106 VPD) and Royalwood Road (3,638 VPD)
- Prominent monument signage available on State Road
- Within close proximity to I-77 and I-71 offering easy access for tenants, healthcare providers, and the surrounding patient populations (less than 5 miles)
- Lease Rate: \$25.00/SF NNN

SURROUNDING AREA DEMOGRAPHICS | 5 MILE

132,186

2025 Population

\$118,068

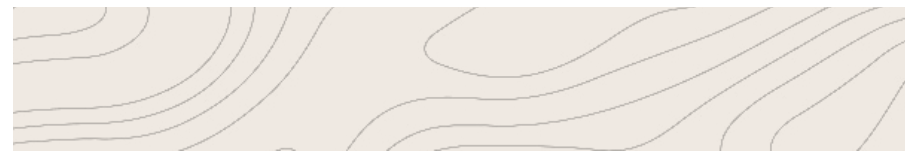
2025 Avg. Household Income

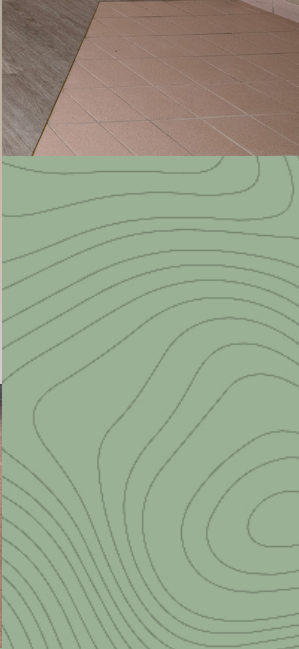
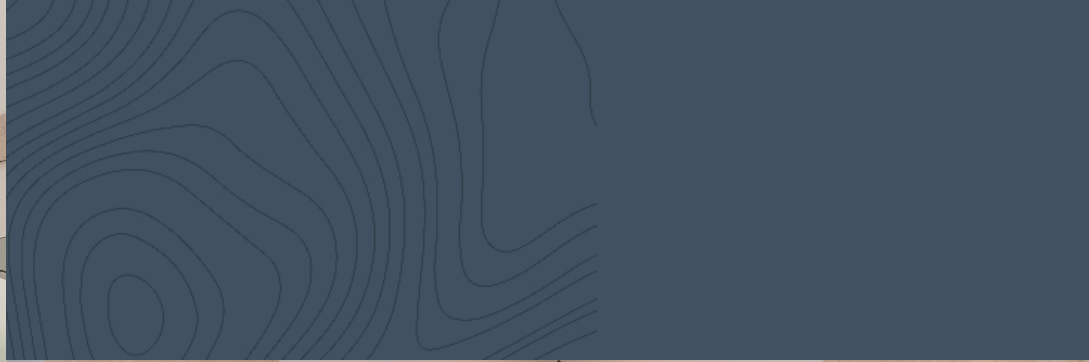
57,382

2025 Households

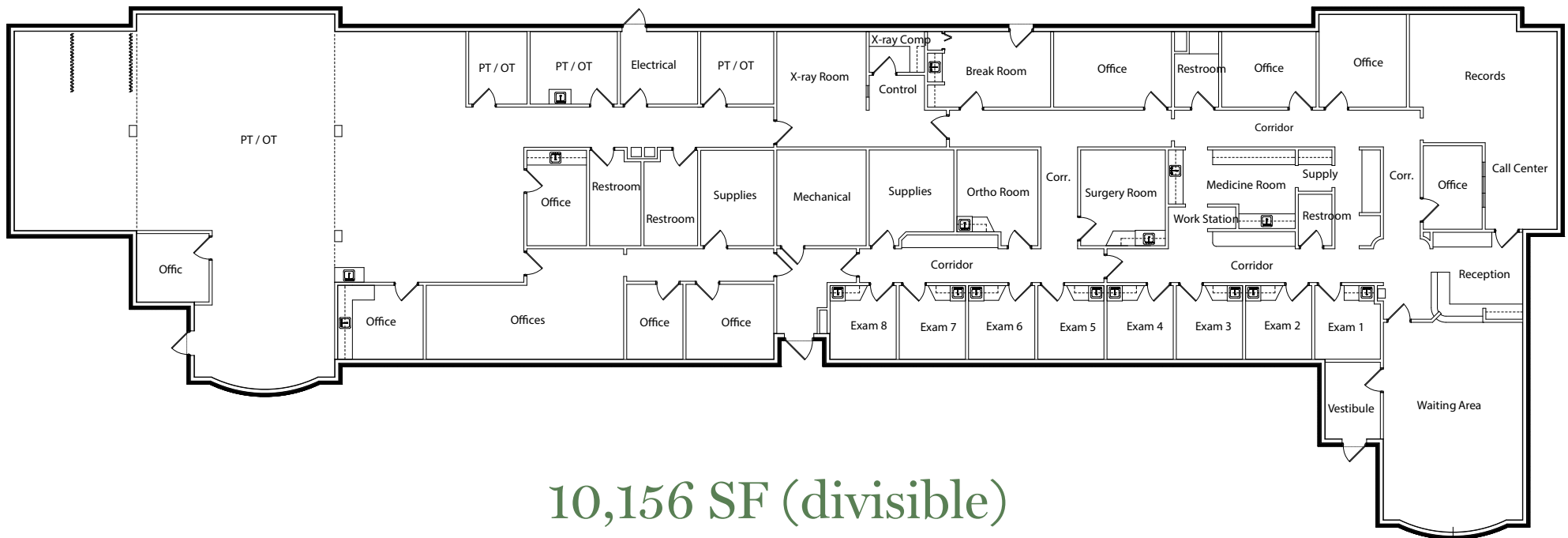
101,134

2025 Daytime Population





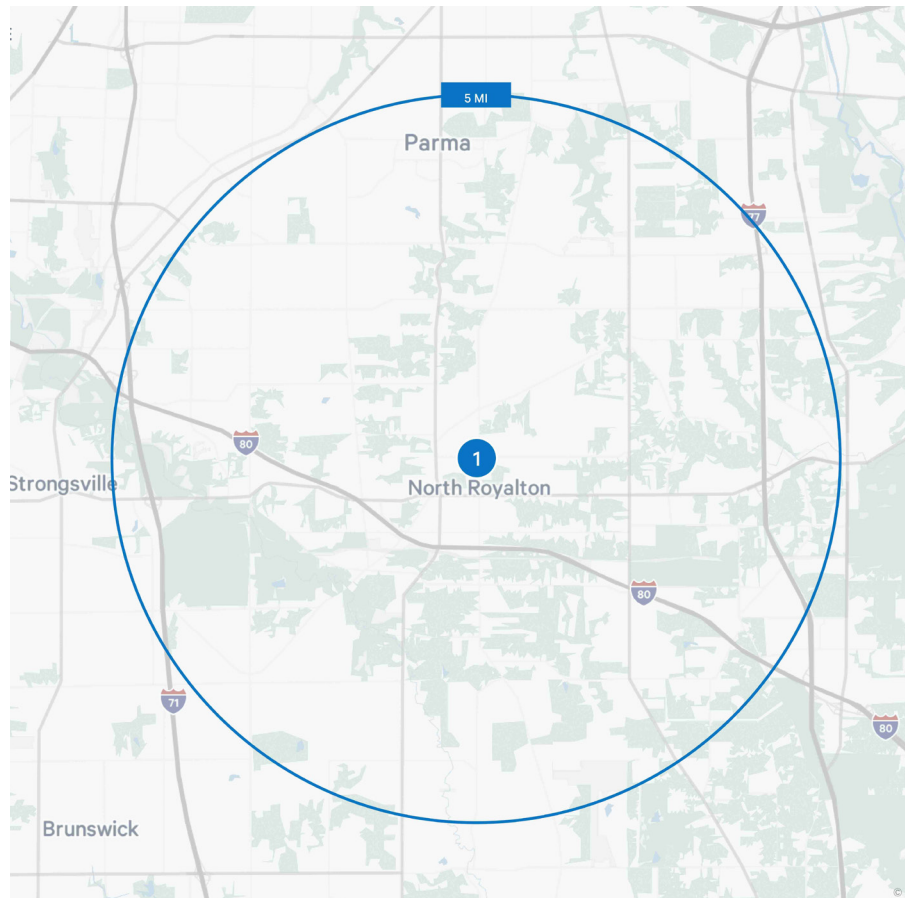
Floor Plan



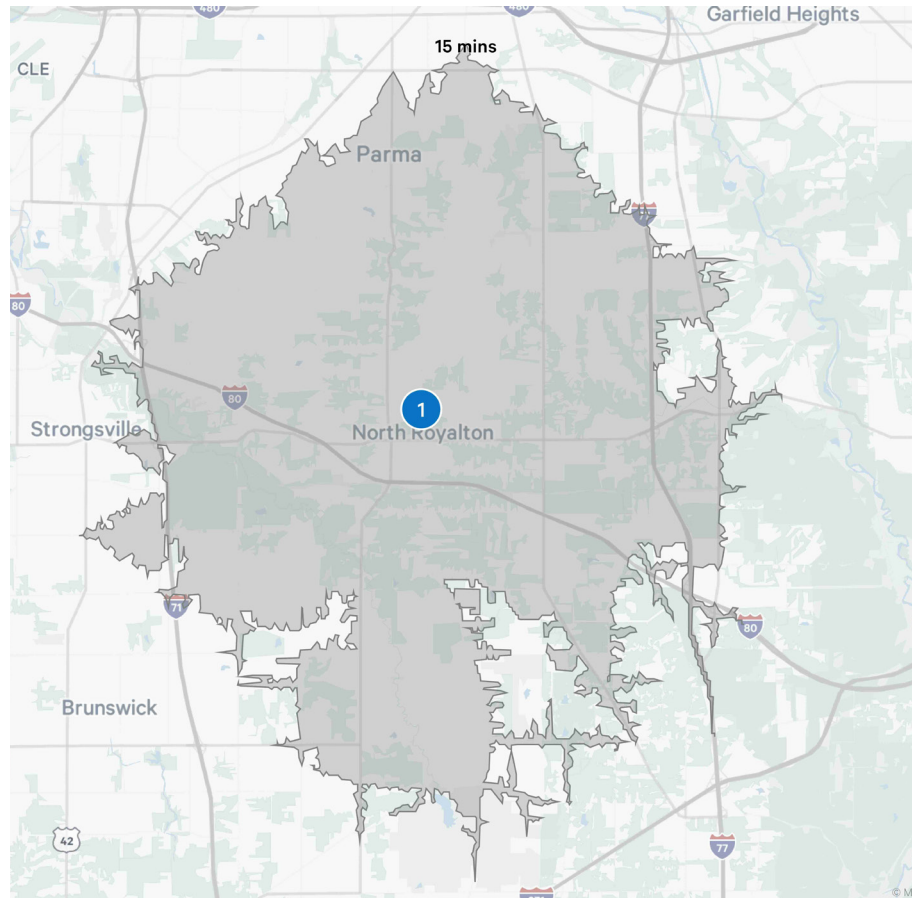
10,156 SF (divisible)

[Click here to view virtual 3D tour](#)

Location Guide



5 miles or less to highways I-77 and I-71



Drivetime map - 15 minute radius

12744 State Road

NORTH ROYALTON, OH 44133



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