

AVAILABLE FOR SALE
8,604 SF Medical Office Building



34 W WASHINGTON ST
Chagrin Falls, Ohio



NEWMARK

Terry **COYNE**.com

HIGHLIGHTS



SALE PRICE: CALL FOR DETAILS



Building Size

1-story, 8,604 SF building



Year Built

1950



Walking Distance

Walk to the waterfalls, shopping & restaurants.



Acreage

.77 acre site



Parking

40 surface spaces



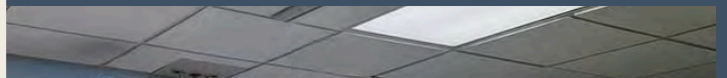
Desireable Location

In the heart of downtown Chagrin Falls



34 W WASHINGTON ST
Chagrin Falls, Ohio

FIRST FLOOR



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Chagrin Falls, Ohio

FIRST FLOOR



34 W WASHINGTON ST
Chagrin Falls, Ohio

WAITING ROOM



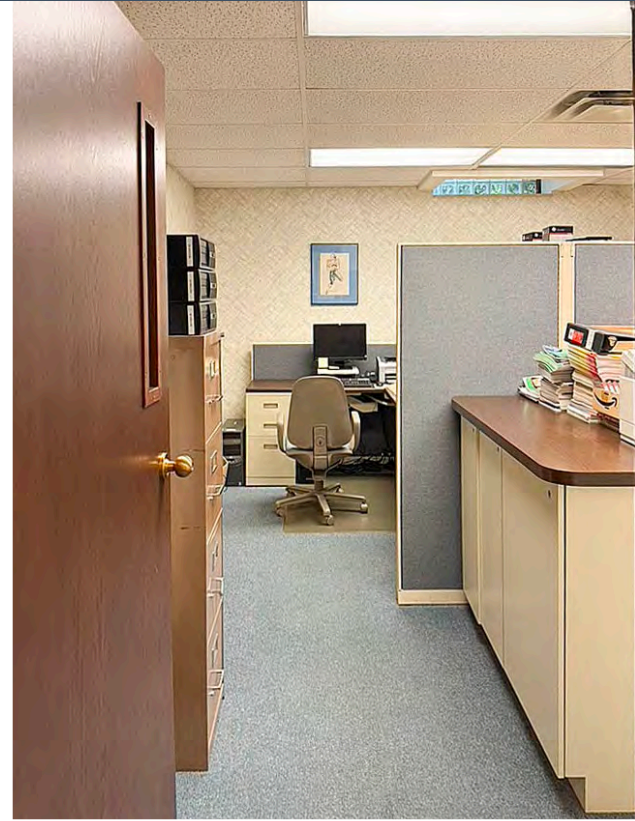
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WAITING ROOM



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Chagrin Falls, Ohio

LOWER LEVEL



34 W WASHINGTON ST
Chagrin Falls, Ohio

BEAUTIFUL LOCATION



















CLOSE TO HISTORIC MAIN STREET SHOPPING



WALKING DISTANCE TO THE CHAGRIN FALLS WATERFALLS



34 W WASHINGTON ST
Chagrin Falls, Ohio

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 835,846 Population	 23.3% High School Diploma	 \$67,099 Median Household Income	 66.2% White Collar	 16.7% Services
 42.9 Median Age	 27.2% Some College	 \$47,113 Per Capita Income	 17.1% Blue Collar	 5.0% Unemployment Rate
 364,062 Households	 39.7% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$56,275 Media Disposable Income		 16.6% Spend 7+ hours commuting to and from work per week	 34,543 Total Businesses	 612,805 Total Employees



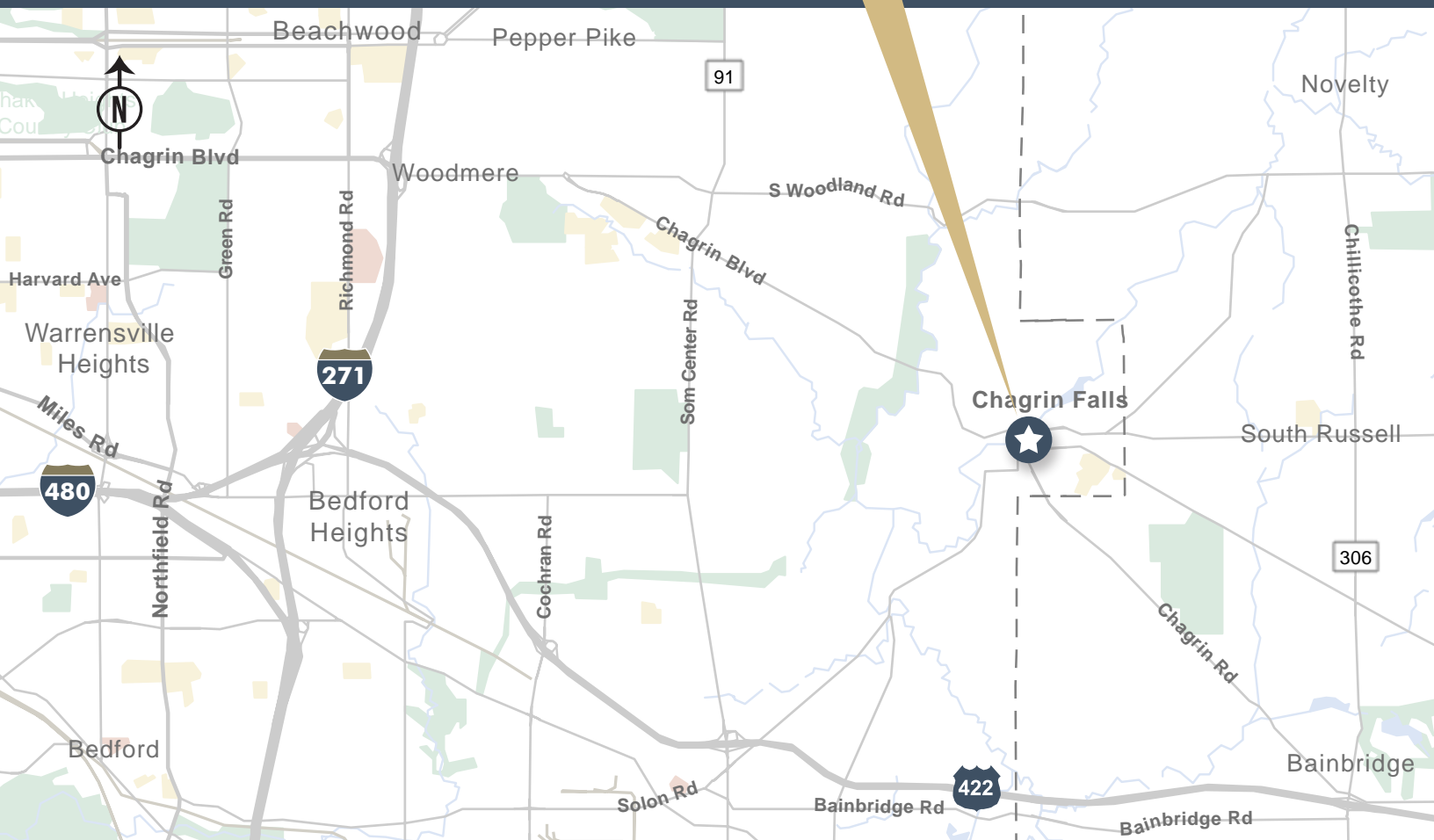
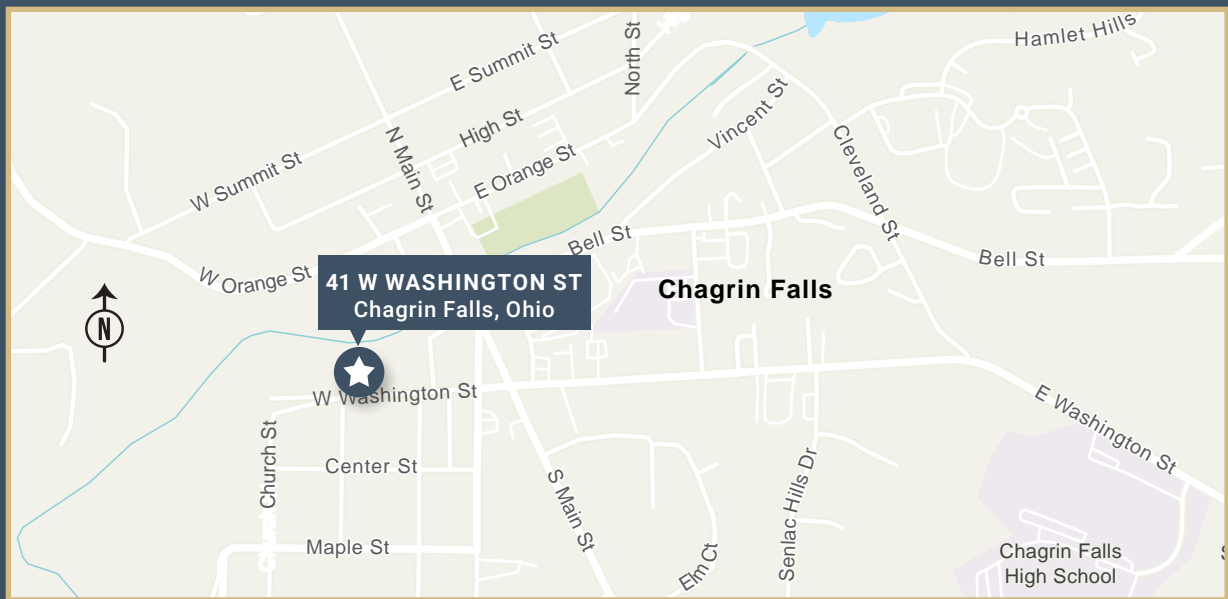
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INDUSTRY AERIAL



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LOCATION MAP



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