

3 & 4 HEMISPHERE WAY @ TINKERS CREEK COMMERCE PARK

3 Hemisphere Way, Bedford, OH 44146



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE CLEVELAND

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Bedford area: a meticulously maintained 18,961 SF office building. Built in 2008, the property features two distinct units designed for versatility and functionality. Property benefits from a substantial on-site solar array which produces the vast majority of energy consumed on the property (total 2023 utility expense for the building was \$3,527.64).

With a strategic location in Bedford, approximately a 12 minute drive from the I-271 Chagrin Boulevard exit, this well-appointed building with ample parking offers an attractive investment potential in a thriving commercial hub. The modern construction and thoughtful layout make it an ideal canvas for businesses seeking quality office space in an established and dynamic area. Discover the possibilities that await within this impressive property, designed to meet the needs of today's discerning investors in search of a sound real estate opportunity.

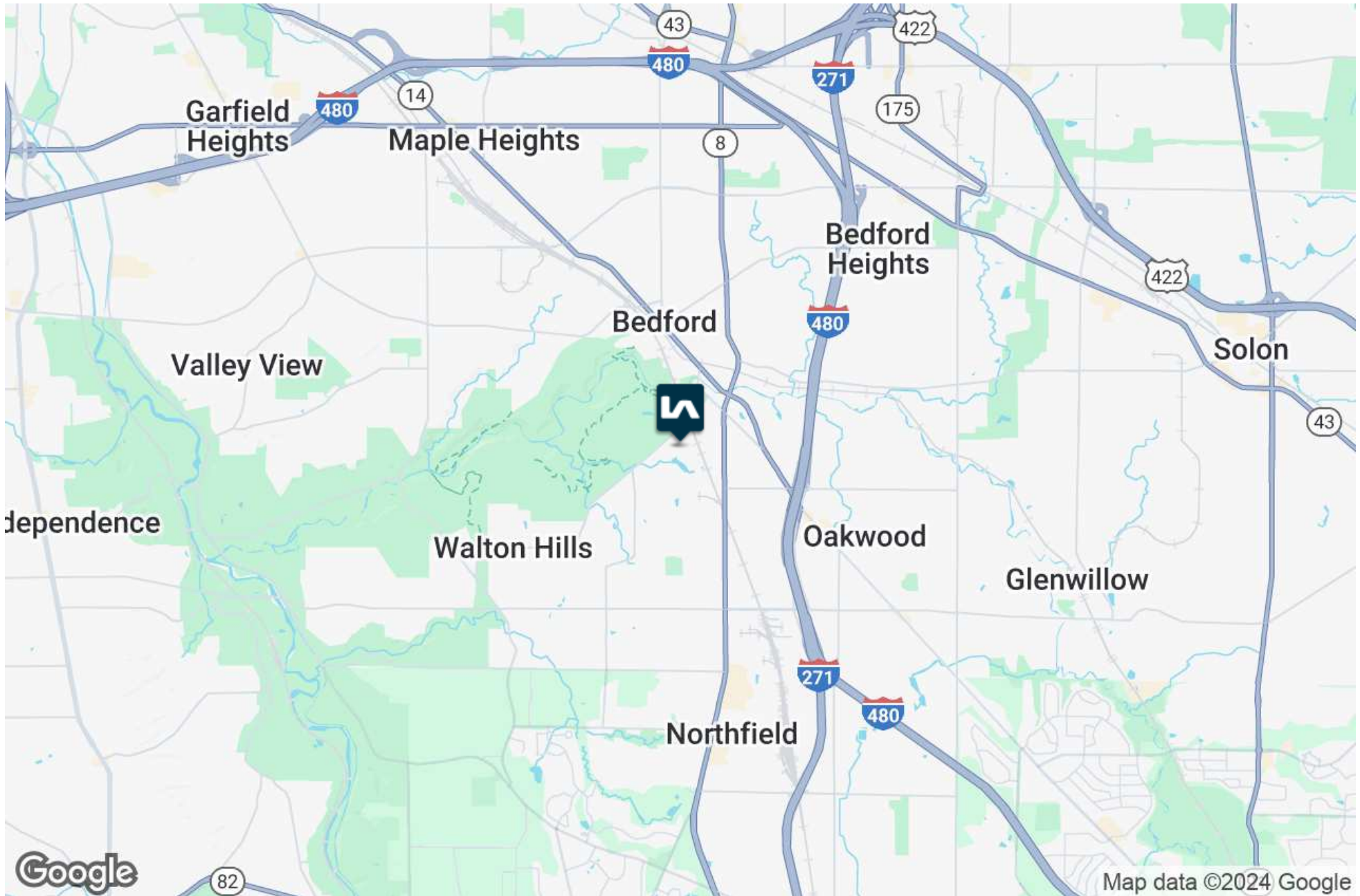
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OFFERING SUMMARY

Sale Price:	\$2,500,000
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,920 + 5,949 = 9,869 SF
Lot Size:	3.008 Acres
Building Size:	18,961 SF

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LOCATION MAP

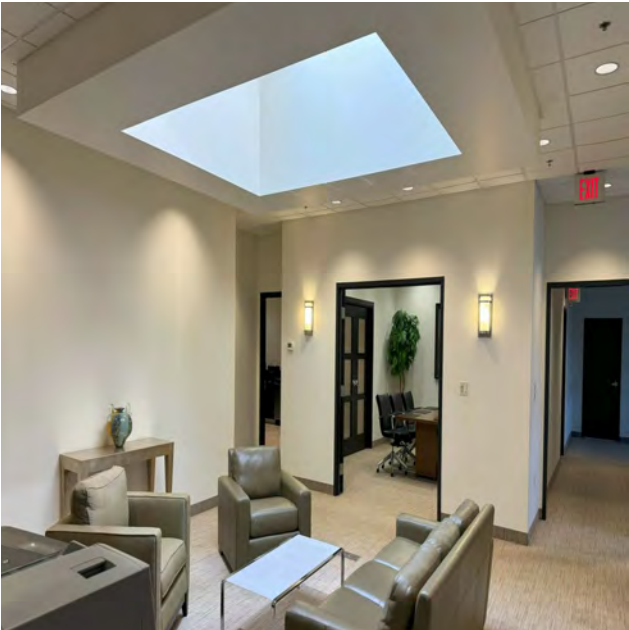


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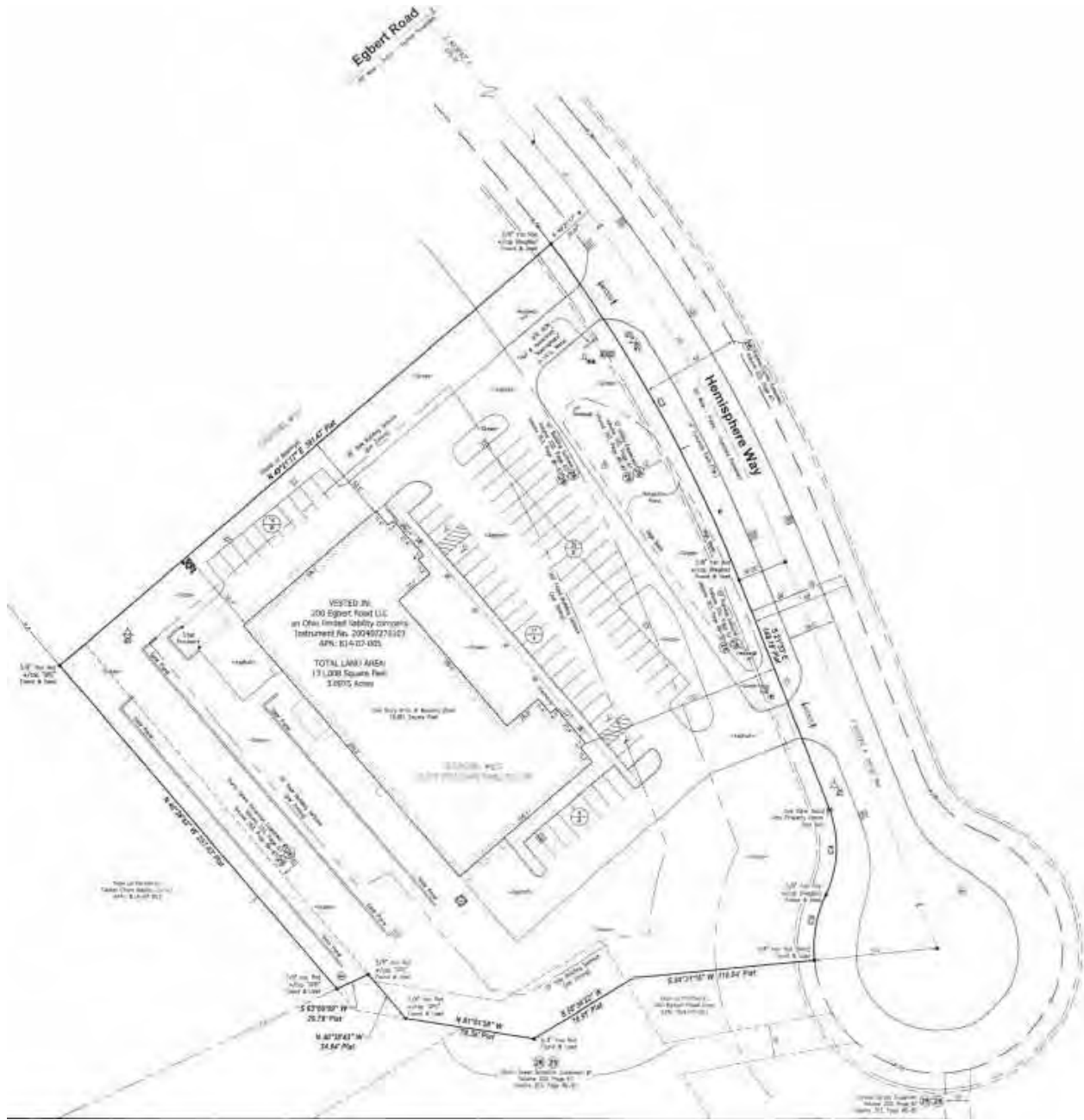
3 HEMISPHERE WAY - ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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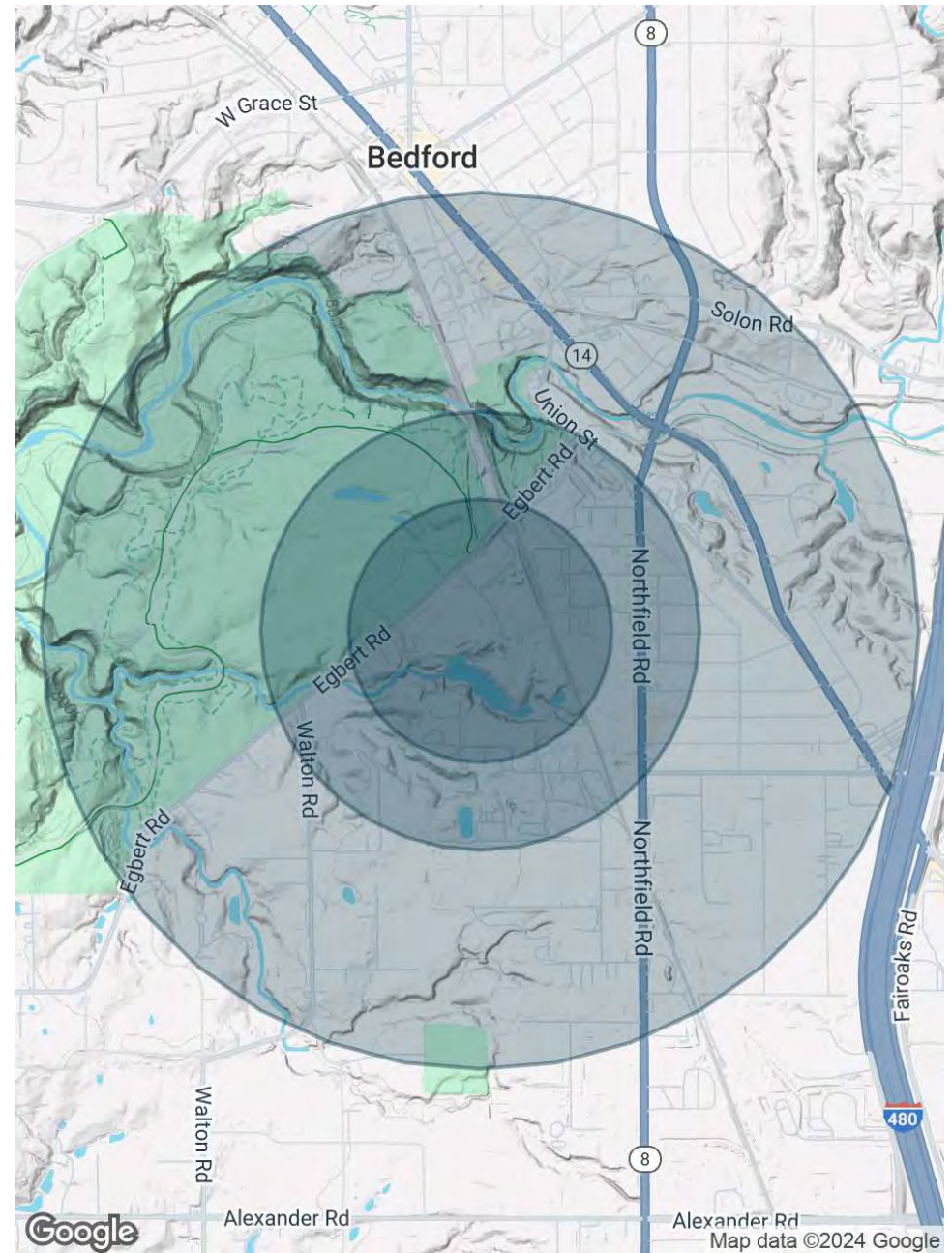
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	37	664	3,049
Average Age	47	46	46
Average Age (Male)	46	44	44
Average Age (Female)	49	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	347	1,515
# of Persons per HH	1.9	1.9	2
Average HH Income	\$95,165	\$77,560	\$82,159
Average House Value	\$198,285	\$155,647	\$152,571

Demographics data derived from AlphaMap



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