

Beautifully-Finished Modern Offices

FOR SALE OR LEASE | 8370 DOW CIRCLE, STRONGSVILLE, OHIO 44136



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 CUSHMAN & WAKEFIELD

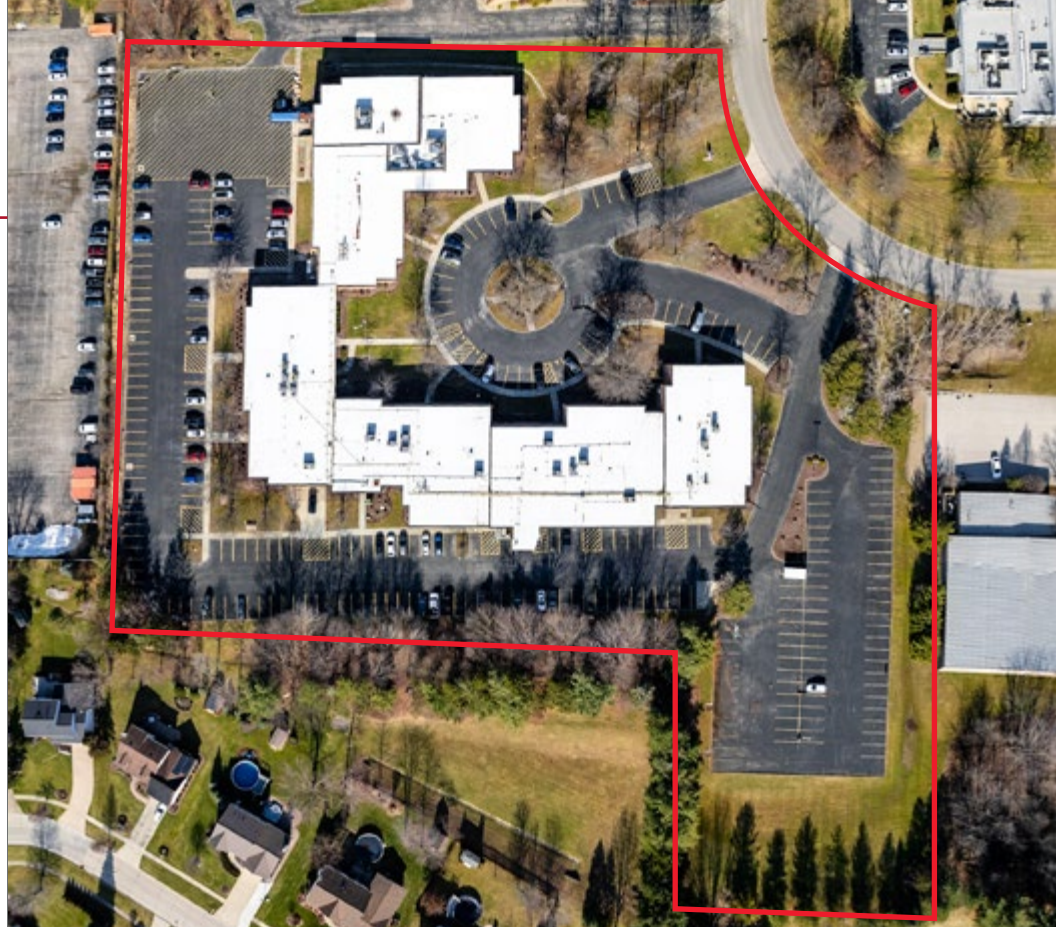
 CRESCO
Real Estate

8370 Dow Circle

- Beautifully-finished modern offices available for sale or lease in a strong suburban office market
- Potential income available with a sale-leaseback of approximately 20,000 SF
- Recent improvements include a new roof in 2018, new windows, new parking lot, and new HVAC systems
- The property features two on-site generators, a redundant fiber internet service, multiple loading doors, multiple conference rooms, training rooms, break rooms and more
- 7.23 acres of land with approximately 270 parking spaces and the ability to add more
- Excellent access to a highly skilled workforce with an average household income of \$106,084 within 1 mile
- Located off of W Sprague Road with over 12,000 vehicles per day
- Minutes from I-71 which connects Cleveland and Columbus and offers excellent access to the Cleveland Hopkins International Airport
- Zoned for RD - Research & Development which allows for a variety of uses including offices, laboratories, and product assembly

SALE PRICE: \$4,570,000.00

LEASE RATE: \$18.00/SF



Quick Stats

Available Space	20,000 SF - 56,362 SF
Year Built (Renovated)	1986, 1998 (2024)
Land Size	7.23 Acres
Parking	270 Surface Spaces
Traffic	Sprague Rd - 12,589 VPD
Distance to I-71	1.7 Miles
Distance to Cle Hopkins Airport	6.4 Miles

173,528

Population
(2023 | 5 Mile)

43.6

Median Age
(2023 | 5 Mile)

73,284

Households
(2023 | 5 Mile)

\$11,028

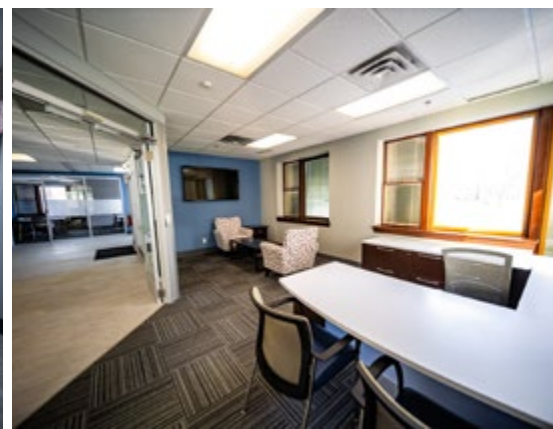
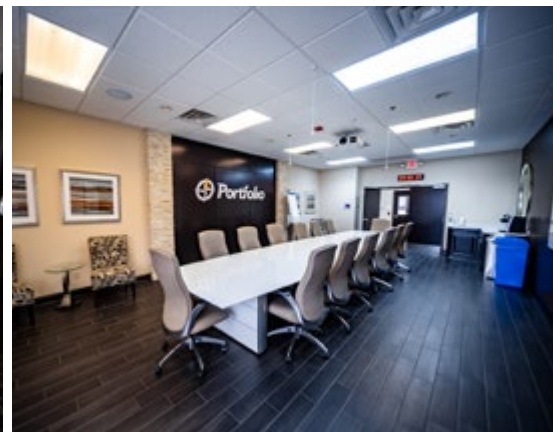
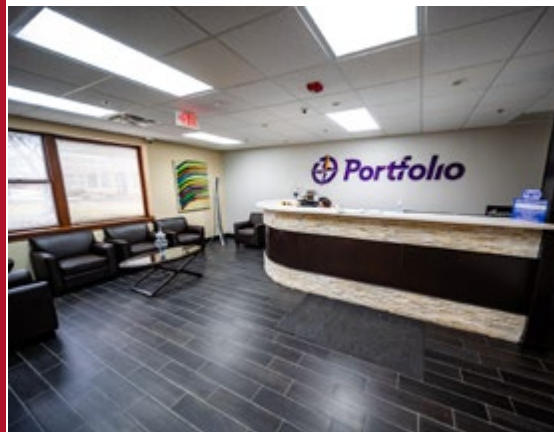
Household Income
(2023 | 5 Mile)

6,061

Total Businesses
(2023 | 5 Mile)

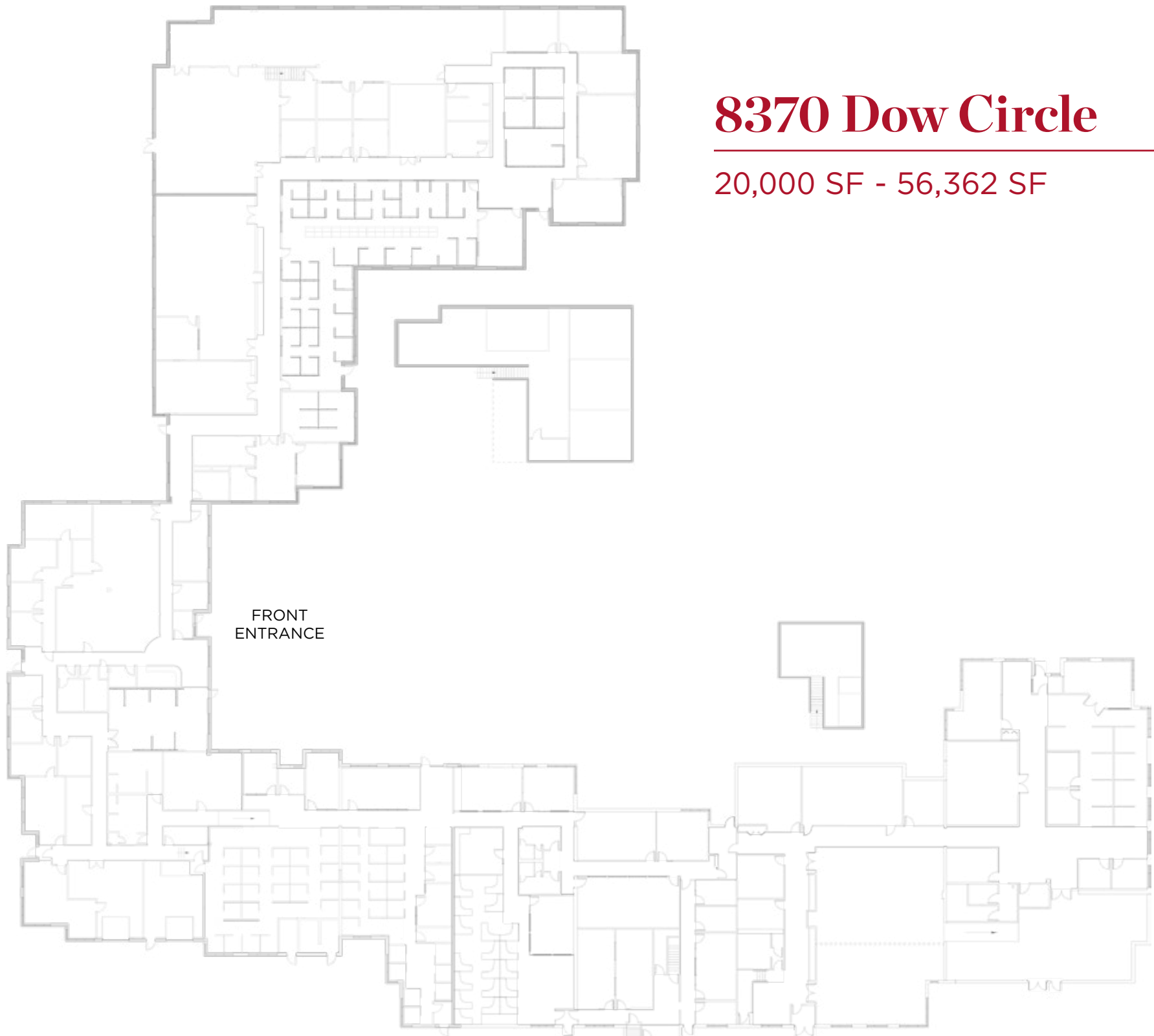
81,053

Total Employees
(2023 | 5 Mile)



8370 Dow Circle

20,000 SF - 56,362 SF



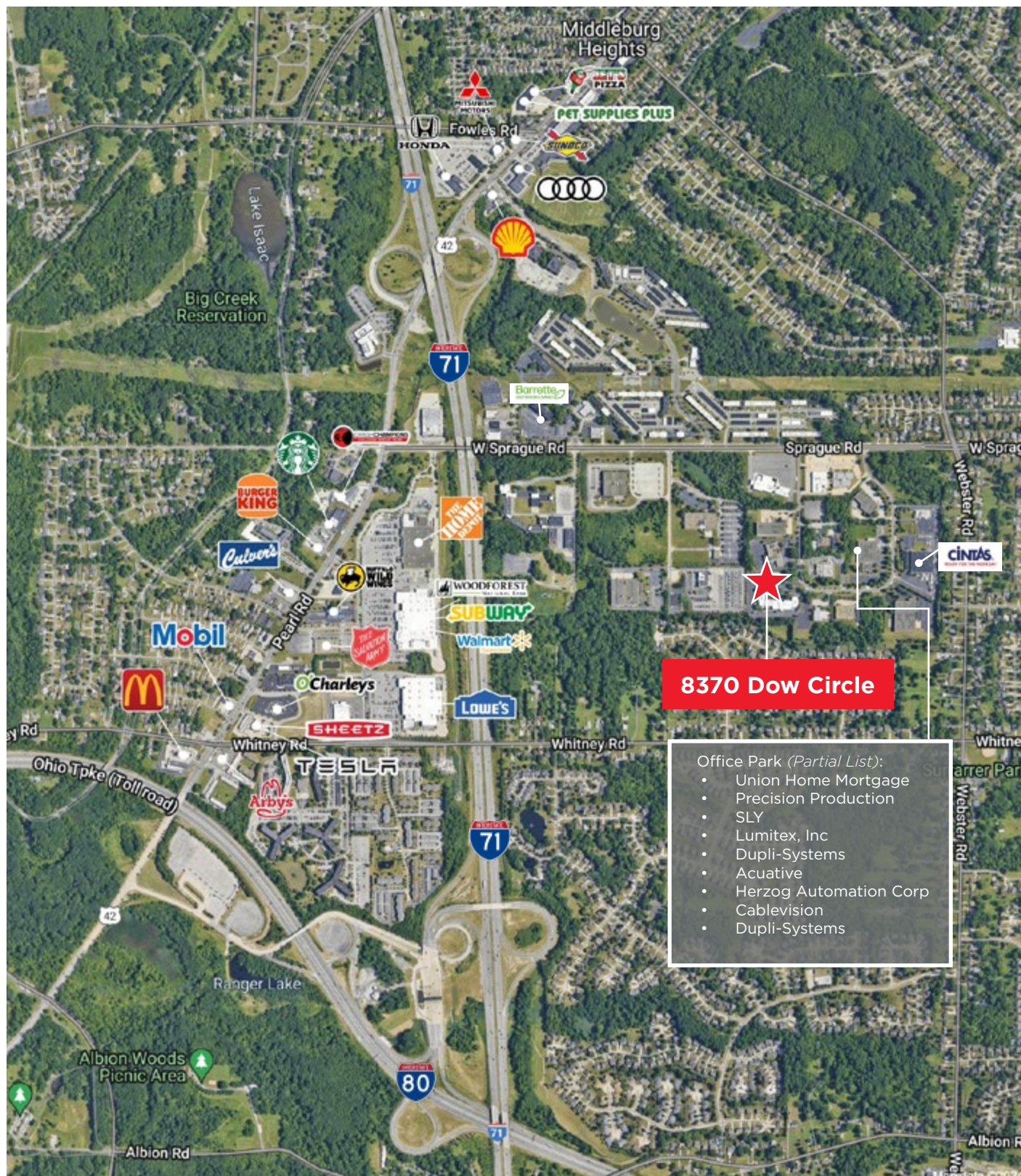


Strongsville, Ohio

Strongsville, Ohio, situated in Cuyahoga County, is a vibrant suburban community known for its blend of modern amenities and rich history. Nestled conveniently between Cleveland and Akron, Strongsville offers residents a unique balance of urban proximity and suburban tranquility. Its diverse population enjoys access to excellent schools, sprawling parks, and a plethora of recreational opportunities. With a thriving economy supported by a mix of industries including manufacturing, retail, and technology, Strongsville provides ample employment opportunities for its residents. The city's commitment to community engagement is evident through its numerous cultural events, festivals, and local initiatives. Whether exploring its historic landmarks like the Strongsville Historical Society or indulging in retail therapy at the SouthPark Mall, Strongsville offers something for everyone, making it a cherished place to live, work, and play.

Top Employers

- **Eberhard Manufacturing:** A manufacturer of transportation components, particularly for the commercial vehicle industry
- **Clark-Reliance Corp:** A manufacturer of fasteners and other industrial products
- **PPG Industries:** A leading manufacturer of paints, coatings, and specialty materials
- **Sparton Medical Systems:** A manufacturer of medical devices and components
- **Intier Automotive:** A supplier of automotive interiors
- **Medical Mutual:** A health insurance company



8370 Dow Circle

- Office Park (Partial List):
- Union Home Mortgage
 - Precision Production
 - SLY
 - Lumitex, Inc
 - Dupli-Systems
 - Acuative
 - Herzog Automation Corp
 - Cablevision
 - Dupli-Systems

**8370 DOW CIRCLE
STRONGSVILLE, OHIO 44136**

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