



Concord Professional Center At Gristmill

For Lease | 7511-7551 Fredle Drive, Concord Township, Ohio 44077

Concord Professional Center

- Medical office suites available from ±2,000 SF to ±5,175 SF
- One suite available in each of the three buildings - ideal for single-practice users or growing providers
- Located directly across from TriPoint Medical Center in a busy medical corridor
- Surrounded by healthcare employers and affluent neighborhoods (avg. HH income \$145K+ within 2 miles)
- Ample parking with ±150 surface spaces (4.52/1,000 RSF ratio)
- Convenient access to I-90 and OH-44 - quick drive to Mentor and Cleveland
- Professional ownership and management
- Ready for occupancy - flexible layouts available



Availability

Suite	Size	Divisible to
7551	5,175 SF	2,500 SF
7515	4,500 SF	2,000 SF

Lease Rate: \$17.50/SF NNN

Site Plan



Suite	Tenant	SF
A	Available Demisable	5,175 SF
B	Revive Orthopedic & Spinal Therapy	2,690 SF
C	Mentor Plastic Surgery & Medspa	2,250 SF
D	Vanek, MD	5,600 SF
E	Curran, DDS	650 SF
F	Four Corners Healthcare	1,660 SF
G	Mahaffery, O.D.	1,200 SF
H	Azem, M.D.	2,631 SF
I	Cleveland Clinic	3,900 SF
J	Cleveland Clinic Imaging	3,252 SF
K	Available Demisable	4,500 SF



WAFFLE HOUSE

KeyBank

44

44

Auburn Rd

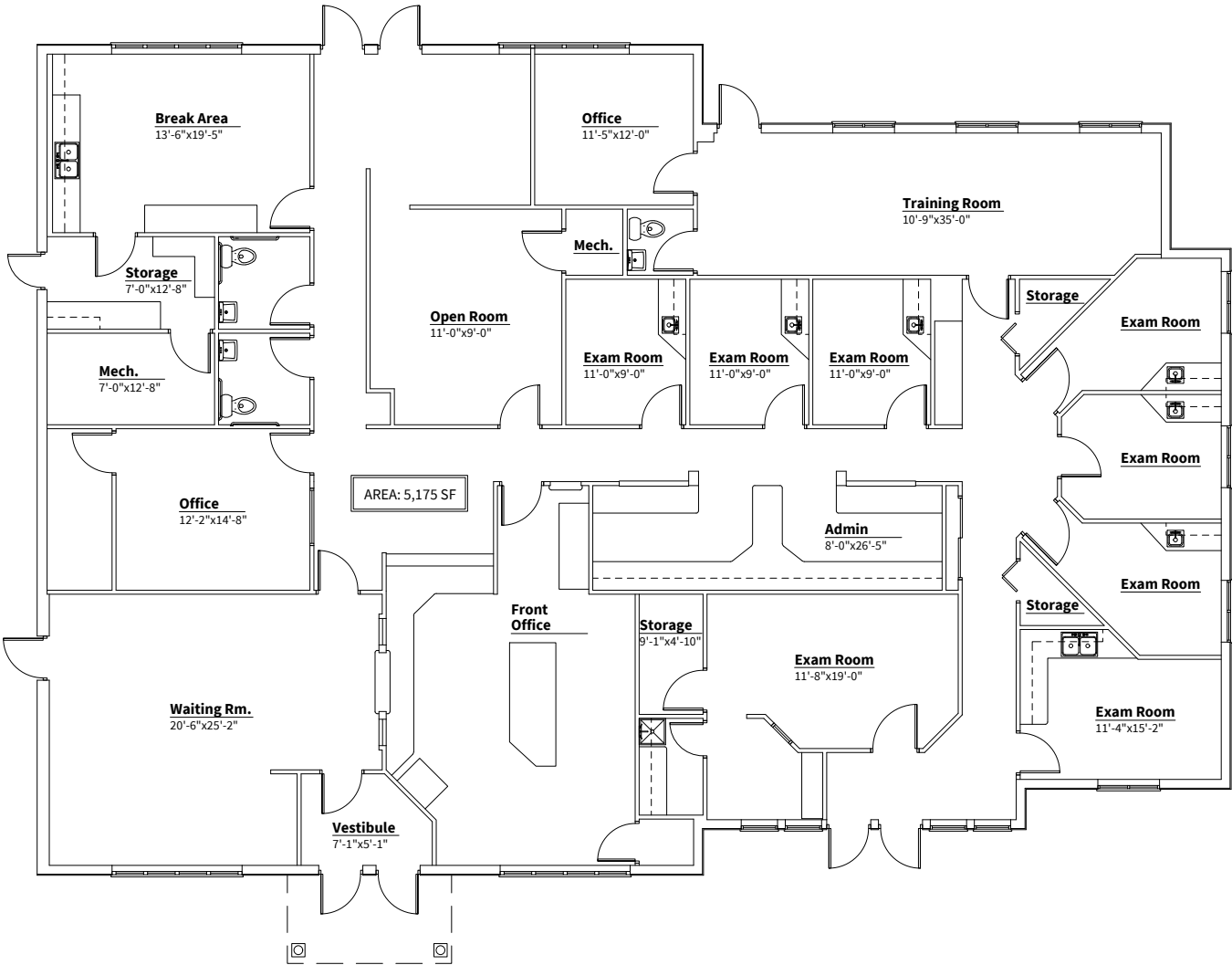
Crile Rd

Building 3

Building 2

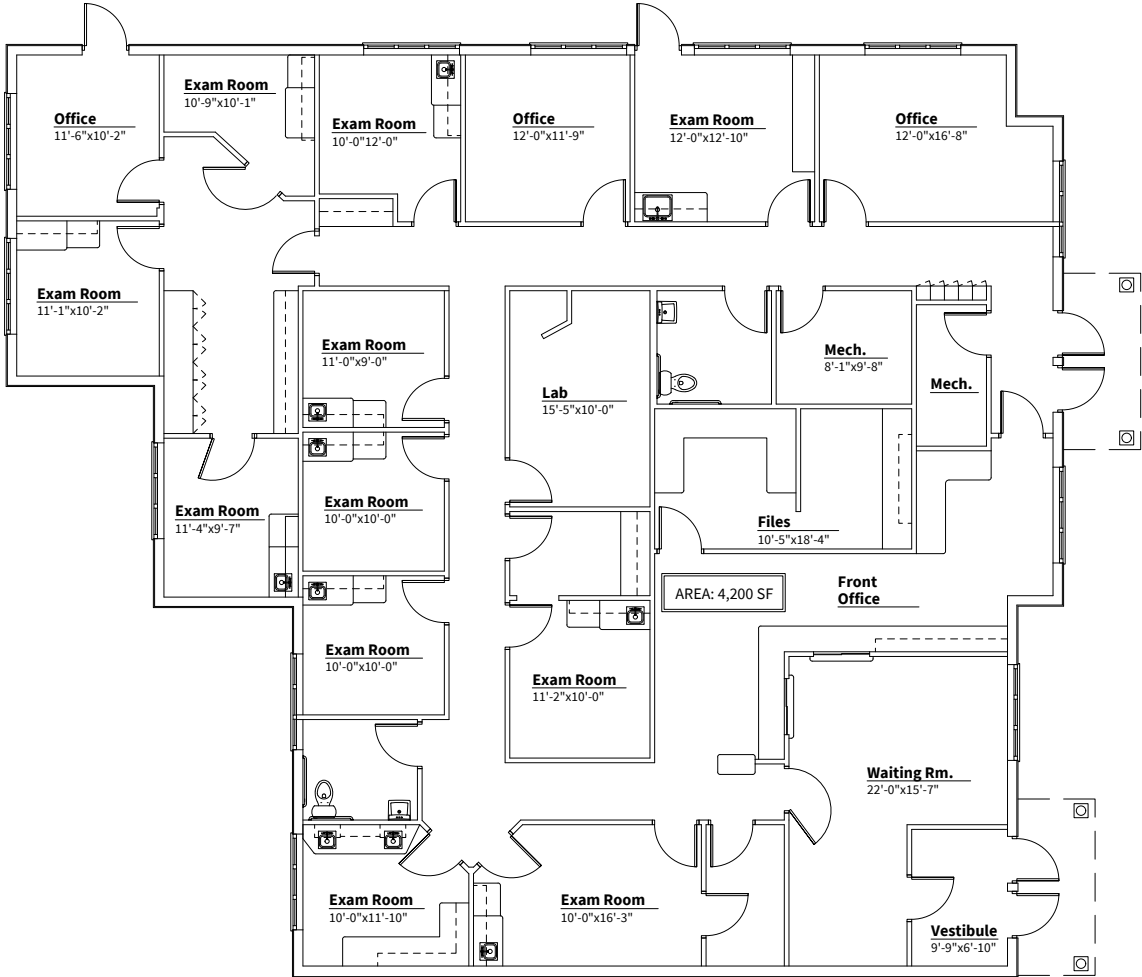
Building 1

Floor Plans



Suite 7551 - 5,175 SF | Divisible to 2,500 SF

Floor Plans



Suite 7515 - 4,500 SF | Divisible to 2,000 SF





68,841

Population
(2025 | 5 Mile)

43.1

Median Age
(2025 | 5 Mile)

27,992

Households
(2025 | 5 Mile)

\$125,376

Household Income
(2025 | 5 Mile)

2,667

Total Businesses
(2025 | 5 Mile)

30,561

Total Employees
(2025 | 5 Mile)



**CONCORD PROFESSIONAL CENTER
7511-7551 FREDLE DRIVE
CONCORD TOWNSHIP, OHIO 44077**

ERIC M. SCHREIBMAN, J.D.
Vice President
eschreibman@crescorealestate.com
+1 216 525 1471

MAUREEN ANTER-RESSLER
Vice President
mressler@crescorealestate.com
+1 216 525 1494



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.