

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

320 Center St

Chardon, OH 44024

Exclusively Represented By:

Richard Abou-Jaoude

Broker

216 789 1636

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OFFICE SPACE FOR LEASE

320 Center St

Chardon, OH 44024

FOR LEASE

Property Details & Highlights

Property Type	Office
Property Subtype	Office Building
APN	10-052000
Building Size	14,860 SF
Lot Size	1.73 Acres
Building Class	C
Year Built	1990
Number of Floors	1

Elevate your practice or professional office in this well-positioned commercial property ideally suited for medical and service-oriented businesses. Located in the heart of Chardon, this property offers a welcoming, professional environment designed to support both patient comfort and operational efficiency. Two suites are currently available, providing flexible options to accommodate a variety of practice sizes and specialties. Both suites offer flexible floor plans to meet your specific needs, whether that includes exam rooms, private offices, reception areas, or administrative space. Bright interiors and a professional atmosphere help create a positive experience for patients, clients, and staff.



- Two suites available: ±1,250 SF and ±2,400 SF
- Ideal for medical, wellness, and professional services
- Flexible layouts suitable for exam rooms, offices, and reception areas
- High-visibility location in central Chardon
- Ample parking for patients, clients, and staff
- Very close parking lot proximity to Suite entrances
- Professional, patient-friendly environment

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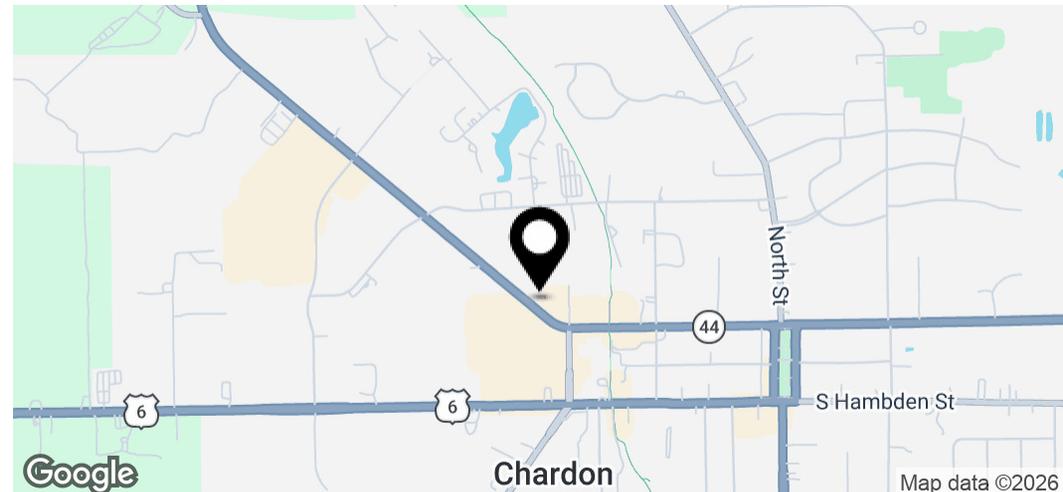
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Executive Summary



Offering Summary

Lease Rate	\$12.00
Lease Type	NNN
RSF Available	1,250 - 2,400 SF
Site Size	1.73 Acres
Year Built	1990
# of Floors	1

Location Overview

Strategically located on Center Street, this property benefits from strong visibility and convenient access for the surrounding Chardon community and greater Geauga County area. Ample on-site parking ensures ease of access for both patients and employees.

Spaces

320 Center St
320 Center Street

Lease Rate

\$12.00 SF/yr
\$12.00 SF/yr

Space Size

1,250 SF
2,400 SF

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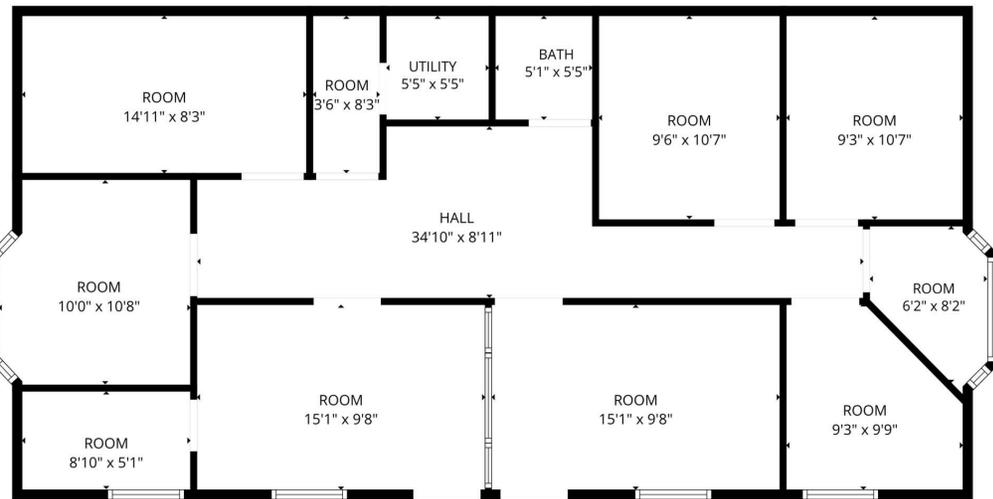
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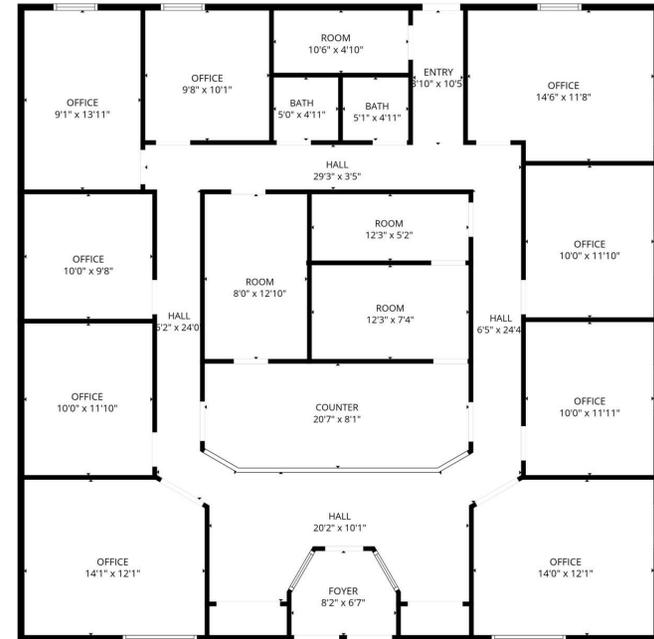
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Floor Plans



Total GLA: 0 sq. ft | Total: 1312 sq. ft
1st floor: (Excluded areas 1312 sq. ft)

FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Total GLA: 2303 sq. ft | Total: 2303 sq. ft
1st floor: 2303 sq. ft

FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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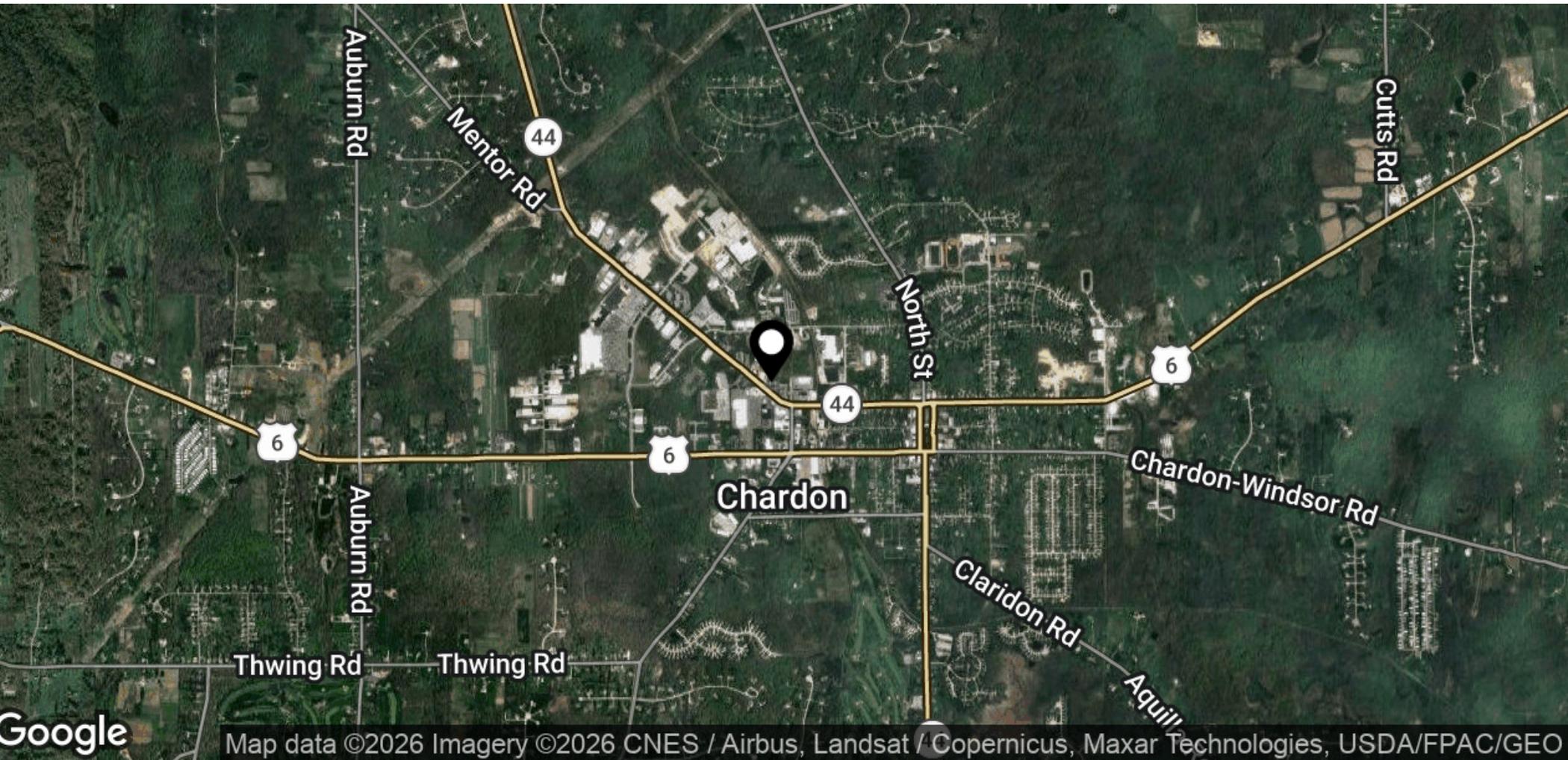
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Location Map



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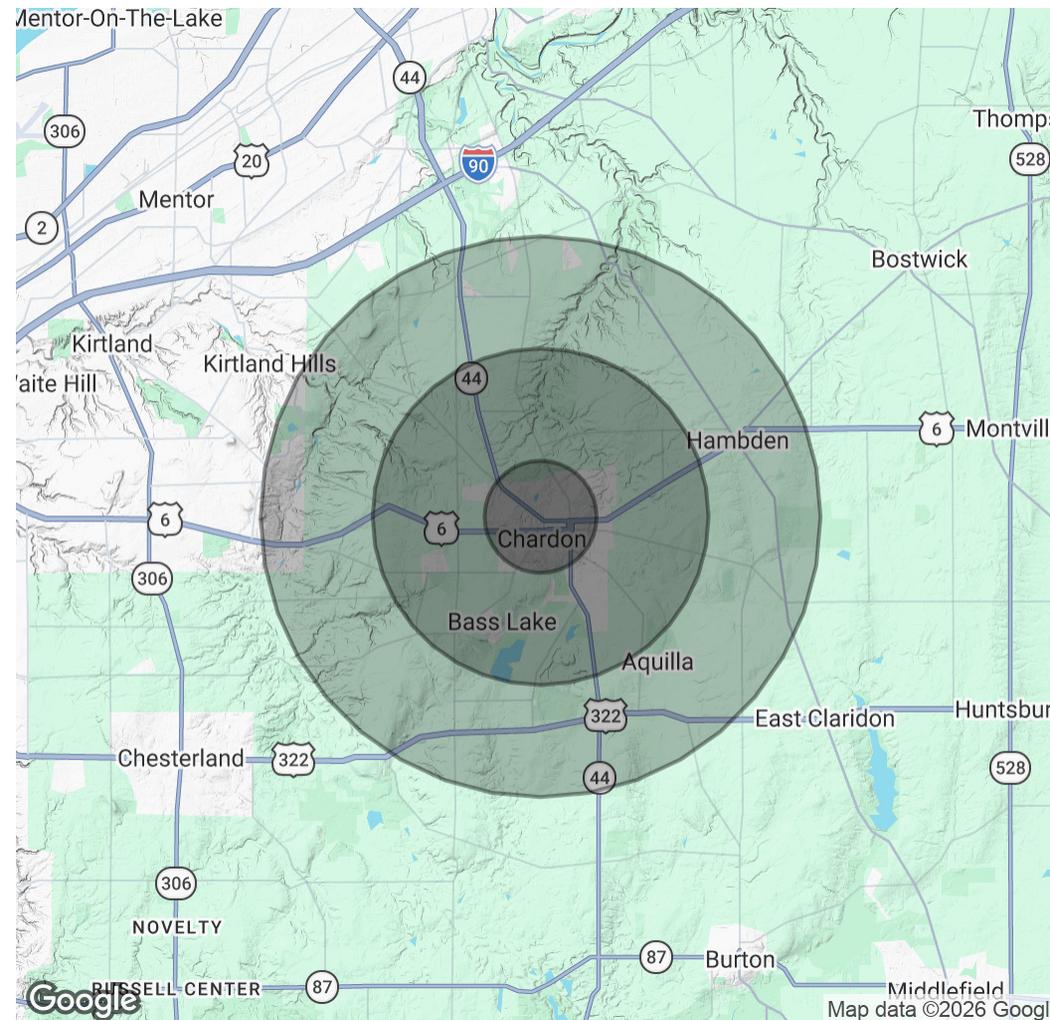
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,175	10,807	23,069
Average Age	45.8	42.8	45.3
Average Age (Male)	44.5	39.7	43.6
Average Age (Female)	48.3	44.7	46.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,003	4,057	8,690
# of Persons per HH	2.2	2.7	2.7
Average HH Income	\$85,027	\$111,756	\$127,277
Average House Value	\$281,691	\$308,175	\$336,163

2023 American Community Survey (ACS)



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