

UPPER ARLINGTON OFFICE SPACE FOR LEASE
3141 TREMONT ROAD, UPPER ARLINGTON, OH., 43221



WALGREENS 2ND FLOOR OFFICE SPACE

Commerce Real Estate Services



PROPERTY OVERVIEW

Office Space:	2nd Floor Office Space Available for Lease
Square Footage:	8,421 square feet
Parking:	Dedicated Parking for Office Tenant
Office Access:	Private Entrance and Elevator for Office Tenant Only
Rate:	\$15 per square foot on a modified gross basis
Notes:	Sublease Term through 10/31/2032

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	11,641	106,909	310,700
Total Households:	5,091	49,531	136,439
Med. Household Income:	\$90,351	\$71,593	\$59,314



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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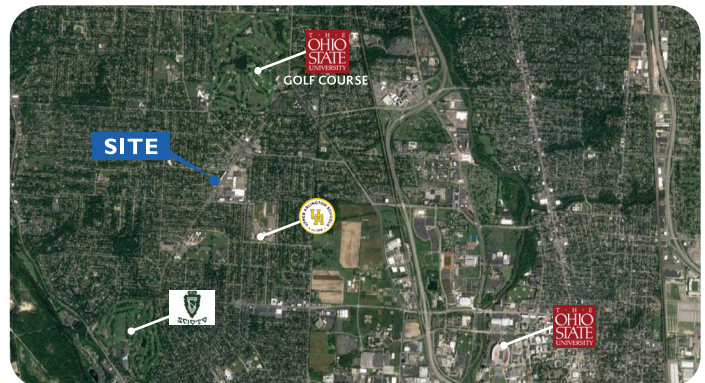
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LOCATION HIGHLIGHTS

- Positioned in an upscale area, close to retail and commercial business
- Easy access
- Convenient Parking
- Situated In Upper Arlington's Major Retail District Adjacent To Kingsdale Shopping Center



TRAFFIC COUNTS:
10,000 ADT



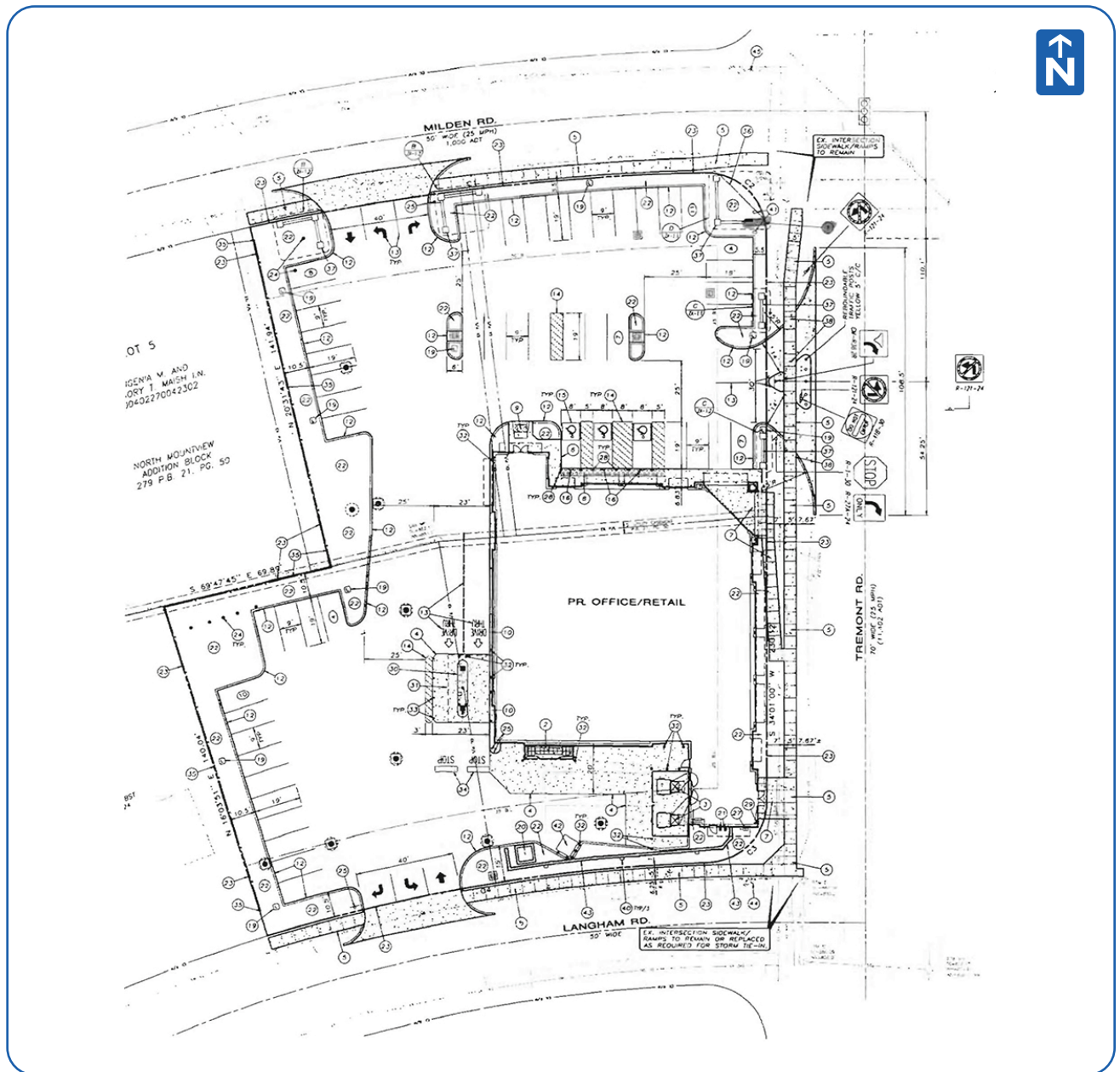
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SITE PLAN



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