

# Prime Brecksville Office Space | For Sale

8225 BRECKSVILLE ROAD, BRECKSVILLE, OHIO 44141



## Overview

Opportunity to own a well-maintained first-floor office condo in the desirable Brecksville Commons Condominium Owners Association. The property is approximately 2,370 SF and divided into three suites: Office 100 ( $\pm 1,500$  SF), Office 105 ( $\pm 330$  SF), and Office 106 ( $\pm 540$  SF). Currently fully occupied, with the largest suite (Office 100) on a month-to-month lease. This property is an excellent option for an owner-user or investor.

Prime location with convenient access to I-77, I-80, and I-480, offering easy connectivity to the greater Cleveland and Akron areas.

## Highlights

- Excellent Highway Access
- Owner-User or Investment Opportunity
- Well-Maintained

## Property Details



**Sales Price**  
\$239,000



**Lot Size**  
0.2 Acres



**Space Available**  
2,370 SF



**Building Size**  
2,370 SF



**Zoning**  
O-B Office Building

Rev: August 13, 2025

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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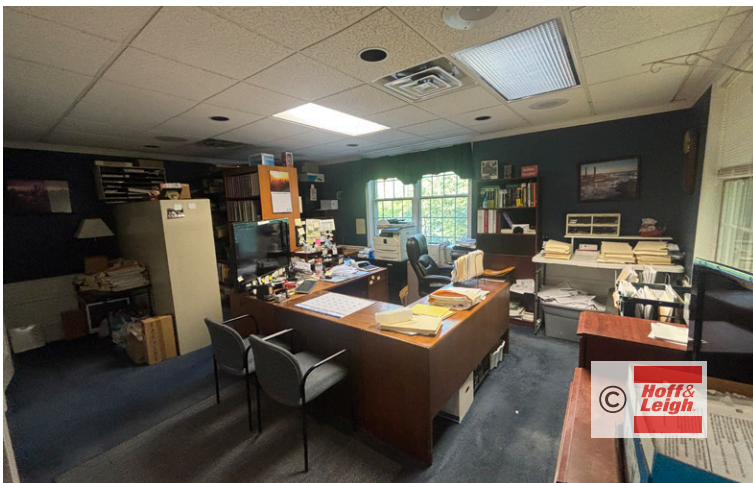
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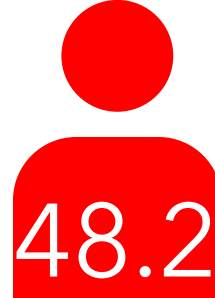
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## DEMOGRAPHICS



24,084  
Population



48.2  
Median Age



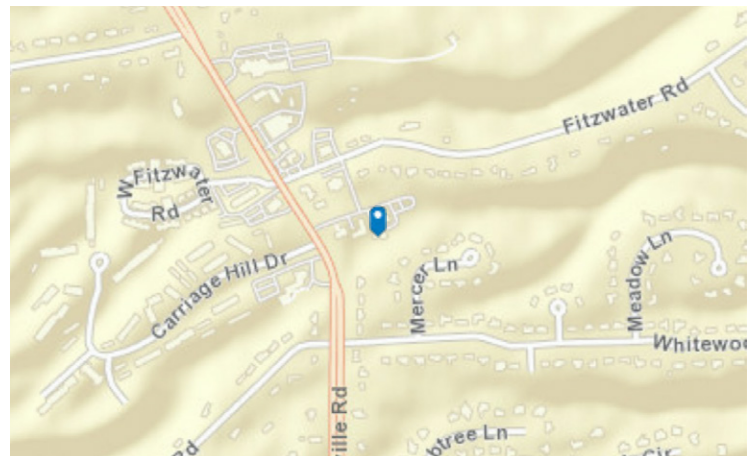
2.5  
Average  
Household Size



\$118,454  
Median Household  
Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Carriage Hill Dr	15,150	0.1
W Fitzwater Rd	3,650	0.1
Whitewood Rd	10,530	0.2
Timber Trl	10,580	0.4
Wallings Rd	12,600	0.5



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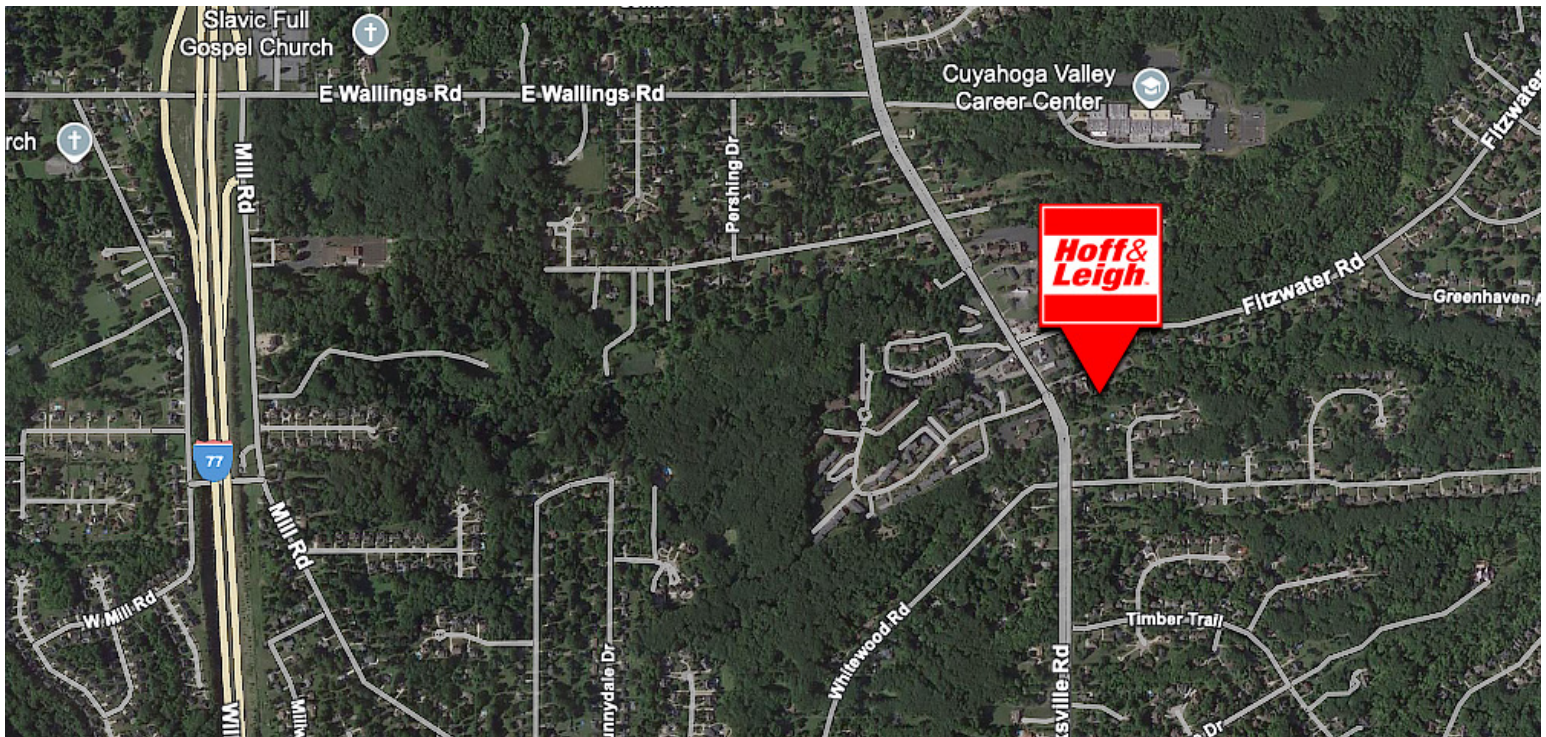
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