

3550 West Market Street

Fairlawn, Ohio 44333

1,800 - 4,965 RSF Available

Click to View: [Suite 240 Virtual Tour](#) [Suite 260 Virtual Tour](#) [2nd Floor Executive Suites Virtual Tour](#)



Property Overview

Formerly home to A. Schulman, this classic two-story masonry structure was renovated in 2013 with many updates throughout the building. Additional building renovations were completed in 2025 with updated internet service, security upgrades and the second floor was refreshed with new paint and flooring throughout. The second floor also offers various suite sizes and options to accommodate a Tenant's program. Located in the Heart of Fairlawn at the intersection of Smith Road and West Market Street. Montrose service and amenities are just steps away.

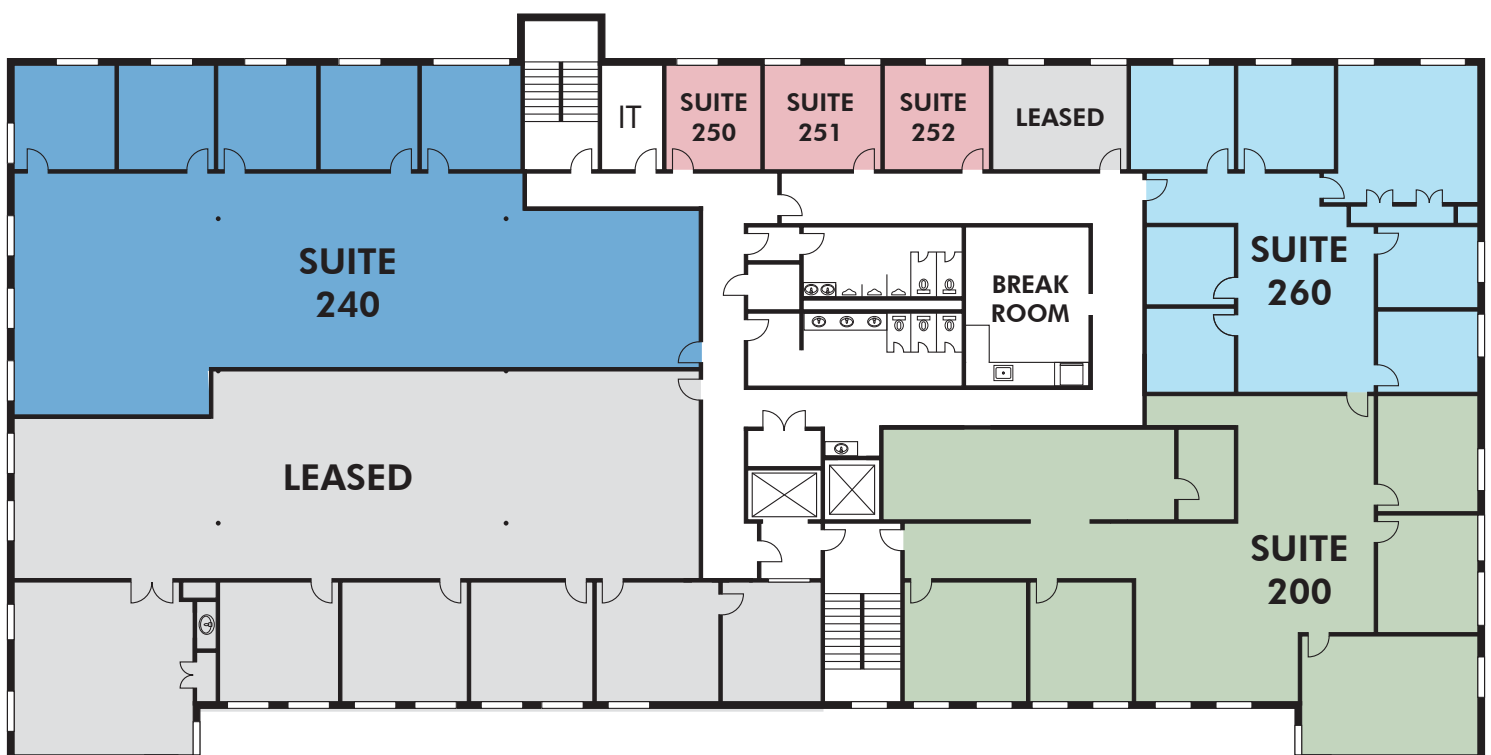
- + Highly visible street front monument signage available to larger tenants
- + Renovated restrooms, lighting, finishes, first floor lobby and building HVAC systems
- + Upgraded building internet service through FairlawnGig
- + Upgraded building security including new key fob access points, interior stairwell cameras and exterior cameras
- + Building generator, tested weekly, that backs up the building's internet service, security and life safety functions
- + Second floor recently updated with new finishes and offers perimeter offices with clerestory windows and 9 ½ ft ceilings
- + Common area break room located on second floor

Available Spaces

- + Suite 240 - 3,160 RSF - \$16.50/RSF
- + Suite 260 - 1,865 RSF - \$16.50/RSF
- + Suite 200 - 3,100 RSF - \$16.50/RSF
- + Tenant to pay utilities (estimated at \$2/RSF), in-suite cleaning and internet
- + Building provided internet service, FairlawnGig, is an additional fee

-  Suite 240 - 3,160 RSF
-  Suite 260 - 1,865 RSF
-  Suite 200 - 3,100 RSF
-  Executive Suites Available
163 RSF - 249 RSF

*Suites 200 and 260 can be combined for a total of 4,965 RSF



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3550 W Market St



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2025 Demographics - 3 Mile Radius



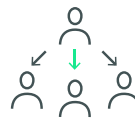
\$174,102
Average HH Income



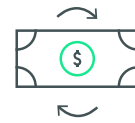
15,681
Households



36,854
Population



31,085
Employees



\$392,274
Average Housing Value



45
Median Age



Traffic Counts: Ohio Department of Transportation (ODOT) 2022-2023

Fairlawn-Montrose RETAIL TRADE AREA

MAJOR OFFICE BUILDINGS

±6,100,000 Total SF
(Source: CoStar)

1. Sterling Office Park - 271,675 SF
 2. Cleveland Clinic Akron Gen - 214,600 SF
 3. Embassy Corporate Park - 116,553 SF
 4. 3200 W Market St - 113,646 SF
- Not on Map
341 White Pond Drive - 212,858 SF

HOTELS

14 Hotels/1,374 Rooms
(Source: CoStar)

1. Residence Inn - 107
2. Baymont - 62
3. Super 8 - 64
4. Comfort Inn - 51
5. Extended Stay America - 167
6. Radisson - 128
7. Homewood Suites - 105
8. Fairfield Inn - 98
9. Courtyard - 78
10. Hampton Inn - 63
11. Copley Inn & Suites - 102
12. Econolodge - 54
13. Hilton - 203
14. Holiday Inn Express - 92

MAJOR EMPLOYERS

1. Signet Jewelers - 1,400
2. Cleveland Clinic-Akron General - 600
3. Dial America - 300

Not on Map
Copley-Fairlawn Schools - 400
YRC Freight - 600

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