

FREESTANDING RETAIL BUILDING WITH DRIVE-THRU



FOR LEASE
26700 ROYALTON ROAD
COLUMBIA STATION, OH 44028
LEASE RATE: \$3,000/MO + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 2,061 SF
- Price per SF: \$17.48/SF
- First Floor Suite Consists of 4 Private Offices, 1 Kitchenette, and 1 ADA-Compliant Restroom
- Second Level consists of Attic Storage
- Tenant is Responsible for Snowplow and Landscaping at their Expense
- Parking Spaces: ±20 Spaces
- Zoning: Neighborhood Commercial. Permitted Uses include but are not limited to: Financial Institutions, Restaurants, Beauty Salon, Professional Offices, and Retail Establishments
- Traffic Count: ±7,330



LISTING AGENTS

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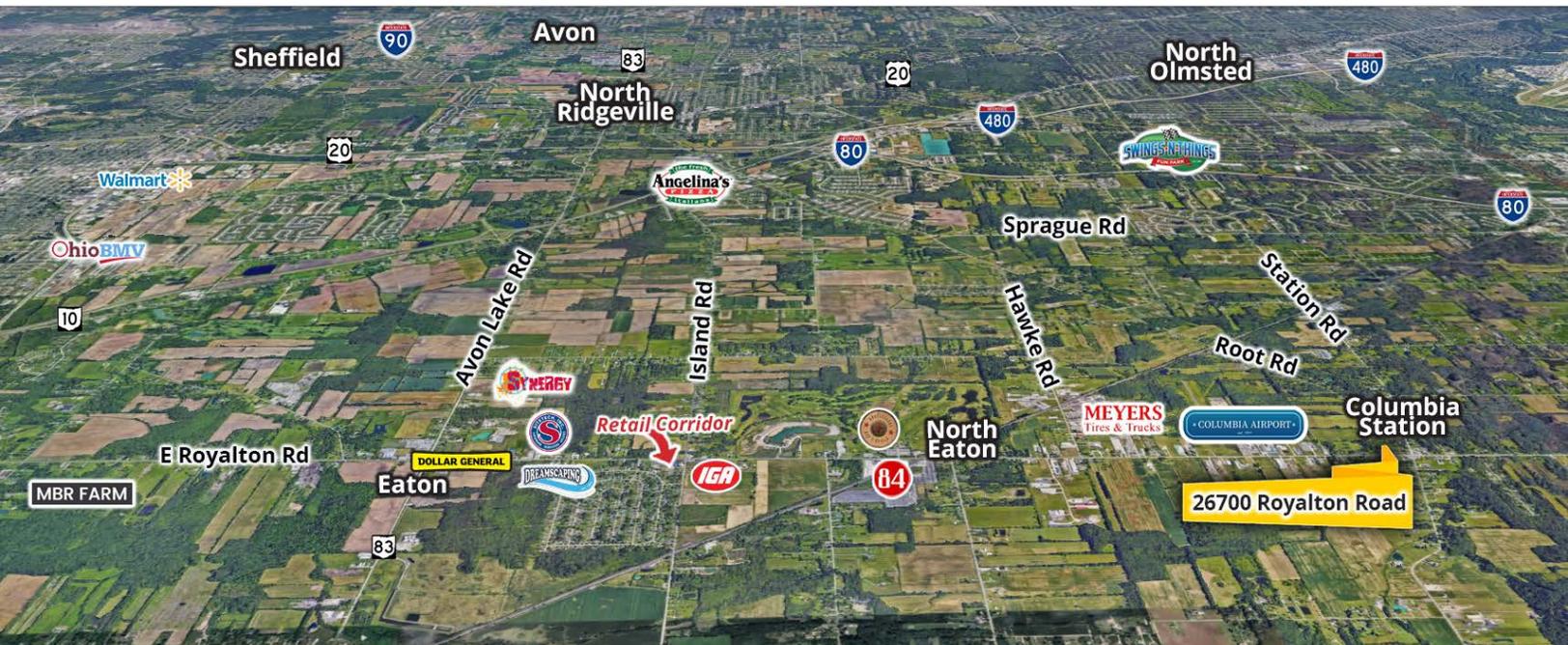
330.722.5002



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PROPERTY OVERVIEW

Previously occupied by Fifth Third Bank, this freestanding retail building offers 2,061 SF of highly visible space along Columbia Station's main corridor (SR-82). The property includes 2 curb-cut entrances, 3 drive-thru lanes, and ample on-site parking. Inside, the building features a spacious foyer with a service counter and drive-thru window, 4 private offices, a kitchenette, and 1 ADA-compliant restroom. A staircase leads to the second floor, which provides approximately 2,000 SF of attic storage space.

LOCATION OVERVIEW

The property is located along Route 82 which is the most direct point of access through Columbia Station. It is located approximately 12 minutes (5.9 miles) from downtown Strongsville and approximately 36 minutes (25.2 miles) from downtown Cleveland. The sites experiences high visibility with a daily traffic count of 7,330 vehicles per day.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

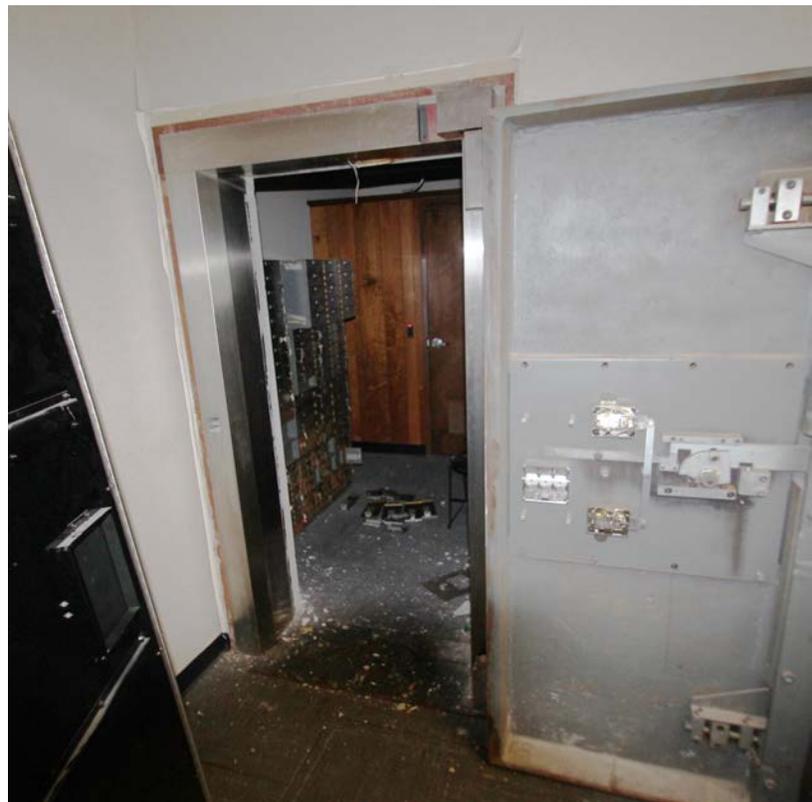
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