

Rare Offering | For Sale or Lease - Rocky River, OH

**CBRE**

# ± 4,700 SF Freestanding Building For Sale or Lease

1369 Deopt Street  
Rocky River, OH 44116

3,550 SF Office & 1,250 SF Warehouse, Ideal opportunity for Owner/Occupier



Rare ±4,700 SF Freestanding Building

1369 Depot Street | Rocky River, OH 44116

For Sale or Lease

# Property Overview

- + Freestanding building ideal opportunity for owner/occupier
- + Prestigious Rocky River location adjacent to Old River shopping area
- + Walkable to restaurants, shopping, and close proximity to Metroparks Rocky River Reservation



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# Building Features

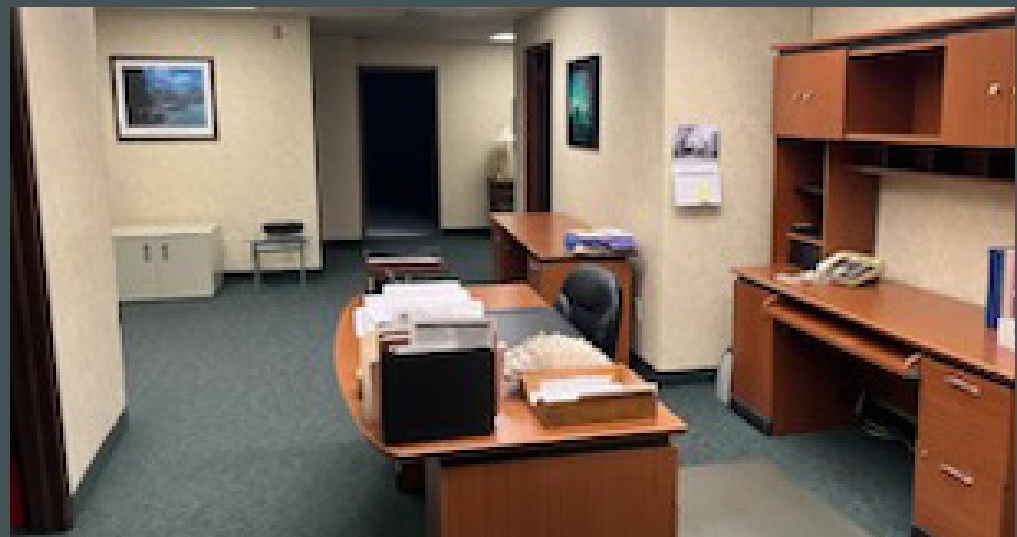
- + ± 4,700 SF on .27 Acres  
3,550 SF (Office) 1,250 SF (Warehouse)
- + Two (2) Overhead Doors
- + Office HVAC RTU (2022)  
Five (5) Ton (Carrier), Three (3) Ton (Carrier)
- + Dedicated onsite exclusive parking (8 Car)
- + Kitchen break area & restrooms
- + Rocky River GB Zoning

### **Pricing:**

+ **Asking Price: \$975,000**

+ **Lease Rate: \$16.00 psf NNN**  
**(Minimum 5 year Term)**

### Office Photos





Rare ±4,700 SF Freedstanding Building  
 1369 Depot Street | Rocky River, OH 44116

For Sale or Lease

# Trade Area Map



## ROCKY RIVER RETAIL TRADE AREA

**TRADE AREA INFO**  
 1369 Deopt Street, Rocky River, OH  
 (5 Miles)

- Population: 208,385
- Total Households - 96,336
- Average HH Income: \$88,832
- Total Businesses: 6,676
- Total Employees: 89,725

**MAJOR OFFICE BLDGS**  
 699,000 Total SF (3 Miles)

1. Force Sports - 114,520 SF
2. Westgate Plaza - 89,000 SF
3. Westgate Tower - 84,000 SF
4. Park West Building - 64,345 SF
5. Plaza West - 60,000 SF
6. Suburban West - 50,400 SF

**HOTELS**  
 None

**MAJOR EMPLOYERS**

Off Map

1. Fairview Hospital - ±2,000
2. Fairview Park Appliance Repair - 600
3. Rocky River Rec. Dept. - 300
4. Normandy Healthcare - 200
5. Westwood Country Club - 185

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# Parcel Map



### Demographic Overview

5 Mile Radius



\$88,832

Avg. Household Income



89,725

Employees



208,385

Population



99,336

Household



\$249,329

Avg. Household Value



41.5

Median Age

## Contact Us

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