

*FOR LEASE*



**7770 Brecksville Rd**

**Brecksville, OH 44141**



**Kas Filippova**

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# Property Summary

FOR LEASE



## PROPERTY DESCRIPTION

7770 Brecksville Road offers approximately 1,500 square feet of move-in ready commercial space in a well-maintained, multi-tenant office building at the high-visibility corner of Brecksville and Sprague Roads. Built in 1988, this single-story building delivers strong street-level visibility, abundant natural light through large windows, and a polished, professional setting ideal for legal, therapy, financial, or similar professional services users. The suite features a functional layout with private office rooms, a full bathroom, and dedicated utility space – ready for immediate occupancy with minimal build-out required. Available at \$15.50/SF on a Modified Gross lease with the tenant responsible for gas and electric only, keeping occupancy costs predictable and straightforward. The building features 24 dedicated surface parking spaces, prominent building signage opportunities, and easy access from one of Brecksville's most recognized commercial corridors.

## OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (MG)
Property Type:	Office / Professional
Available SF:	1,500 SF
Lot Size:	0.59 Acres
Building Size:	5,980 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	115	437	1,578
Total Population	264	996	3,662
Average HH Income	\$141,021	\$139,208	\$141,595

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## LOCATION DESCRIPTION

7770 Brecksville Road sits at the signalized corner of Brecksville Road (SR-21) and Sprague Road – one of southern Cuyahoga County's highest-traffic corridors. The location offers quick access to I-77, connecting Cleveland (~15 miles north) and Akron (~20 miles south), with the Ohio Turnpike (I-80) also nearby.

Brecksville is one of Greater Cleveland's most affluent suburbs, with ~13,950 residents, a median household income of \$126,888 – nearly double the county average – and over 57% of adults holding a bachelor's degree or higher.

The property draws from a strong surrounding trade area including Broadview Heights, Independence, Richfield, Seven Hills, and North Royalton, with additional destination traffic generated by the adjacent Cuyahoga Valley National Park and Brecksville Reservation.

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- High-Visibility Corner Location – Positioned at the signalized intersection of Brecksville Road and Sprague Road, providing outstanding exposure to daily commuter and local traffic in both directions.
- Affluent, Educated Trade Area – Situated in a community with \$126,888 median household income and 57%+ bachelor's degree attainment, ideal for professional services, healthcare, insurance, and specialty retail tenants.
- Established Multi-Tenant Building – Join a proven, stable tenant roster that includes State Farm Insurance, Hylan Dental Care, and the Gazette Newspaper, creating a professional environment with built-in foot traffic.
- Attractive Modified Gross Lease Structure – \$15.50/SF MG with tenant responsible only for gas and electric, minimizing variable operating cost exposure and simplifying monthly budgeting.
- On-Site Parking ensures convenient access for employees, clients, and patients.
- Regional Highway Connectivity – Minutes from I-77, I-80 (Ohio Turnpike), and I-271, providing direct access to downtown Cleveland, Akron, and the greater Northeast Ohio market, with Cleveland Hopkins International Airport approximately 20 minutes away.

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# Additional Photos

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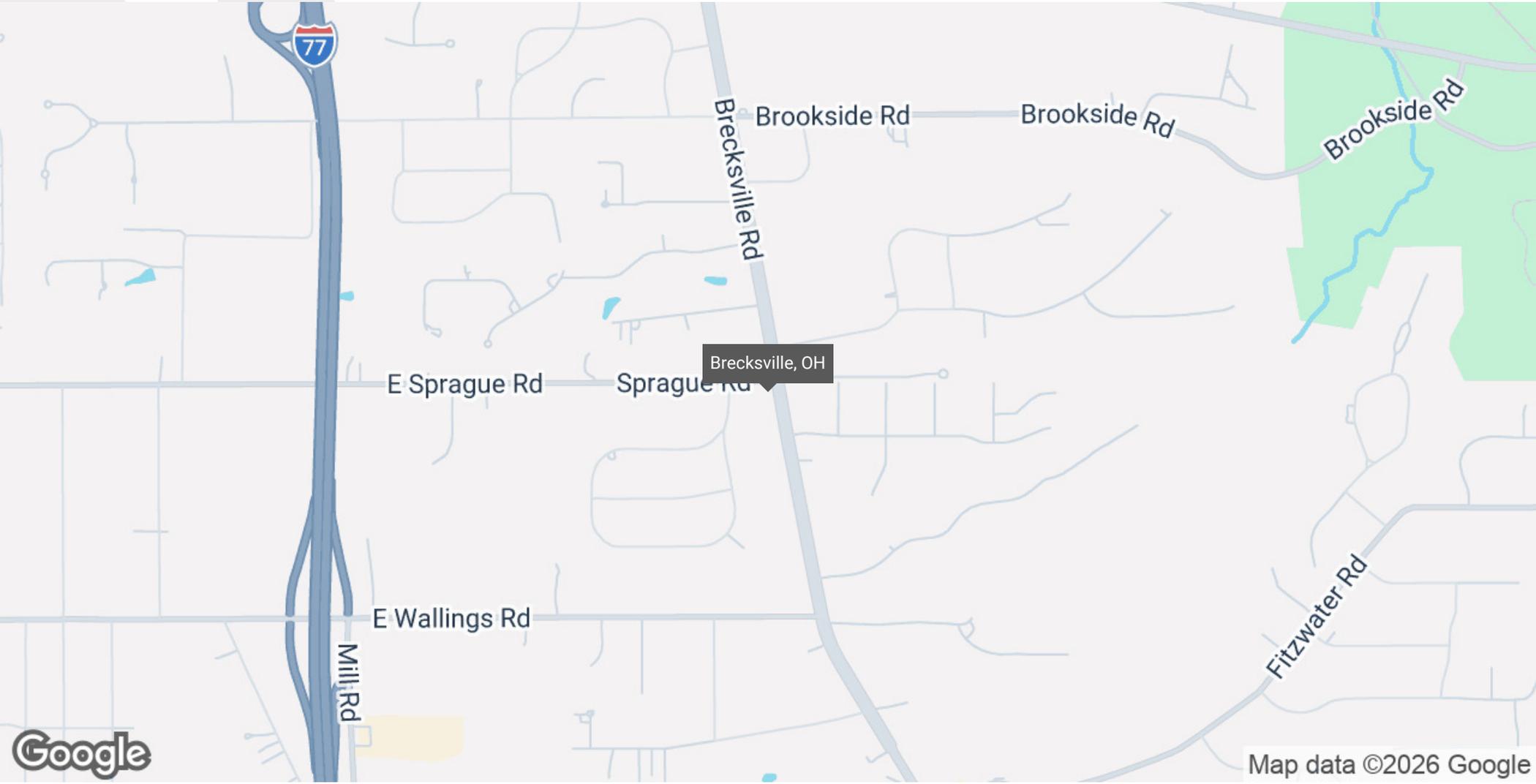
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# Regional Map

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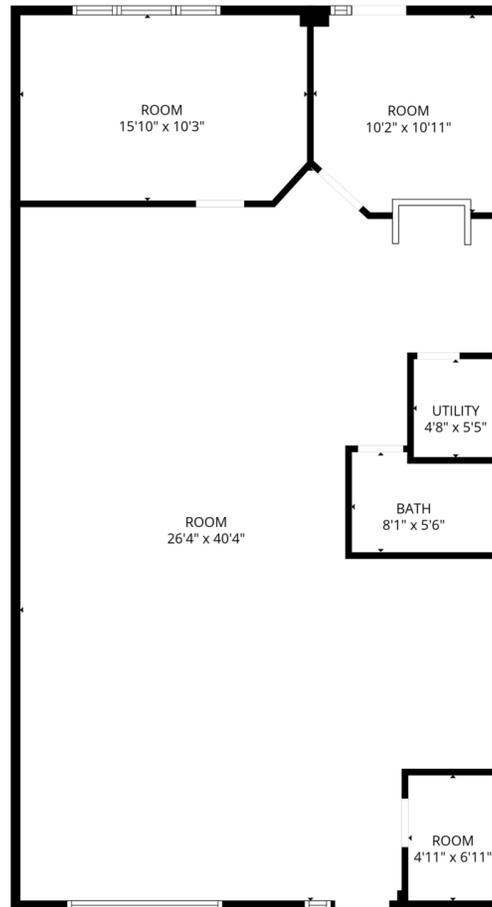
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# Site Plans

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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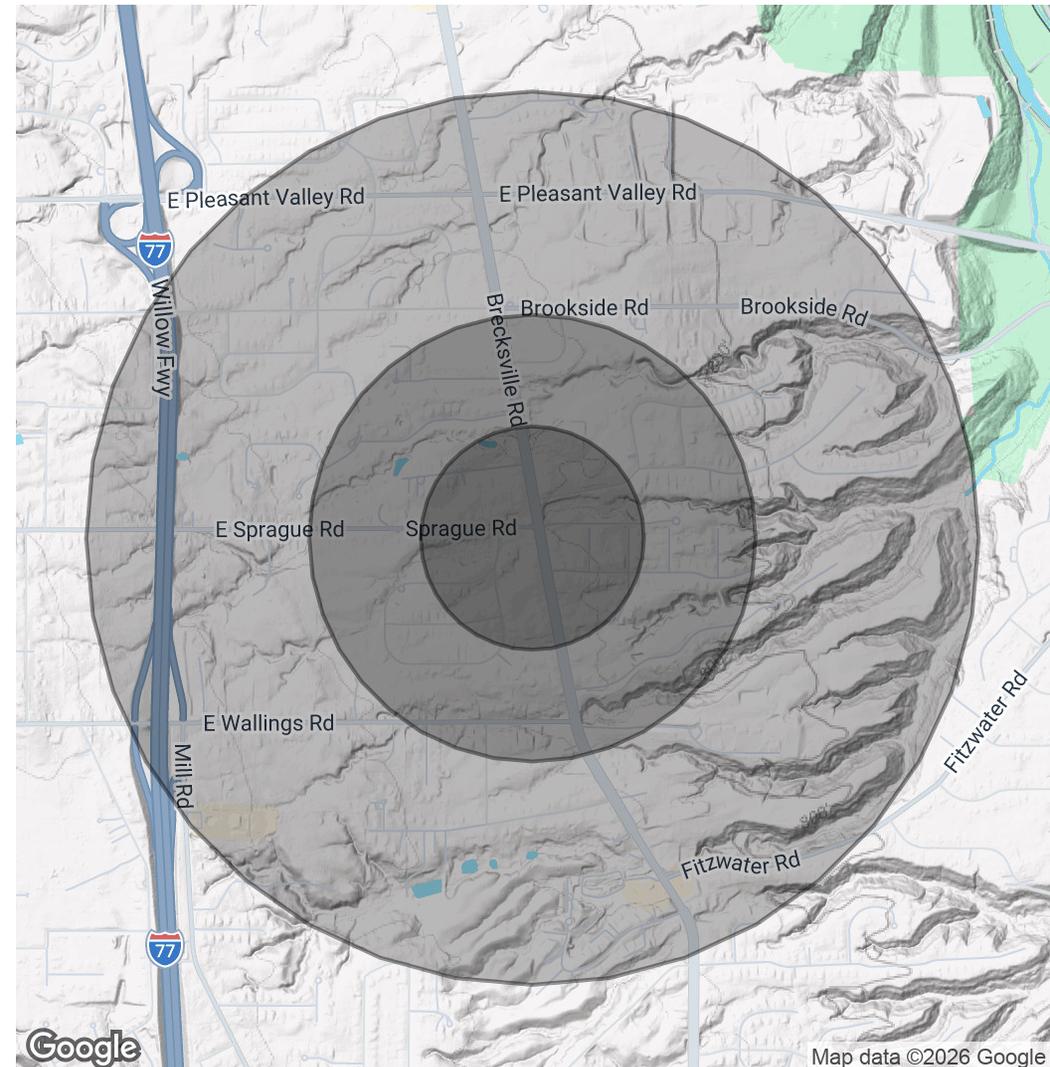
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# Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	264	996	3,662
Average Age	46.5	46.3	46.3
Average Age (Male)	47.6	47.4	47.4
Average Age (Female)	45.4	45.3	45.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	115	437	1,578
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$141,021	\$139,208	\$141,595
Average House Value	\$298,038	\$291,553	\$297,089

2023 American Community Survey (ACS)



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