



FOR LEASE

New to Market!
5,775 SF Medical Space

1600 E. Turkeyfoot Lake Road
Green, Ohio

CBRE

1600 E. Turkeyfoot Lake Road | Green, OH

Property Highlights

New to Market! 5,775 SF Medical Space Available

- Existing improvements include a large waiting/reception area, 2 consultation rooms, 13 exam rooms with sinks (some have been combined into larger exam lanes), 3 private offices, and supply/storage space (space was recently configured for optometry use)
- Prominent building façade and monument signage available
- Direct parking lot access to space – 2 entrances
- Plenty of parking availability – 70+ spaces
- Prime location in Green with easy access to major highways with I-77 less than a mile away (2 minutes) in close proximity to an abundance of retail, restaurants, hospitality, and residential
- Many new developments and traffic infrastructure improvements including Massillon Road Traffic Project, Community Courts Project, new Green Middle School and Elementary School, residential developments and many more projects underway.
- **Lease Rate:** \$15.00/SF NNN



QUICK AREA DEMOGRAPHICS 5 MILE RADIUS



79,151

2024 POPULATION



\$102,090

2024 AVG. HOUSEHOLD INCOME



33,518

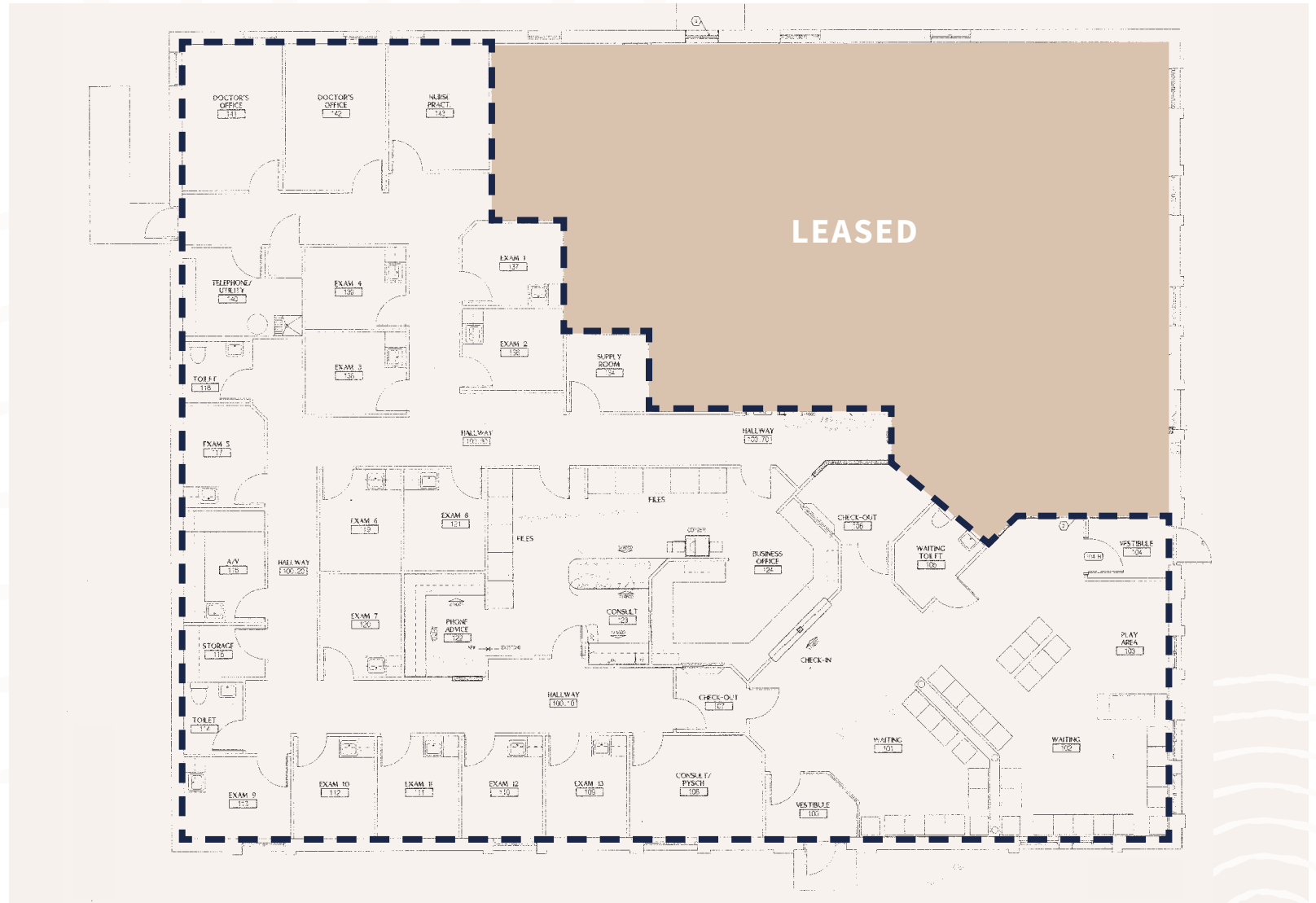
2024 HOUSEHOLDS



73,438

2024 DAYTIME POPULATION

Floor Plan



| 5,775 SF

Trade Area & Demographics

CATEGORY	1 MILE	5 MILES	10 MILES
Population	2,298	79,151	401,559
Daytime Population	4,661	73,438	418,921
Businesses	263	2,742	14,897
Employees	4,142	39,213	239,378
Households	937	33,518	171,155
Avg. HH Income	\$126,870	\$102,090	\$86,532
Median HH Income	\$93,264	\$77,988	\$62,171
Avg. Housing Value	\$344,580	\$274,244	\$238,197
Median Housing Value	\$326,923	\$235,023	\$199,568

All categories are for 2024.



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