

1,500 SF RETAIL SPACE FOR LEASE IN SOLON



6281 SOM CENTER ROAD
SOLON, OH 44139

LEASE RATE: \$1,875/MO + \$375/MO NET CHARGE



PROPERTY HIGHLIGHTS

- Available: 1,500 SF
- Price Per SF: \$15.00/SF | Net Fees: \$3.00/SF
- Suite includes 2 ADA-Compliant Restrooms, and 2 Private Offices, and an Open Entryway with Plumbing Rough-Ins
- Suite can be converted to Different Retail Concepts
- Tenant Responsible for Utilities & Own Dumpster
- Signage: Available Above Unit and Pylon Sign
- Plaza at Signalized Intersection with Abundant Parking
- Traffic Count: 29,000 VPD & Located in the Heart of Solon
- Join Key Tenants: Aldi, Hobby Lobby, Marc's, Sherwin-Williams, and Fastest Labs



LISTING AGENTS

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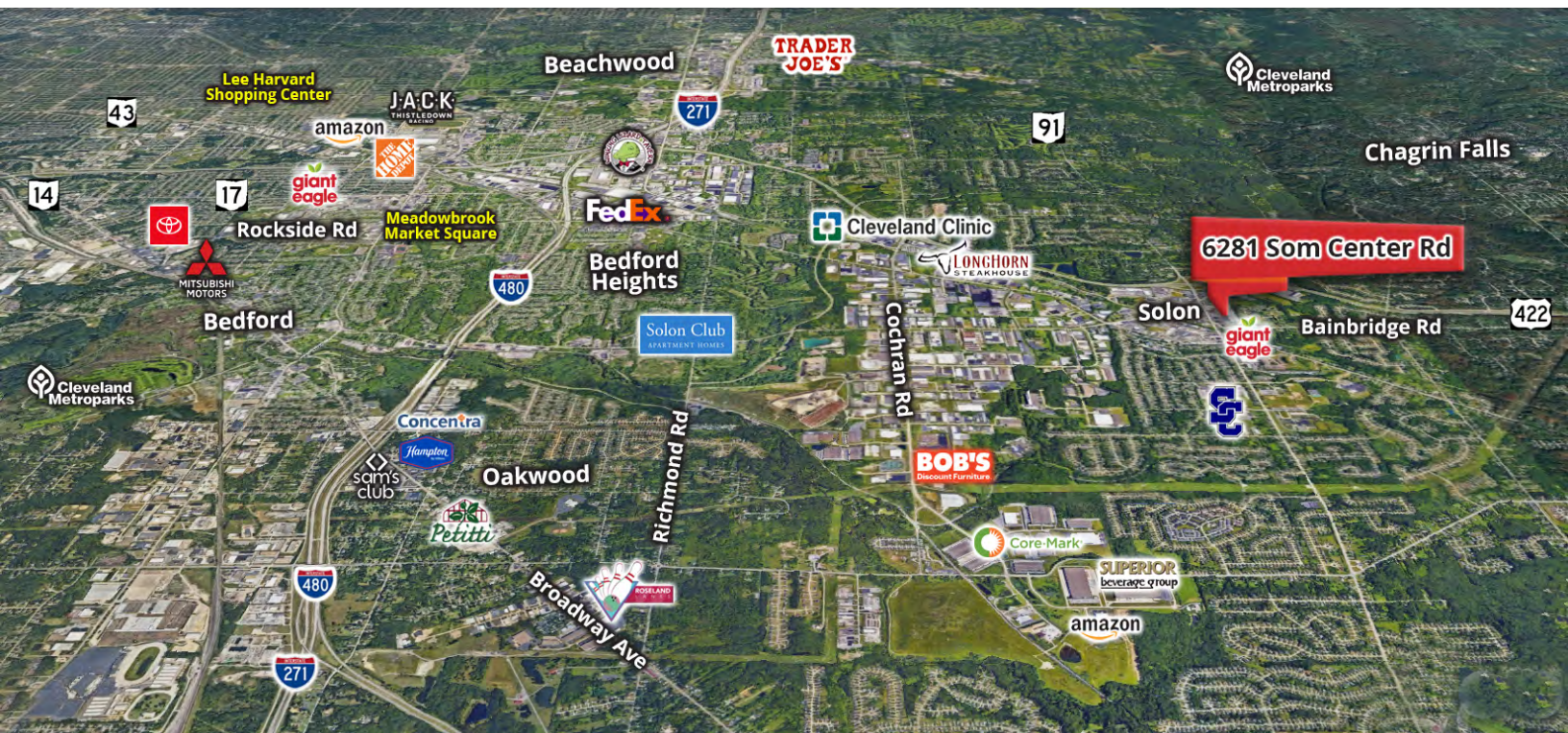


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PROPERTY OVERVIEW

Formerly the location of Villa Nail Spa, this 1,500 SF retail space features an open floor plan, offering flexible layout options. The space includes 2 ADA-compliant restrooms, 2 private offices, and a mechanical room equipped with a slop sink. Floor hook-ups for plumbing are available along the north wall.

LOCATION OVERVIEW

Located in the heart of Solon, this retail space benefits from strong visibility along Som Center Road (State Route 91), a primary north-south route to the east side suburbs of Cleveland. The area is a well-established retail district with daily traffic counts exceeding 29,000 vehicles per day, offering consistent exposure to both local residents and commuter traffic. Additional tenants include Hobby Lobby, Marc's, Sherwin-Williams, and Fastest Labs.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	5,413	27,968	93,798
Total Units	2,260	11,157	41,558
Median Income	\$96,744	\$133,062	\$95,619

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

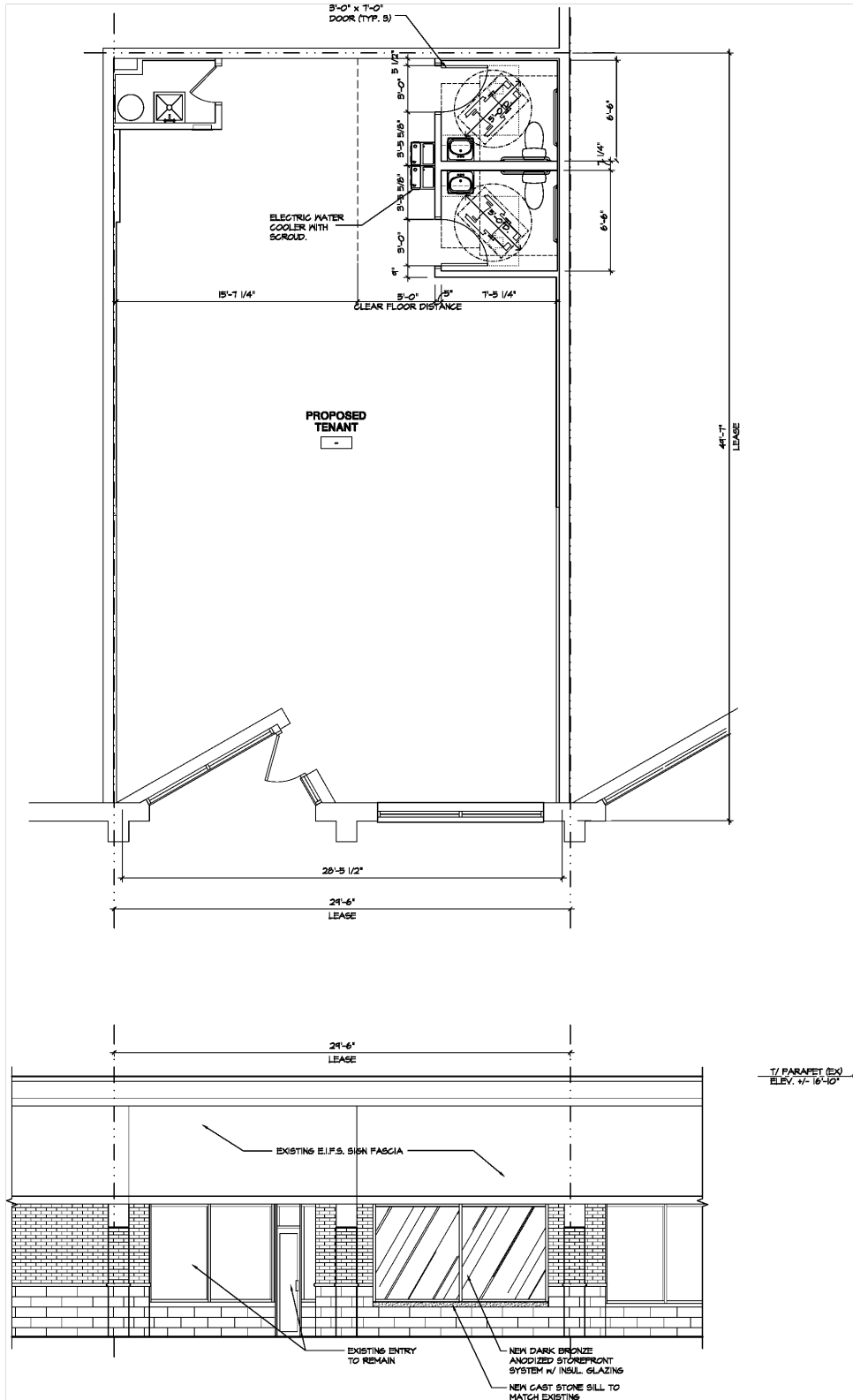


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