

# Center Valley Business Park

8200 Sweet Valley

8200 Sweet Valley  
Valley View, OH 44125



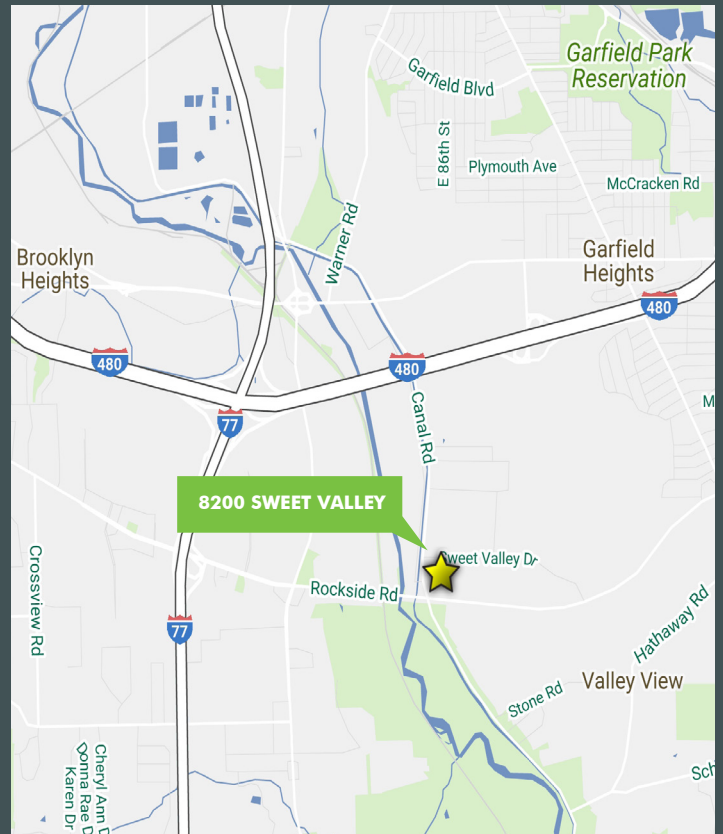
## Space Overview

- + 21,972 SF Total
  - 13,000 SF: Office
  - 8,972 SF: Climate controlled warehouse/ production/ assembly space
- + Dock and Drive ins (Additional docks and drive in can be added)
- + Great visibility from Sweet Valley Drive
- + Easy access to major highways I-77/I-480
- + Light industrial flex space

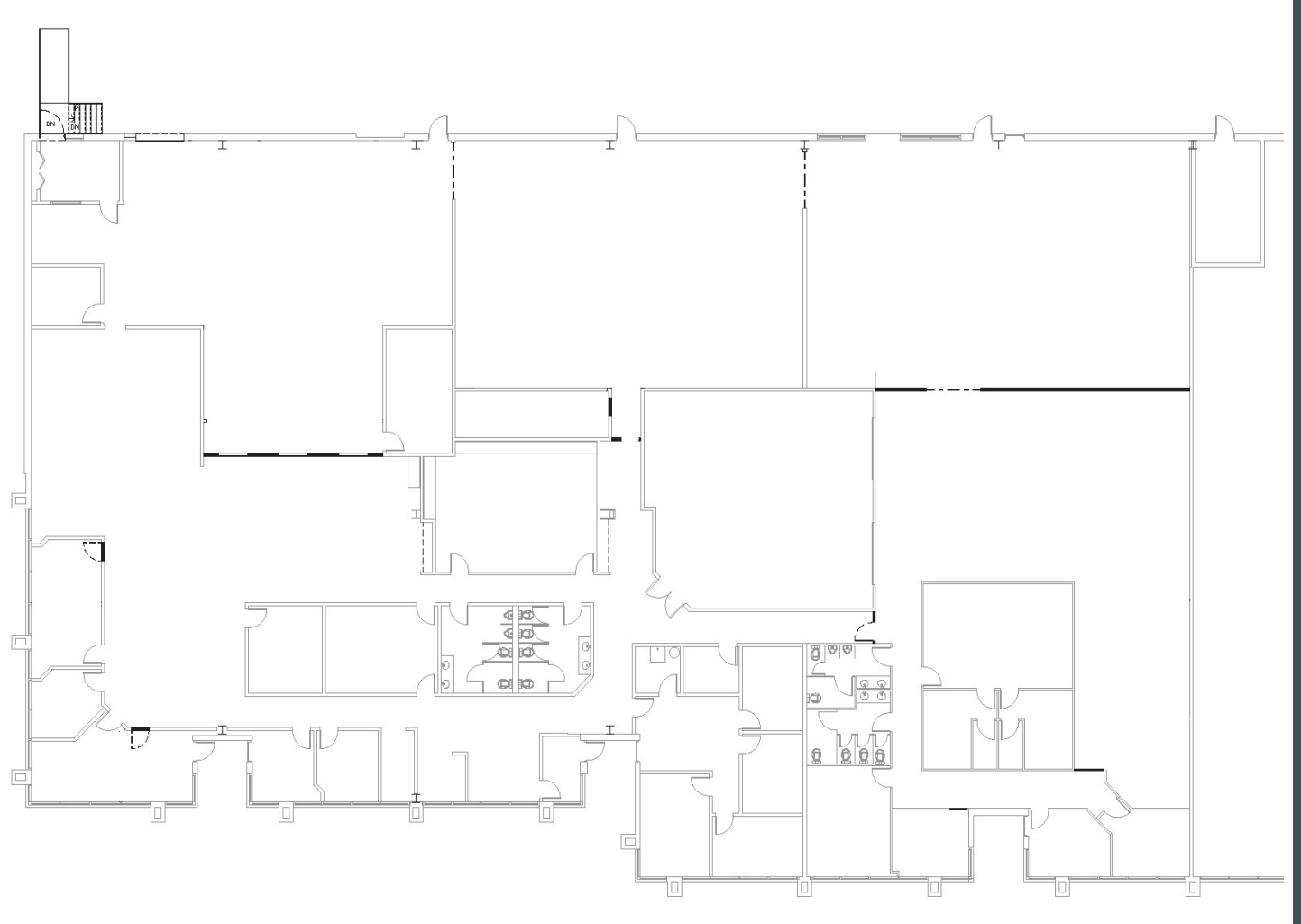
# Property Highlights

- + Ideal for office, showroom, and warehouse users
- + Available for immediate occupancy
- + Professionally managed
- + Multi-tenant complex offering future expansion
- + Light Industrial/Office Zoning
- + Ceiling Height: 17' Clear
- + High image office and warehouse space in central Cuyahoga County (I-77 / I-480). Conveniently located on Southeast Corner of Sweet Valley and Canal.
- + Lease Rate:
  - \$9.00 psf, NNN
- + \$ 2.98 psf CAM, RE Taxes, Insurance

# Site Plan



# Floor Plan



# Trade Map



Traffic Counts: Ohio Department of Transportation (ODOT) 2020

## ROCKSIDE CORRIDOR

INDEPENDENCE, OH

### TRADE AREA INFO

I-77 & Rockside Road (3 Miles)

- Population: 52,416
- Daytime Population: 61,046
- Total Households: 22,245
- Average HH Income: \$77,386
- Total Businesses: 3,027
- Total Employees: 45,171

### MAJOR OFFICE BLDGS

3.2 MSF

1. Crown Centre 1 - 315,000 SF
2. 6200 Oak Tree Blvd - 228,837 SF
3. Crown Centre 2 - 226,182 SF
4. Summit 2 - 205,592 SF
5. Summit 3 - 164,860 SF

### HOTELS

13 Hotels/2,042 Rooms

1. Comfort Inn - 89
2. Courtyard - 154
3. Crowne Plaza - 178
4. Double Tree - 192
5. Embassy Suites - 271
6. Hampton Inn - 115
7. Holiday Inn - 364
8. Home2 Suites - 105
9. Hyatt Place - 127
10. LaQuinta - 100
11. Red Roof Inn - 108
12. Residence Inn - 118
13. Springhill Suites - 121

### MAJOR EMPLOYERS

1. MetroHealth - 1,200
2. Wellman Weinberg & Reis - 1,000
3. Sirva - 600
4. Koinonia Homes - 500
5. ODOT - 438

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Last Updated: October 4, 2021



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