

Jefferson Park - Mayfield **FOR LEASE**

6551 AND 6559 WILSON MILLS RD , MAYFIELD HEIGHTS, OH 44124

Office Building



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 6551 and 6559 Wilson Mills Road, Mayfield Heights, OH, 44124. This versatile property boasts prime visibility and accessibility, making it an ideal location for businesses seeking to establish or expand their presence. With ample parking and a modern aesthetic, this space offers flexible floor plans to accommodate a variety of needs. Whether for retail, office, or service-oriented and medical ventures, tenants will appreciate the convenience and potential this property provides. Join the thriving business community and position your enterprise for success at this prominent address. Note: Units are available between 2 buildings on the same campus.

PROPERTY HIGHLIGHTS

- Prime visibility and accessibility
- Ample parking
- Modern aesthetic
- Flexible floor plans
- Ideal for retail, office, or service-oriented businesses
- Join a thriving business community
- Convenient location

LOCATION DESCRIPTION

Nestled in Northeast Ohio's vibrant Mayfield Heights, the area surrounding the property offers a blend of convenience and charm. With easy access to major highways, tenants can enjoy seamless connections to Greater Cleveland's dynamic business landscape. Notable nearby points of interest include the upscale shopping at Legacy Village, dining options along Wilson Mills Road, and the tranquil green spaces of North Chagrin Reservation. The area's proximity to healthcare institutions and educational facilities further enhances its appeal. This location provides an inspiring backdrop for professional success, offering a perfect balance between work and leisure in the heart of Northeast Ohio.

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Number of Units:	3
Available SF:	1,400 - 3,338 SF
Lot Size:	1.25 Acres
Building Size:	11,370 SF



Greg DiGeronimo

216.789.0902

greg.digeronimo@sperrycga.com

OH #SAL.2024003376

Patrick Craig

330.606.9459

patrick.craig@sperrycga.com

OH #SAL.2023006201

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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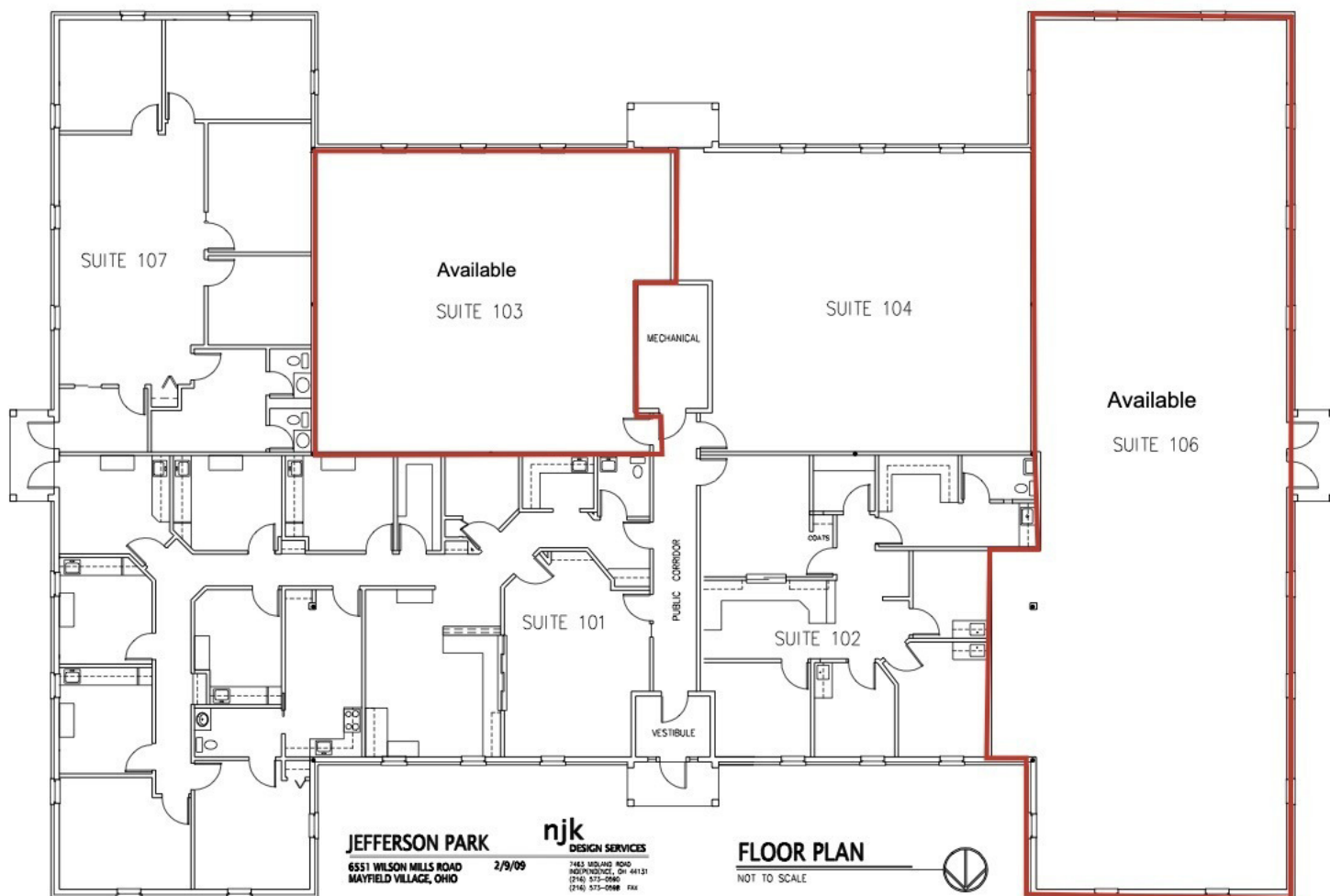
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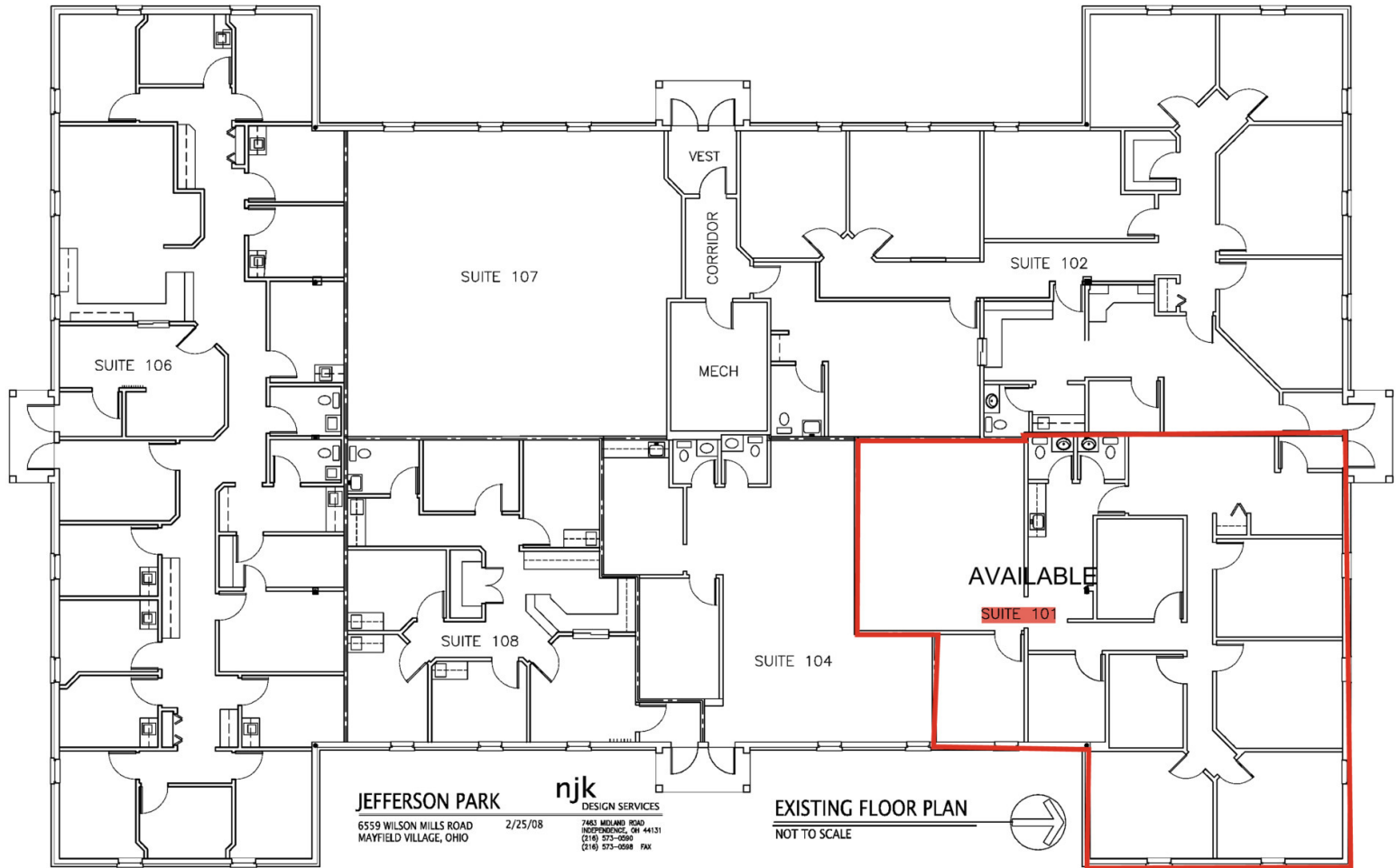
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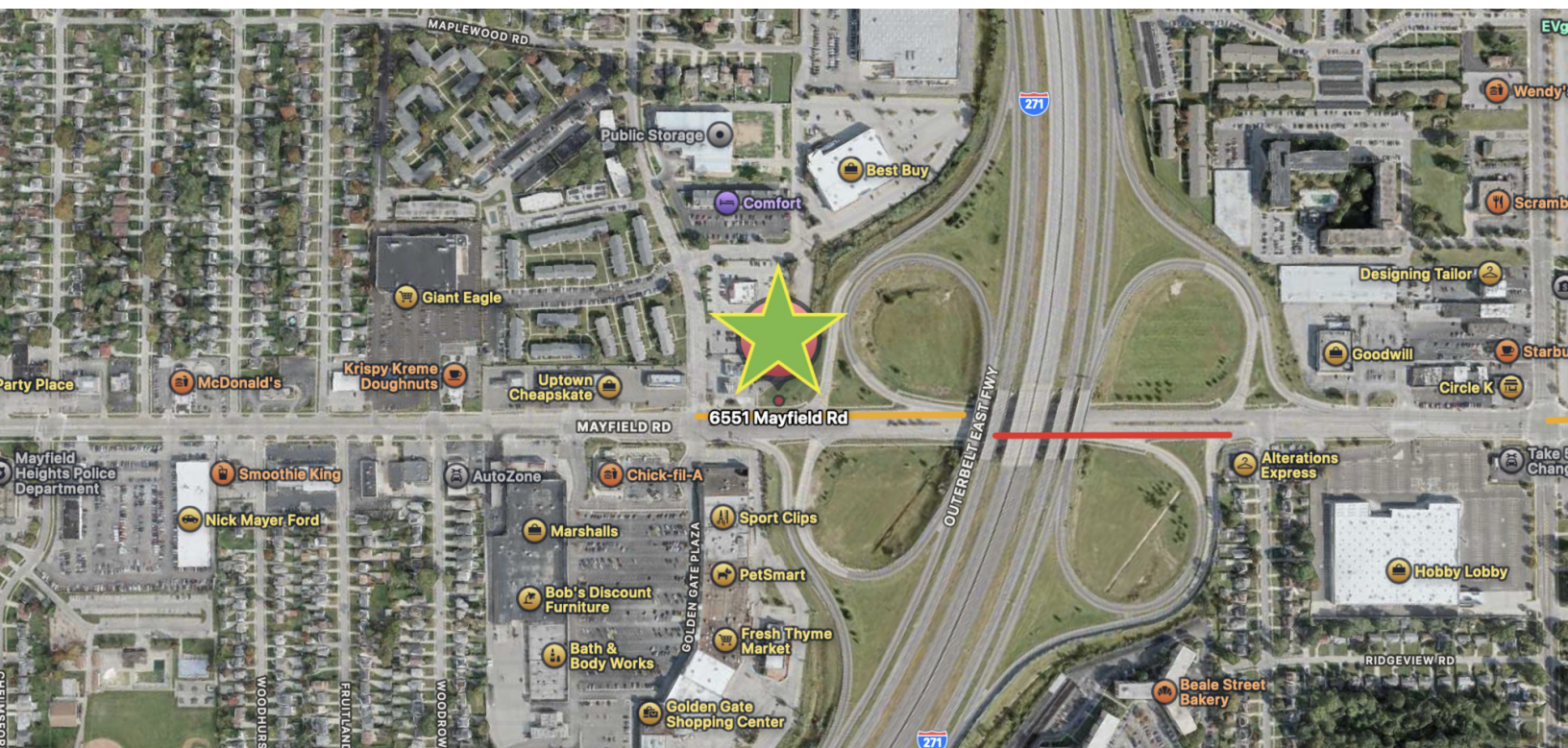
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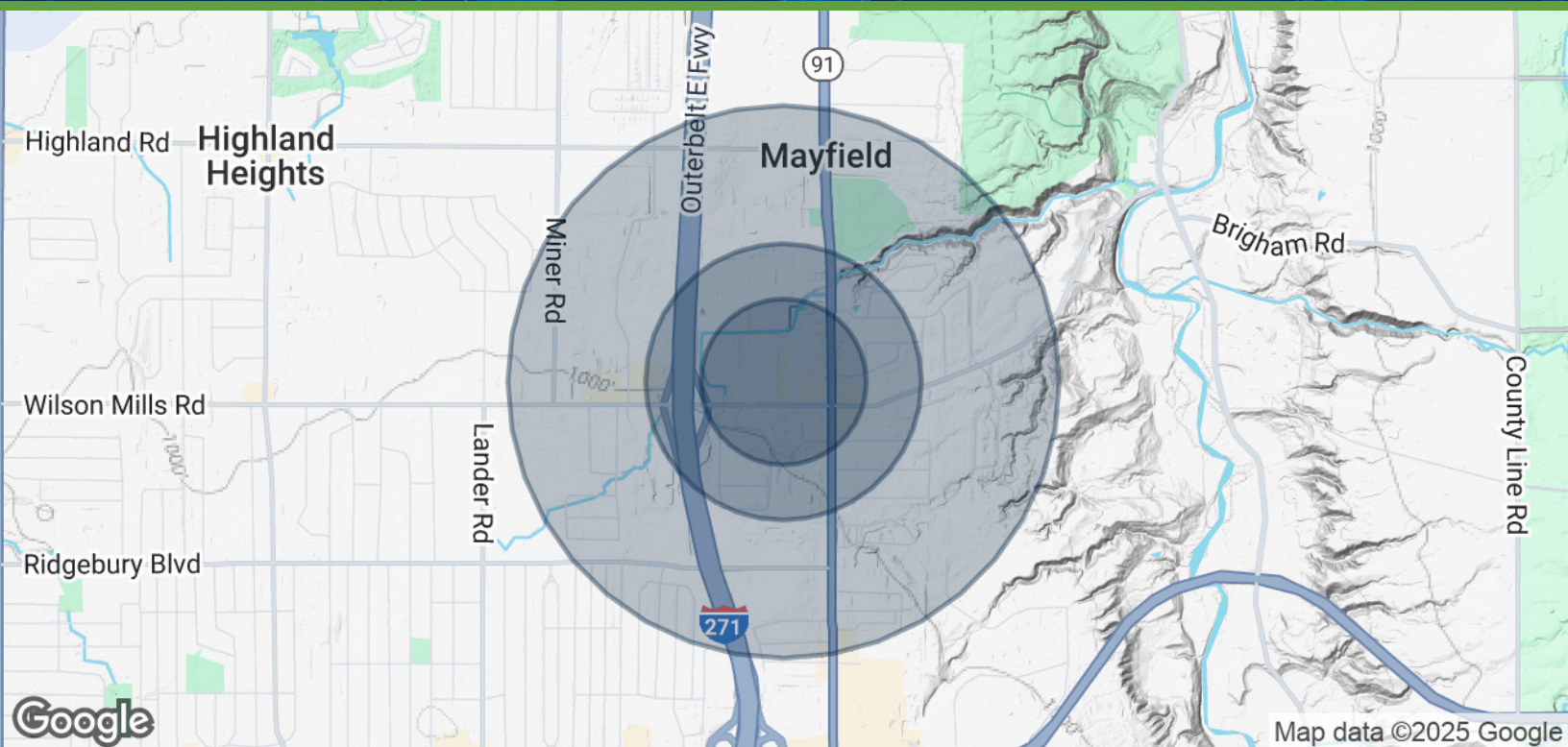
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	276	946	6,316
Average Age	45.7	47.0	42.6
Average Age (Male)	47.0	48.5	43.8
Average Age (Female)	45.3	46.5	44.8

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	399	3,117
# of Persons per HH	2.4	2.4	2.0
Average HH Income	\$128,866	\$130,061	\$96,301
Average House Value	\$291,987	\$281,702	\$266,392

2023 American Community Survey (ACS)



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