

RETAIL/OFFICE SPACE FOR LEASE



8181-8185 AVERY ROAD
BROADVIEW HEIGHTS, OH 44147

LEASE RATE: \$1,624/MO + CAM & UTILITIES



PROPERTY HIGHLIGHTS

- Available: 2,165 SF
- CAM: \$812/MO (\$4.50 SF)
- **Suite 8181B:** Large Showroom, 2 Offices, and Breakroom
- Loading Dock on Rear Side of Building
- Parking: ±40 Spaces
- Traffic Count: ±15,177
- Highway Access: 1.5 miles to East Wallings Road / I-77 Interchange



LISTING AGENT

Troy Gerspacher, CCIM, SIOR
Troy@GerspacherGroup.com

330.722.5002



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PROPERTY OVERVIEW

Suite 8181B is a 2,165 SF office/retail space that is vacant and available. This suite was previously used as a boutique consignment store with some rear storage space. It has a large front reception area, middle open cubicle area, one single office, storage space, and a restroom. This property could easily be converted to retail space or opened inside to allow for all kinds of additional retail uses. The property also has a rear outside loading area. Neighboring tenants include Rosa's Pizza, Cleveland Grooming, and Mathnasium Tutoring Services.

LOCATION OVERVIEW

On Avery Road located near the intersection of Wallings Road and Broadview Road, 1.5 miles to I-77

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,644	22,012	64,104
Total Population	6,135	50,070	141,620
Average HH Income	\$96,513	\$96,356	\$83,952

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



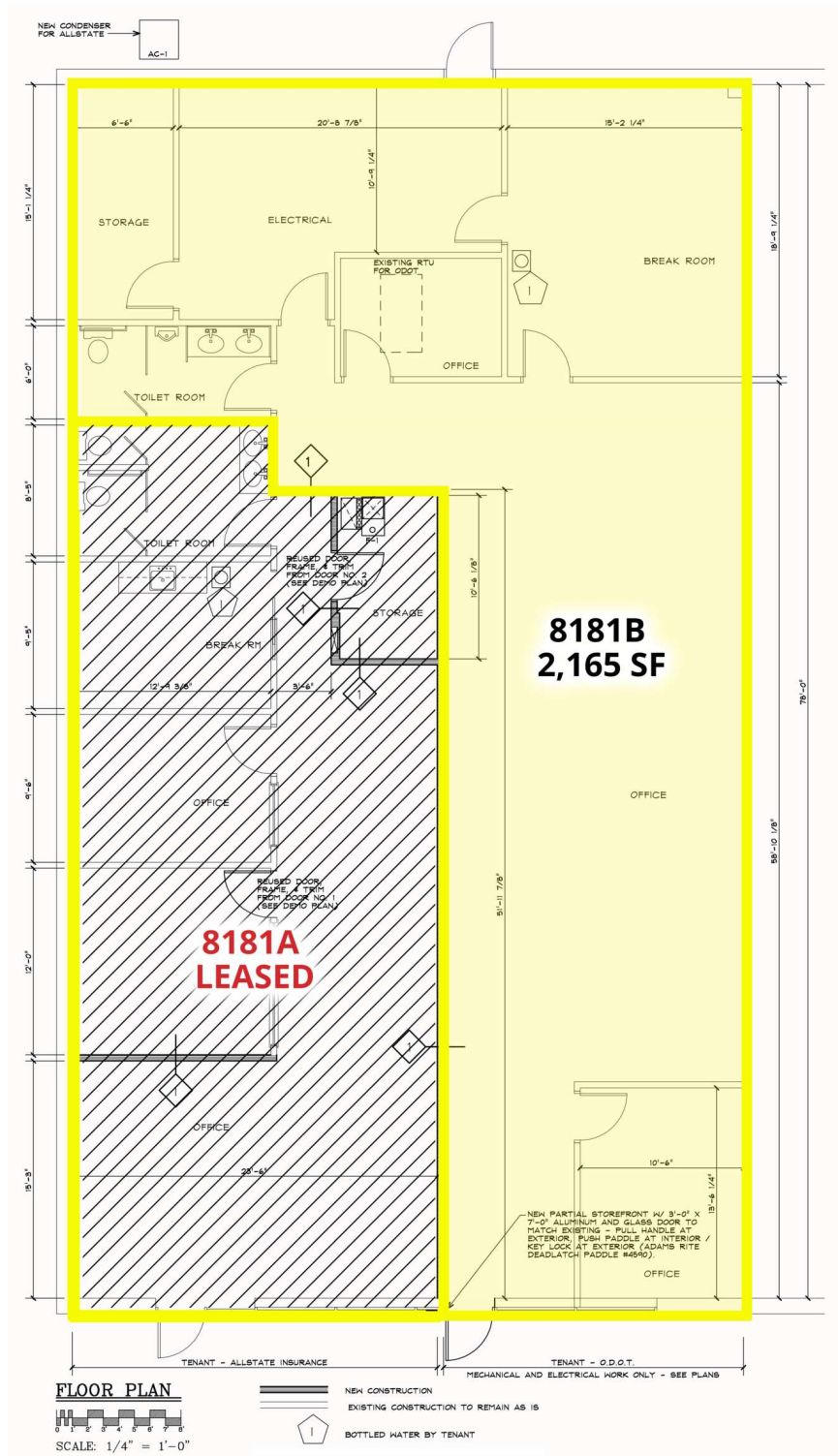
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FLOORPLAN



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