

PRIME FLEX PROPERTY IDEAL FOR OWNER/USERS

For Sale | 23366 Commerce Park Road, Beachwood, Ohio 44122





Executive Summary

This rare chance to acquire a flex/office property is located in the sought-after Chagrin Corridor, a premier area known for its vibrant business environment. The building is well-maintained and offers a flexible layout, currently comprising 12,295 square feet of warehouse/flex space and a 2-story office component of 12,675 square feet at the front.

Currently, the property is 60% occupied with mostly short-term leases, providing significant flexibility for potential owner-users or developers looking to reposition the building. Additionally, potential incentives from the city could further enhance the property's appeal.

This asset stands out not only for its adaptable configuration and well-preserved condition but also for its prime location in a dynamic and growing area, presenting a compelling opportunity for investment or redevelopment.

building sf
24,970 SF

warehouse/flex space
12,295 SF

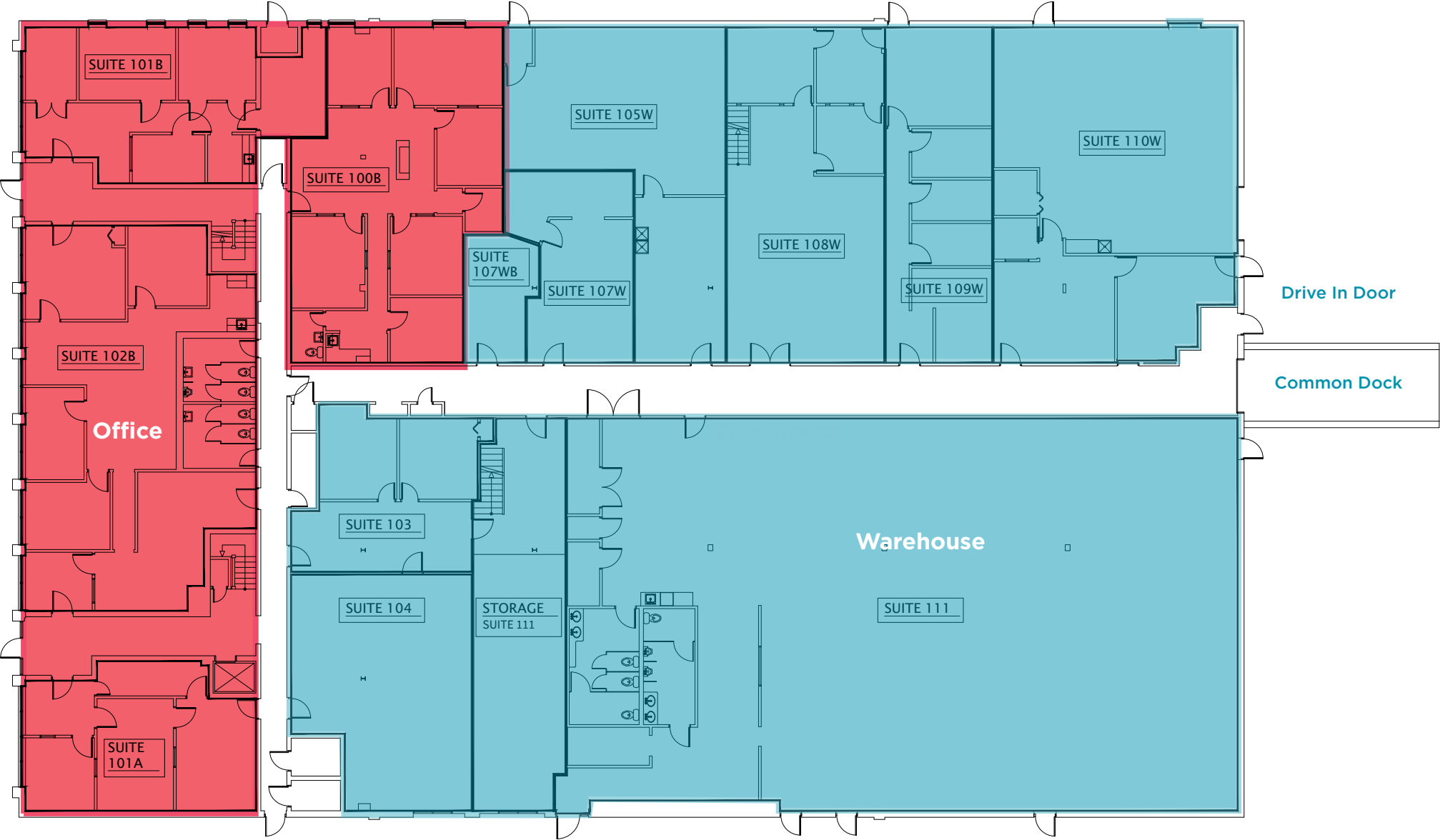
office space
12,675 SF

year built
1971

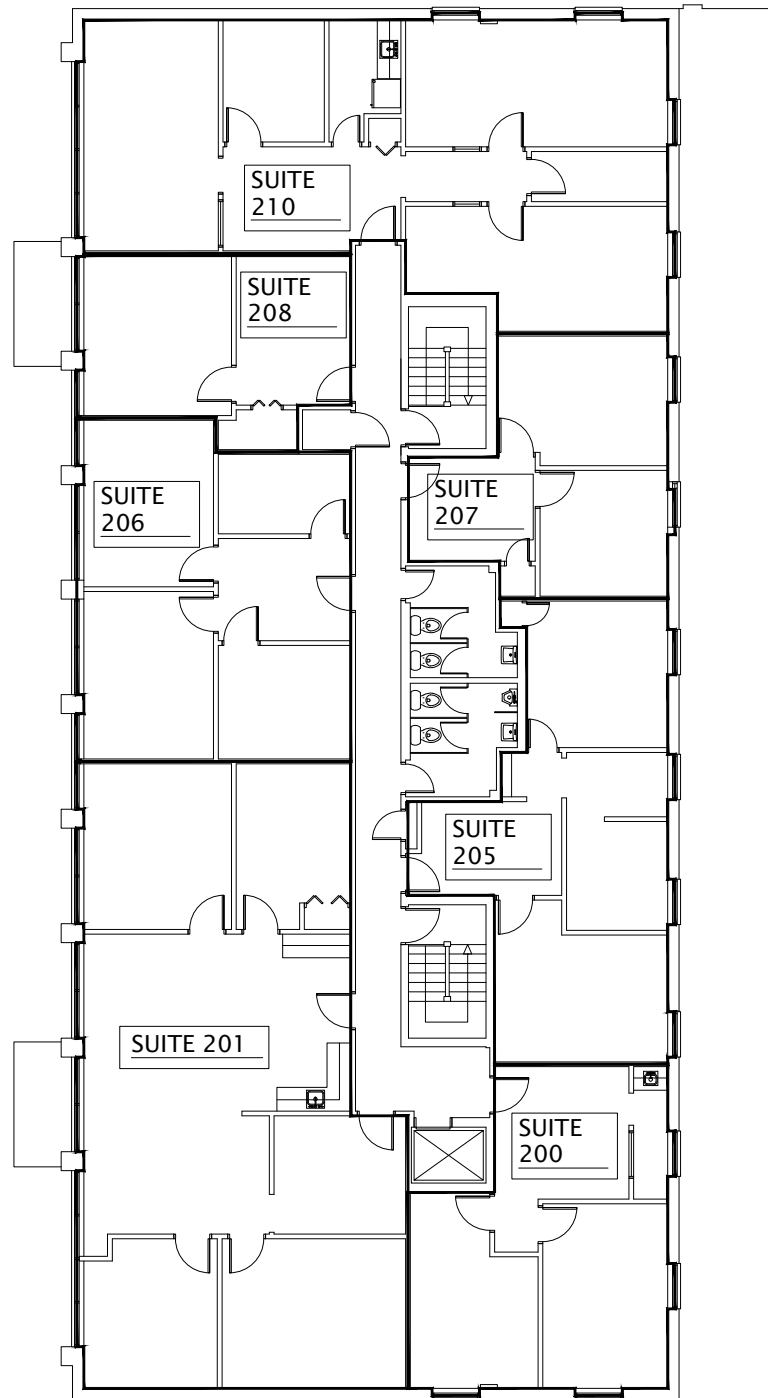
occupancy
60%

purchase price
\$1,750,000

FIRST FLOOR



SECOND FLOOR OFFICE



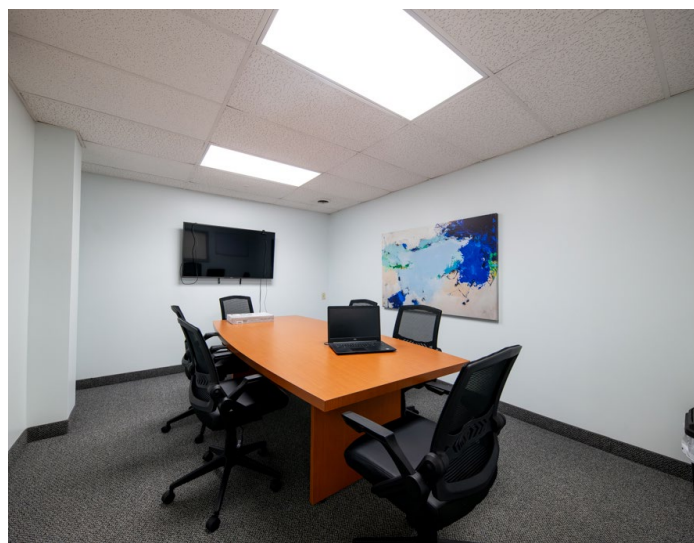
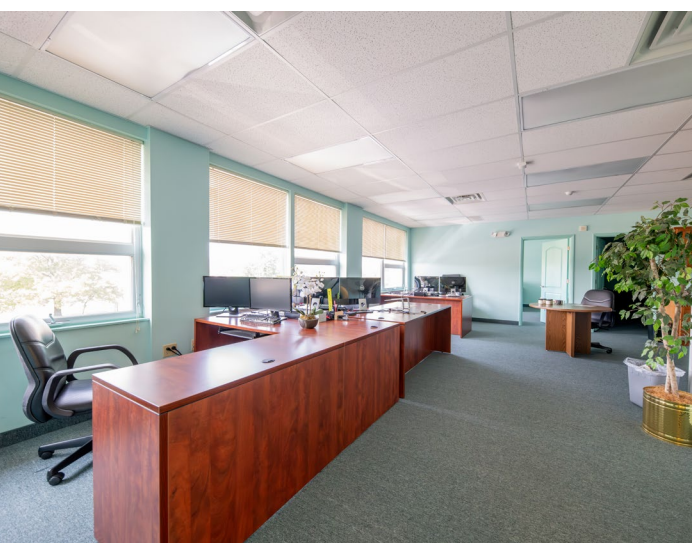


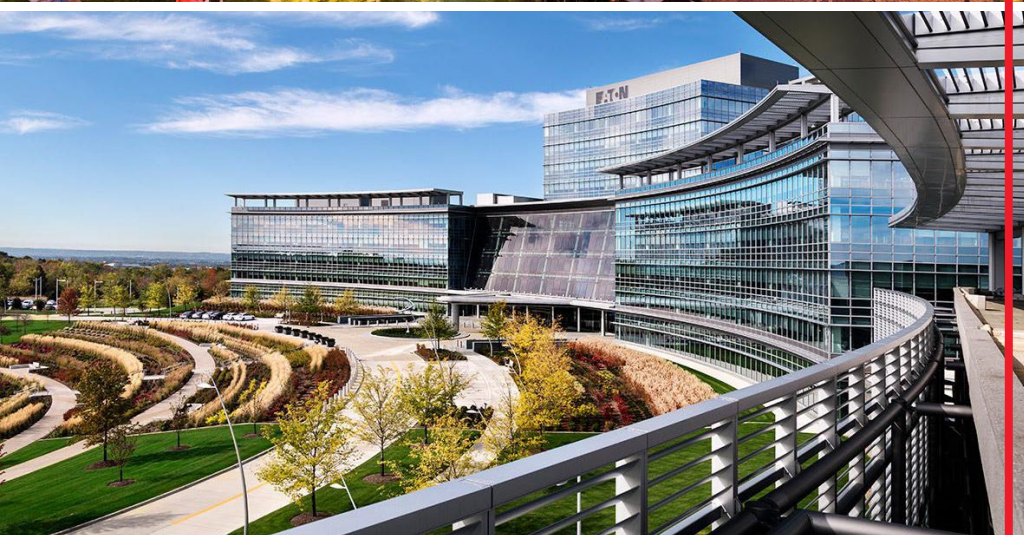
FEATURES

- Rare opportunity to own flex/office product in the Chagrin Corridor
- 60% occupancy with mostly short-term leases in place provides ultimate flexibility for an owner-user or reposition of the property as a developer
- Building currently configured with 12,295 SF of warehouse/flex space with a 2-story office component at the front totaling 12,675 square feet
- Well maintained property
- Potential incentives available from the city

QUICK SPECS

Address	23366 Commerce Park Road Beachwood, Ohio
Parcel	74222017
Year Built	1971
Building Size	24,970 SF
Site Size	1.386 AC
Floors	Two (2)
Average Floorplate	12,485 SF
Parking	84 Spaces





BEACHWOOD

Beachwood, Ohio, offers a blend of suburban tranquility and vibrant commercial activity. Known for its upscale shopping centers like Beachwood Place and Legacy Village, it attracts both residents and visitors seeking retail therapy and dining experiences. The city's proximity to major highways facilitates easy access to Cleveland's cultural attractions and business districts, making it a prime location for professionals and families alike. Investing in a medical office building in Beachwood is advantageous due to the area's affluent demographics and robust healthcare infrastructure. With a growing population and a reputation for high-quality medical services, a medical office in Beachwood promises steady demand and a solid return on investment in the thriving Greater Cleveland area.

MAIN ATTRACTIONS

Beachwood Place: Premier shopping destination featuring upscale retailers and dining options, perfect for a day of retail therapy.

Legacy Village: Outdoor lifestyle center with shops, restaurants, and entertainment venues, offering a vibrant atmosphere for shopping and dining.

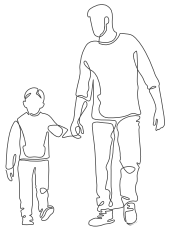
Chagrin River Park: Natural retreat with trails for hiking and biking, ideal for outdoor enthusiasts looking to explore nature.

Maltz Museum of Jewish Heritage: Offers exhibitions and educational programs focused on Jewish heritage and diversity, providing cultural enrichment for visitors.



DEMOS

(2024 | 3-MILE RADIUS)



79,799
population



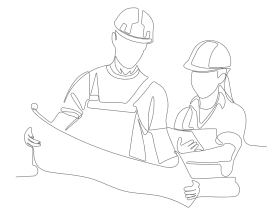
33,943
households



\$139,413
avg hh income



5,470
businesses



63,043
employees



The Pavilion

giant eagle | BIG LOTS | SALLY BEAUTY
petco | Michaels | City BARBELLE
Huntington

BUICK
INFINITI
GMC

ETON CHAGRIN BOULEVARD

TIFFANY & CO.
BARNES & NOBLE | Apple | TRADER JOE'S | MITCHELL'S FISH MARKET
Citizens Bank | THE NORTH FACE | M&B BBQ
ANTHROPOLOGIE
FAKE ADAM | STARBUCKS COFFEE | CUPOLE ITALIAN BREAD | TEXAS IN BRAZIL

Landerwood Plaza North

hemens | ups
SUBWAY | FLEET FEET

Village Square

Pet People | Cooky's Lemons
PNC | DXL | TJ-MAXX

Chagrin Blvd 19,478 VPD

MASTER BUILDERS SOLUTIONS

23366 Commerce Park



TREMCO

EATON
Corp Headquarters

University Hospitals Rehabilitation Hospital

OMNOVA SOLUTIONS

Harvard Rd 27,708 VPD

University Hospitals Ahuja Medical Center

Cuyahoga Community College

BJ's WHOLESALE CLUB

CORPORATE COLLEGE

Harvard Park

VCF | buybuy BABY | Office Max
Marshalls | DSW
LABOY
FIVE GUYS BURGERS and FRIES | FAMOUS Footwear
DiBalla's Subs | five BEL'VE

PINECREST

REI | WHOLE FOODS MARKET | POTTERY BARN
PINSTRIPES | SILVER'S | west elm
WILLIAMS SONOMA
CITY WORKS | AC HOTELS MARRIOTT

1. HOMEWOOD SUITES BY TIMCOFF	9. Marriott
2. hotel INDIGO	10. extended STAY AMERICA
3. Clarion	11. COURTYARD BY GALLERIA
4. HOME 2	12. Fairfield
5. Residence INN BY GUESTWAY	13. Hampton Inn & Suites BY HILTON
6. DOUBLETREE BY HILTON	14. extended STAY AMERICA
7. EMBASSY SUITES BY HILTON	15. DRURY HOTELS
8. Aloft CLEVELAND DOWNTOWN	

1. STARBUCKS COFFEE	17. RED LOBSTER FRESH FISH-LIVE LOBSTER
2. SHUHEI	18. Bob Evans
3. BENIHANA	19. WagaZa SUSHI & SMOKE
4. YOURS TRULY	20. SAMAN'S LAVERA
5. Giovanni's	21. PIADA ITALIAN STREET FOOD
6. Pao Pao Grill	22. Olive Garden
7. Blu THE RESTAURANT	23. BUFFALO WILD WINGS
8. Archie's Hough Bakeries	24. Chick-fil-A
9. PF. CHANG'S	25. CUPOLE ITALIAN BREAD
10. WINGLAND RESTAURANT	26. JJ
11. HYDE PARK PRIME STEAKHOUSE	27. Pancake House
12. CHELAAH MIDDLE EAST	28. Davis Bakery
13. Taste of Kerala	29. Geraci's
14. Pie-O-Mine	30. Cooper's Hawk
15. Wendy's	31. RESTAURANT B.J'S BREWHOUSE
16. McDonald's	

Green Rd 11,061 VPD

168,765 VPD

Richmond Rd 12,454 VPD

175

271

Offering Memorandum Teaser

PRIME FLEX PROPERTY

Ideal for Owner/Users at 23366 Commerce Park Road, Beachwood, Ohio 44122

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