

21245 Lorain Road **FOR LEASE**

21245 LORAIN ROAD, FAIRVIEW PARK, OH 44126

Office Building

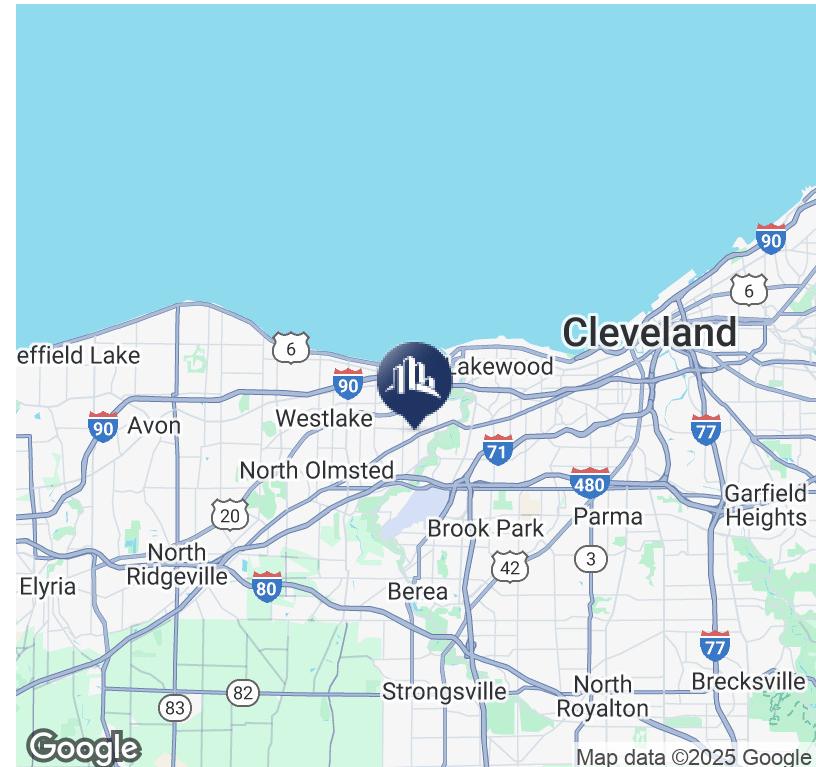


PROPERTY DESCRIPTION

Sperry Commercial - The Masica Company is pleased to offer 515 SF to 3528 SF former medical office space on busy Lorain Road in the heart of Fairview Park's business and retail corridor. Suite 1 is 3525 SF with 14 private offices, reception, large bullpen area and two private restrooms. There are also common restrooms, an elevator in the common area and plenty of parking. Suite 202 is 1025 SF and has a reception area and three private offices. Suite 208 is 515 SF with a small reception area and a private office.

OFFERING SUMMARY

Lease Rate:	\$14.75 - 18.50 SF/yr (MG)
Available SF:	515 - 3525 SF
Lot Size:	0.71 Acres
Building Size:	18,752 SF



Steve Masica

PRINCIPAL

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OH #2013002150

Michelle Masica

PRINCIPAL/BROKER

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OH #2019006823

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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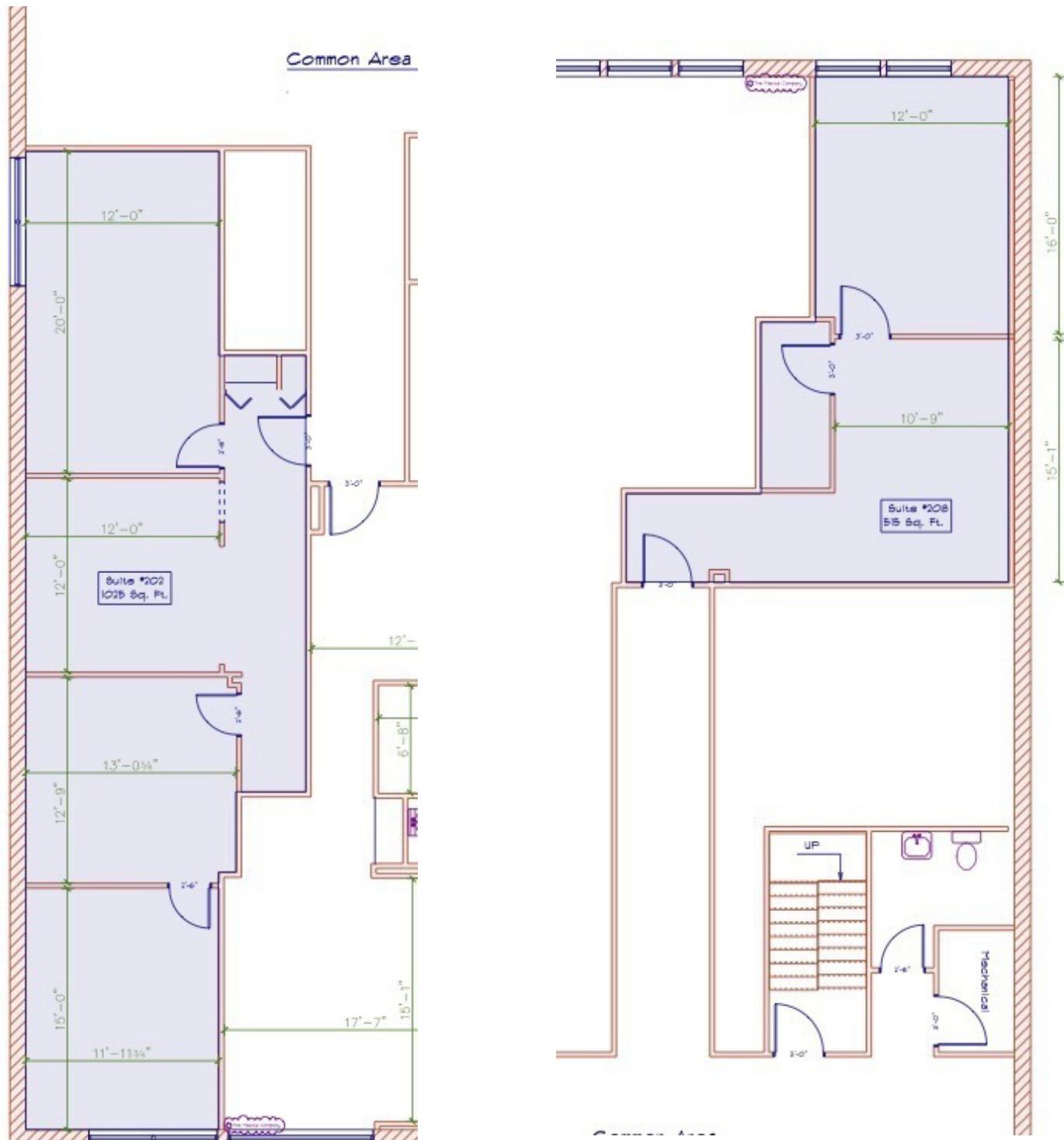
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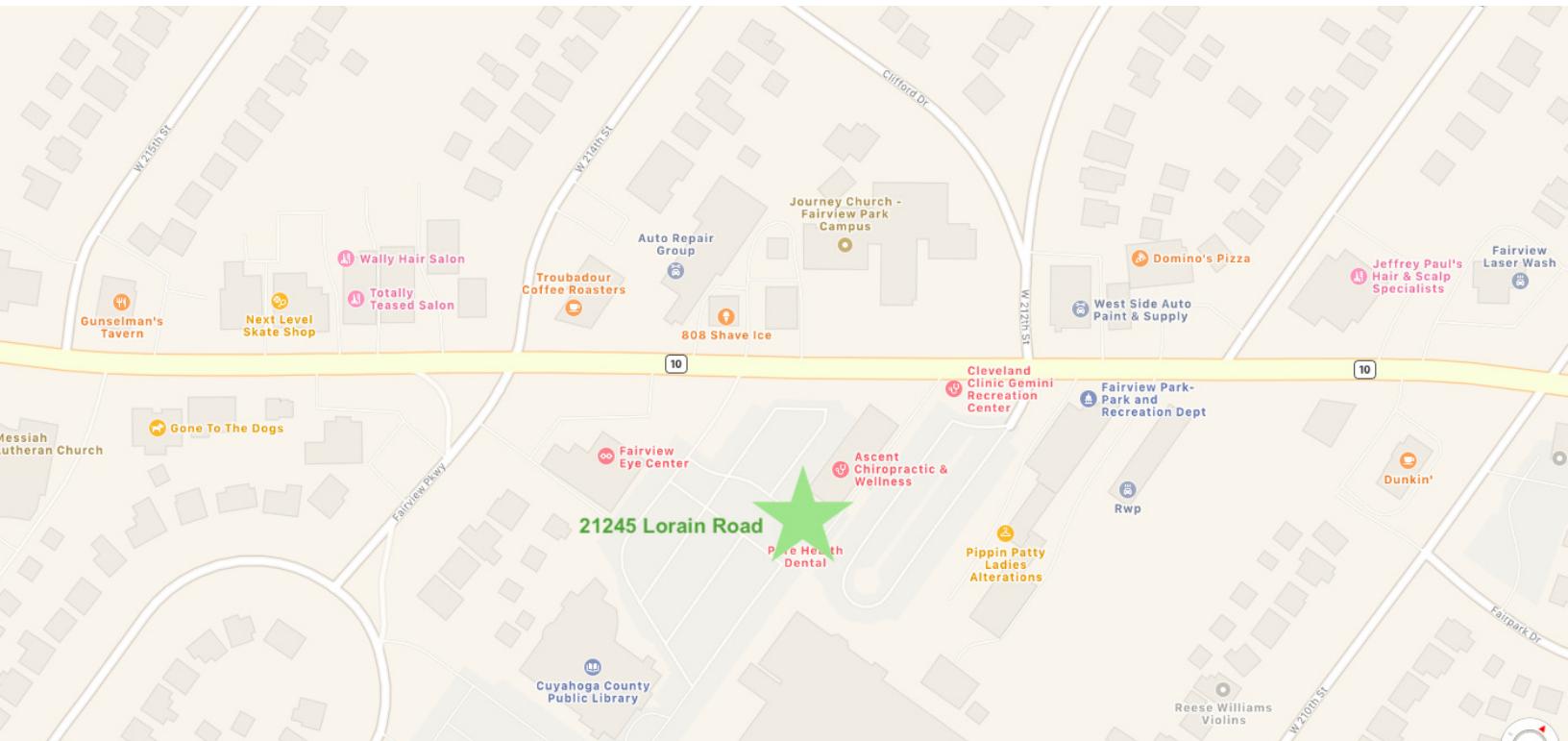
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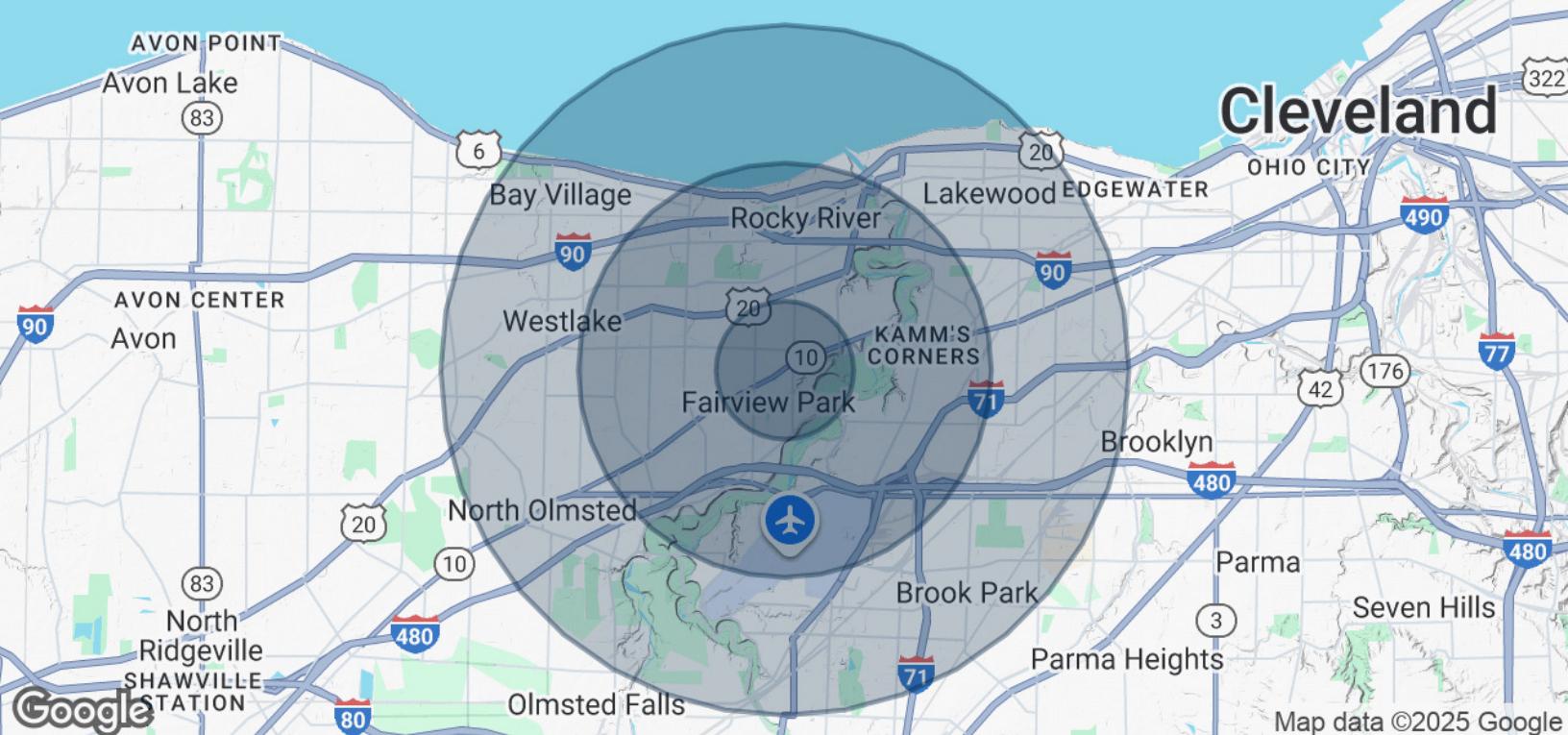
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,302	84,217	212,274
Average Age	41.2	42.7	40.6
Average Age (Male)	39.9	41.8	39.6
Average Age (Female)	42.8	43.6	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,235	37,042	91,934
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$63,539	\$70,431	\$66,057
Average House Value	\$171,942	\$177,680	\$167,583

* Demographic data derived from 2020 ACS - US Census



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