

OFFERING MEMORANDUM

INVESTMENT SALE:
MULTI-TENANT MEDICAL OFFICE
33001 Solon Road, Solon, Ohio 44139



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TRADE AREA



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INVESTMENT SUMMARY

- **Prime Location:** The property is a +/- 55,000 SF, two-story medical office building situated on approximately +/- 3.91 acres. (Cuyahoga County parcel number 952 18 016) It is located near **The District**—a new, mixed-use development with 200 apartments, retail, and a hotel (approved October 2024 and **now under construction**) and also near Kruse Commons I & II retail centers
- SIGNAGE & BRANDING OPPORTUNITY AVAILABLE
- Lobby Renovations & Parking Lot Improvements Completed
- Great central Solon location in commercial/retail market Building anchored by Crystal Clinic (providing orthopedic services) and Bryant & Stratton College (health services education related)
- Ample on-site parking and covered patient drop-off at main lobby High density community with attractive demographics
- Updated, attractive common areas
- Excellent location in the center of Solon's commercial district. Located just off Route 43/Aurora Road and Route 91/SOM Center, close to Route 422. Surrounded by high-profile retailers and restaurants
- Tremendous upside at 100% occupancy



ANCHOR TENANT OVERVIEW



**Bryant & Stratton
College**



Founded in Buffalo, NY, for 170 years, Bryant & Stratton College has been meeting students where they are and helping them get ahead. Offering over 15 degree and diploma programs in the fields of business, IT, criminal justice, legal, and healthcare, just to name a few. Bryant & Stratton College's Solon campus features a supportive and professional staff who are fully devoted to the individual success of our students. Instructors are subject matter experts in their field, so whether pursuing a degree in Medical Assisting, the Occupational Therapy Assistant associate degree, a Nursing associate degree program or the associate degree in Business, you'll be learning from someone with career and an educational background in the courses they're teaching. Students can also take advantage of flexible scheduling to earn a Practical Nursing diploma with weekend and evening classes at the Solon campus.

ANCHOR TENANT OVERVIEW



CRYSTAL CLINIC
ORTHOPAEDIC CENTER

Nationally renowned for orthopaedic care, **Crystal Clinic** Orthopaedic Center is a physician-owned, orthopaedic specialty hospital system with board-certified/board-eligible surgeons-- most with advanced fellowship credentials in their orthopaedic specialty, who collectively perform thousands of surgeries annually. With 17 locations throughout Northeast Ohio (including several **Crystal Clinic** QuickCare™ locations that provide immediate, walk-in care for sports and orthopaedic injuries) **Crystal Clinic** Orthopaedic Center is one of just four out of the 6,093 hospitals in the nation and the only one in Ohio to receive The Joint Commission certifications in total hip, total knee, total shoulder, and spinal fusion procedures. **Crystal Clinic** hospital system is ranked #1 in Ohio and in the top 1% in the U.S. by CareChex/Quantros Analytic's objective review of all U.S. hospitals and health systems, with ratings for safety and overall medical excellence.

PHOTOS



SOLOON, OHIO

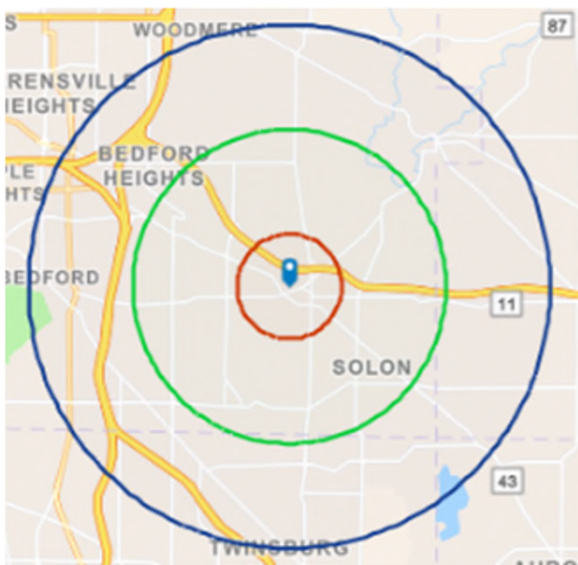
Since 1929, Solon (2020 population 24,262) has served as home to many multinational companies, including several global and North American headquarters. Although Solon is a suburb of Cleveland, it has an employment base sufficient to support its residential population and thus should not be considered a bedroom community.

Today, according to city government authorities, Solon has major clusters of businesses in five manufacturing industries: electronic and electrical equipment, industrial and commercial machinery, measuring and controlling devices and instruments, chemicals and allied products, and fabricated metal products. Over 8,000, or 75%, of Solon's 10,700 manufacturing jobs are concentrated in these five sectors.

Major employers include: Nestlé (headquarters of Stouffer Foods), Swagelok, Pentair, Signature of Solon Country Club, Keithley Instruments and Arrow Electronics. There is a branch of the Cleveland Clinic here as well. The Robbins Company, a leading international manufacturer of tunnel boring machines founded in 1952, is headquartered in Solon. Robbins employs over 150 individuals in the city and has produced a number of industry innovations.



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 %

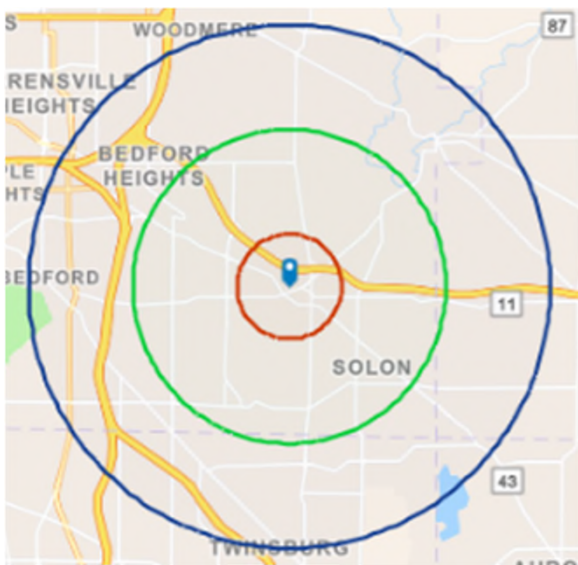
9.7
Blue
Collar %

16.2
Services
%

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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.

3-MILE RADIUS DEMOS



KEY FACTS

30,481

Population



Average
Household Size



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 %



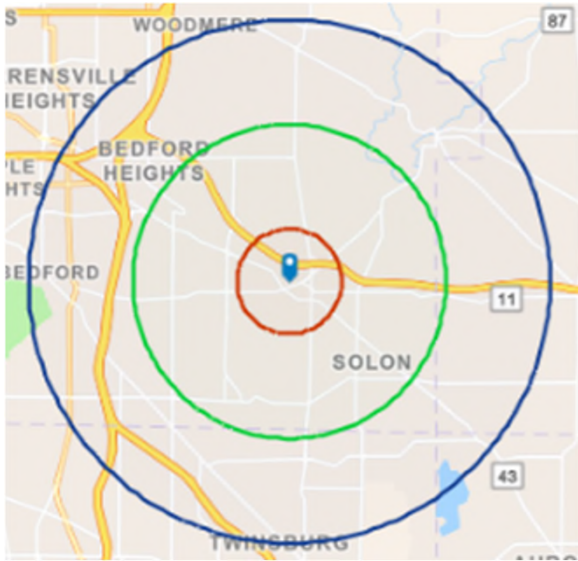
9.6

Services
%

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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
%

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