

3,664 SF Freestanding Former T-Mobile

6465 SOM CENTER ROAD | SOLON | OHIO | 44139

FOR LEASE



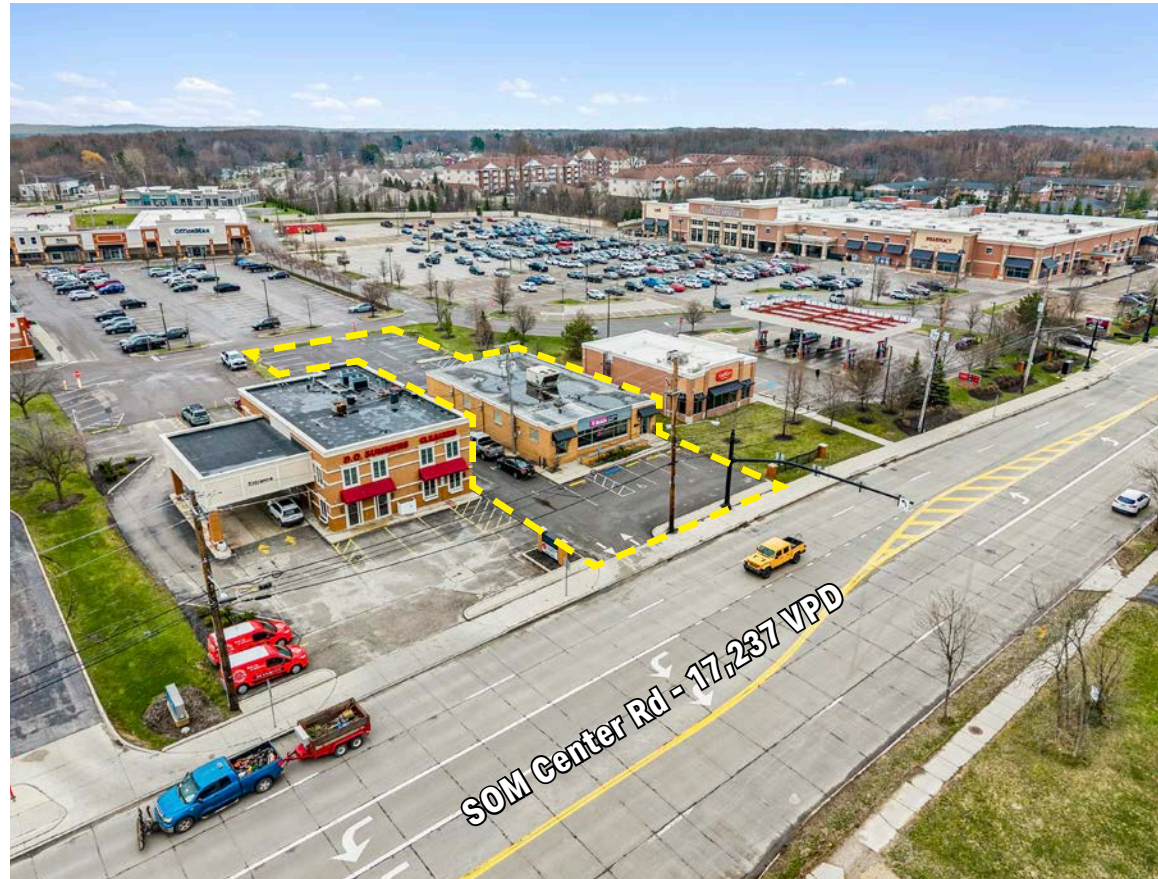
EXCLUSIVE CONTACTS

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THE OPPORTUNITY

- Prime 3,664 SF Freestanding Former T-Mobile on 0.423 Acres
- Site is shadow anchored by Solon Village Shopping Center
- Join nearby retailers and restaurants: Giant Eagle Market District, Pet Supplies Plus, OfficeMax, Starbucks, First National Bank, Fifth Third Bank, GetGo Gas Station and many more!
- High traffic counts of 17,237 VPD on SOM Center Rd (Source: ODOT).
- Zoned: Commercial (C-3)
- Affluent Area with an average household income of \$199,315 within a 3-mile radius.



QUICK STATS 5 MILE RADIUS



DAYTIME
POPULATION
106,411



POPULATION
94,293



HOUSEHOLDS
39,026



POPULATION
25 & OVER
67,867



AVG. HOUSEHOLD
INCOME
\$157,294





SOLON SQUARE

- Advance Auto Parts
- THE HONEY BAKED Honey
- X GOLF
- THOMPSON SUSHI BAR
- PAPA JOHN'S

422
68,872
VPD

UPTOWN SOLON

- dogtopia
- AOE
- sweet kiddies
- orange theory FITNESS
- TRACTOR SUPPLY CO
- Moe's
- public house

Panera BREAD

- RollHouse
- BURGER FRESH

BMW

- JAGUAR
- Chick-fil-Steak
- University Hospitals Urgent Care

HOBBY LOBBY

- ALDI
- Marcs

VITALIA
SENIOR RESIDENCES
AT STRONGSVILLE

B2B

AMPOLE

Hand & Stone
Gianino's

CVS
pharmacy

CHASE

Arby's

verizon

FIFTH THIRD BANK

28,854 VPD

Wendy's

First National Bank

SOM Center Rd

Aurora Rd - 15,983 VPD

getGo

±70'

±306'

SITE

SOLON VILLAGE

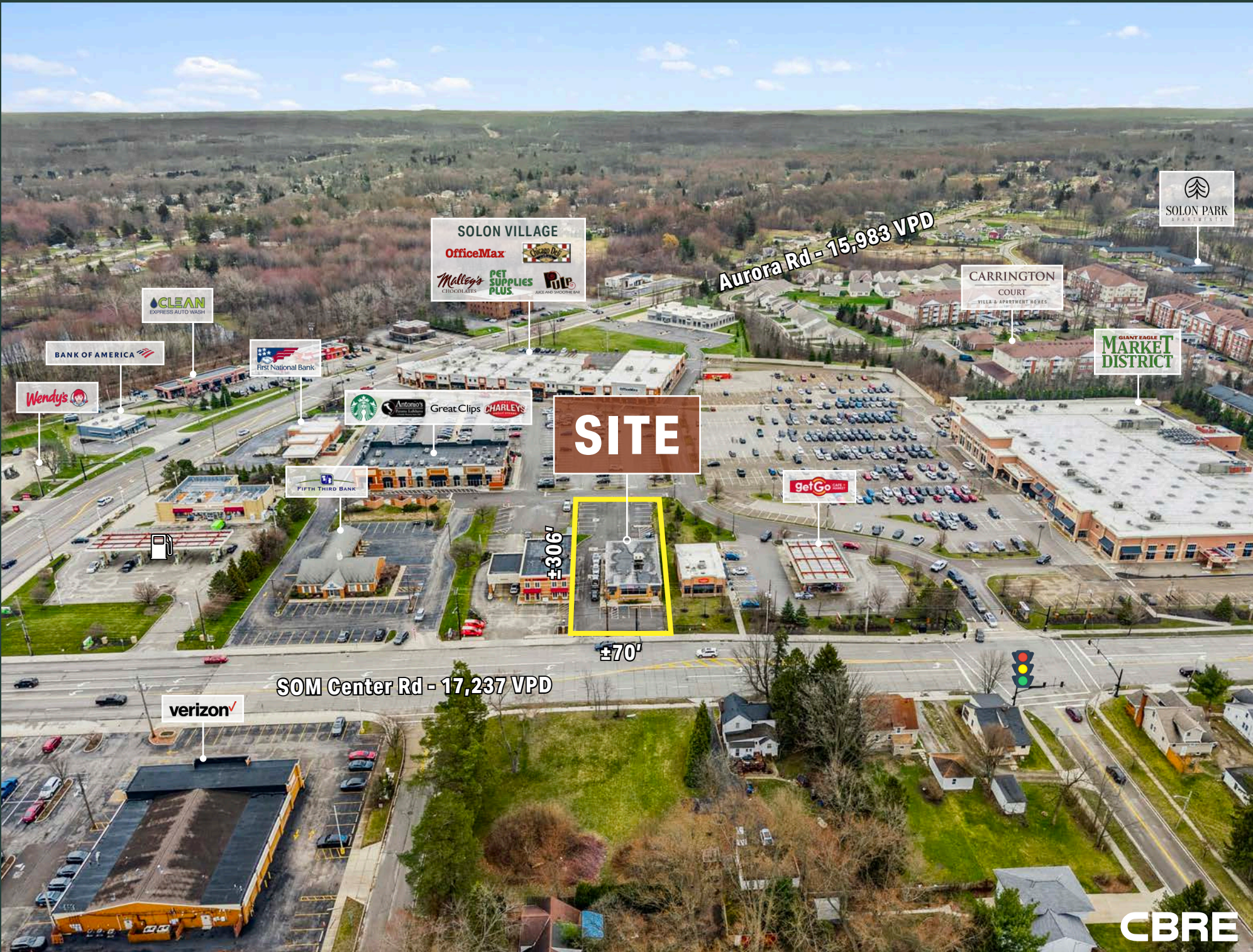
- OfficeMax
- Malley's CHOCOLATES
- PET SUPPLIES PLUS
- ROB'S

17,237 VPD

GIANT EAGLE
MARKET
DISTRICT

Starbucks **Antonio's** **Great Clips** **CHARLEY'S**

CBRE



SOLON VILLAGE
OfficeMax
Malley's CHOCOLATES
PET SUPPLIES PLUS
PUB
CHICAGO DEER
AIRC AND SMOOPIE SKA

Aurora Rd - 15,983 VPD

CARRINGTON COURT
VILLA & APARTMENT HOMES

GIANT EAGLE MARKET DISTRICT

SOLON PARK APARTMENTS

SITE

±306'

±70'

SOM Center Rd - 17,237 VPD

verizon

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RETAIL TRADE MAP



SOLON RETAIL TRADE AREA

TRADE AREA INFO
Bainbridge Road & OH-91
(3 Miles)

- Population:
- Daytime Population:
- Total Households:
- Median HH Income:
- Total Businesses:
- Total Employees:

MAJOR OFFICE BUILDINGS
537,349 Total SF

1. Nestle - 141,208 SF
2. Swagelok Global HO - 130,000 SF
3. Industrial Commercial Prop. - 102,500 SF
4. Fountain Parkway III - 100,000 SF
5. Arbor Court II - 63,641 SF

HOTELS
5 Hotels/426 Rooms

1. Springhill Suites - 120
2. Hampton Inn - 103
3. TownePlace Suites - 97
4. Homewood Suites - 96
5. Solon Motel - 20

MAJOR EMPLOYERS

1. Swagelok - 3,800
2. TTI Floor Care - 2,900
3. Nestle - 2,500
4. Kennametal - 400
5. Venture Lighting - 300

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Updated: January 26 2024

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--|---------------|----------------|----------------|
| 2025 Population - Current Year Estimate | 5,176 | 30,015 | 94,293 |
| 2025 Daytime Population | 8,766 | 40,073 | 106,411 |
| 2025 Households - Current Year Estimate | 2,059 | 11,059 | 39,026 |
| 2025 Average Household Income | \$130,500 | \$199,315 | \$157,294 |
| 2030 Average Household Income Projection | \$155,491 | \$228,479 | \$180,179 |
| 2025 Median Household Income | \$89,815 | \$138,388 | \$101,358 |
| 2025 Per Capita Income | \$51,497 | \$73,572 | \$64,778 |
| 2025 Population 25 and Over | 3,620 | 21,025 | 67,867 |

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