

NEAR THE DISTRICT

OFFICE/MEDICAL OFFICE FOR LEASE

33001 SOLON ROAD, SOLON, OHIO 44139



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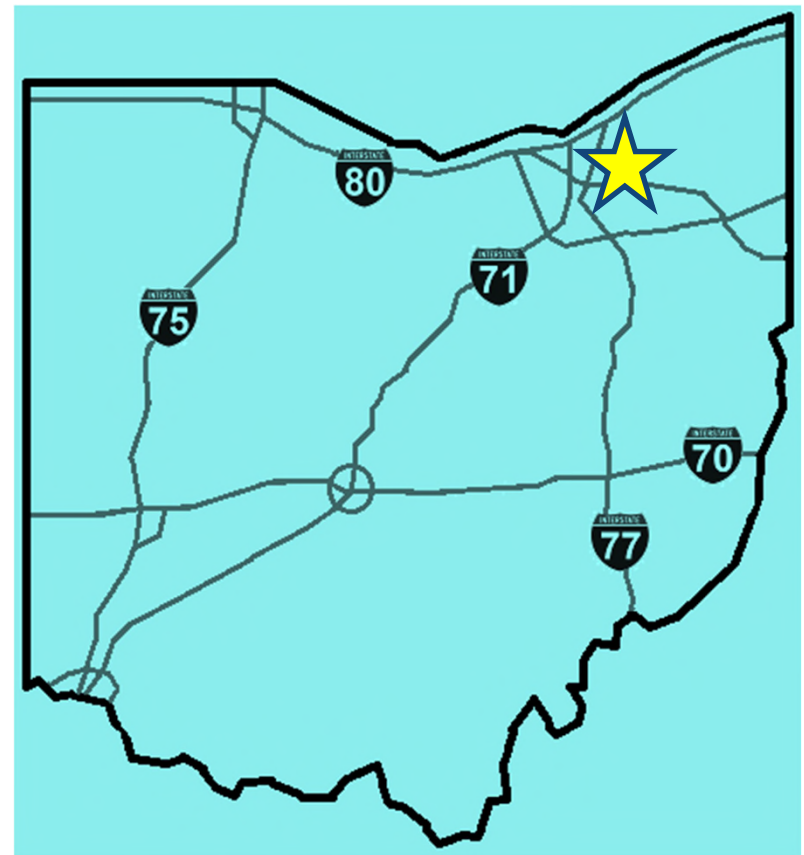


PROPERTY HIGHLIGHTS

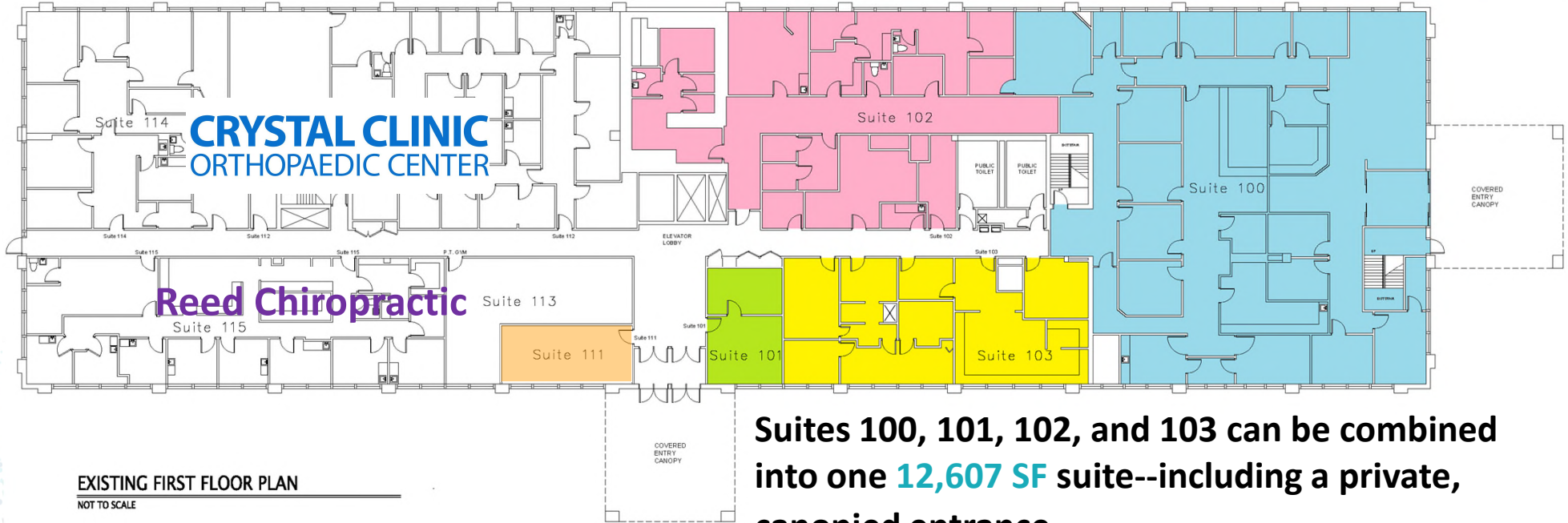
- Located across from **The District**—a new, mixed-use development with 200 apartments, retail, and a hotel (approved October 2024 and **now under construction**)
- Near Kruse Commons I & II retail centers
- Spaces available are built-out as medical office
- Lower Level, 1st Floor, and 2nd Floor spaces available
- Tenant improvement allowance available
- Highly visible on high traffic Solon Road (13,997 vehicles per day)
- 1-mile radius **average HH income: \$ 133,752**
- Lease rate: \$15.00 psf NNN

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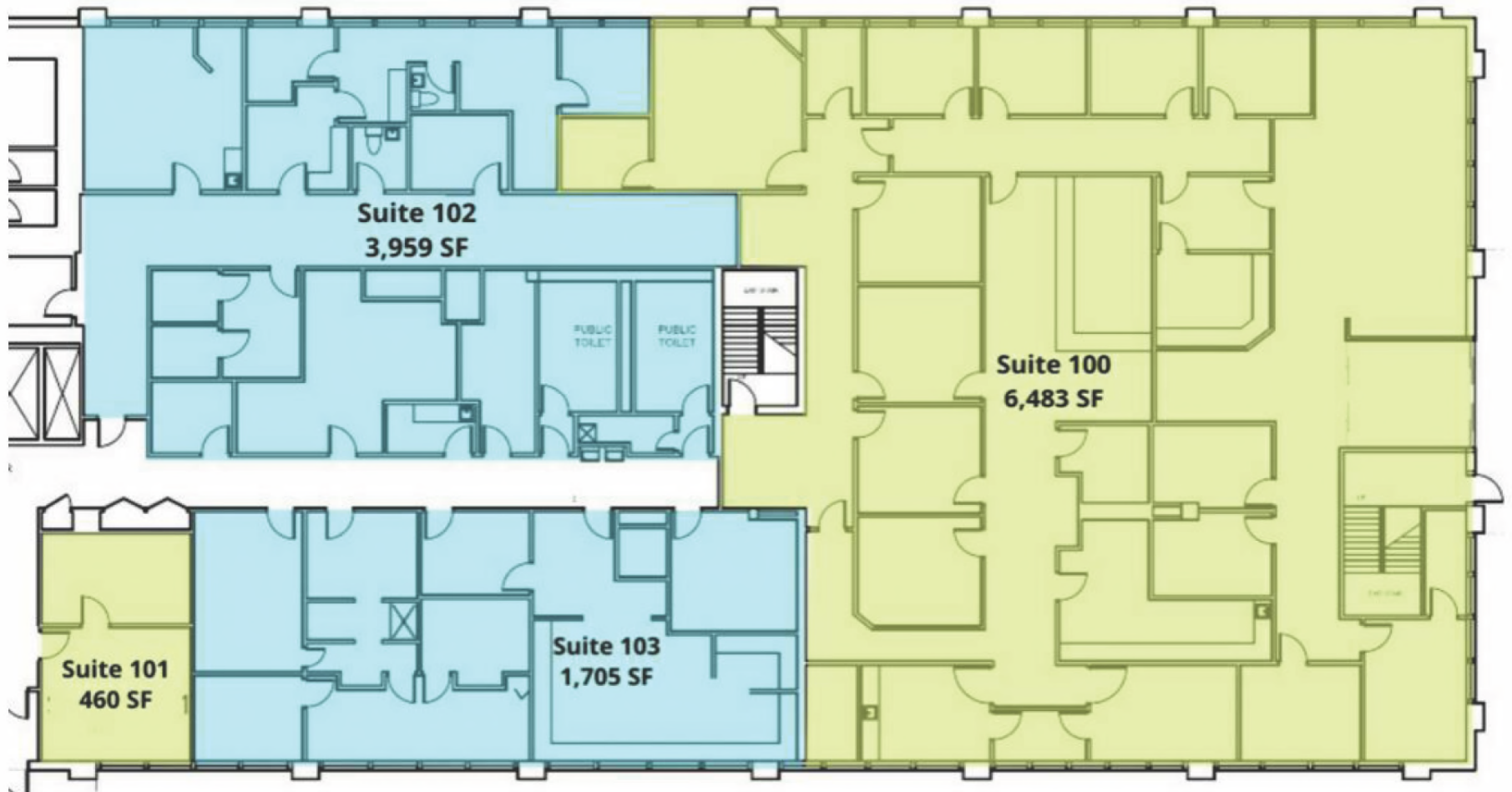
SPACE PLAN: 1st Floor



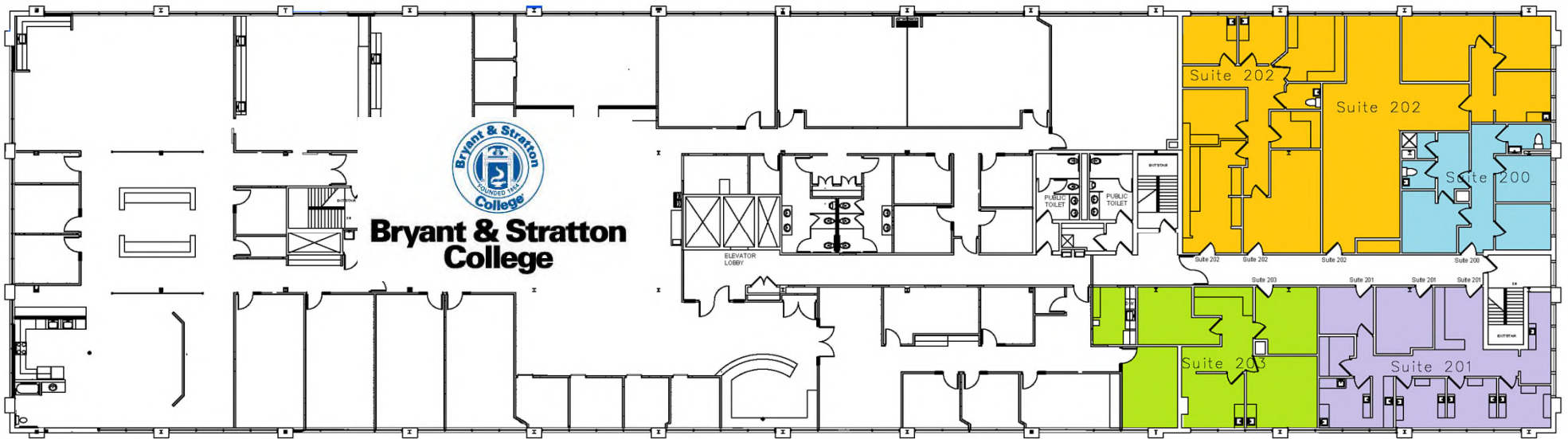
Suites 100, 101, 102, and 103 can be combined into one **12,607 SF** suite--including a private, canopied entrance.

Suite	Size	Description
Suite 100	6,483 SF	Contiguous with Suite 102 for 10,442 SF. Includes private canopied entrance.
Suite 101	460 SF	Contiguous with Suite 103 for 2,165 SF.
Suite 102	3,959 SF	Contiguous with Suite 100 for 10,442 SF. Includes private canopied entrance.
Suite 103	1,705 SF	Contiguous with Suite 101 for 2,165 SF.
Suite 111	404 SF	

SPACE PLAN: 1st Floor detail

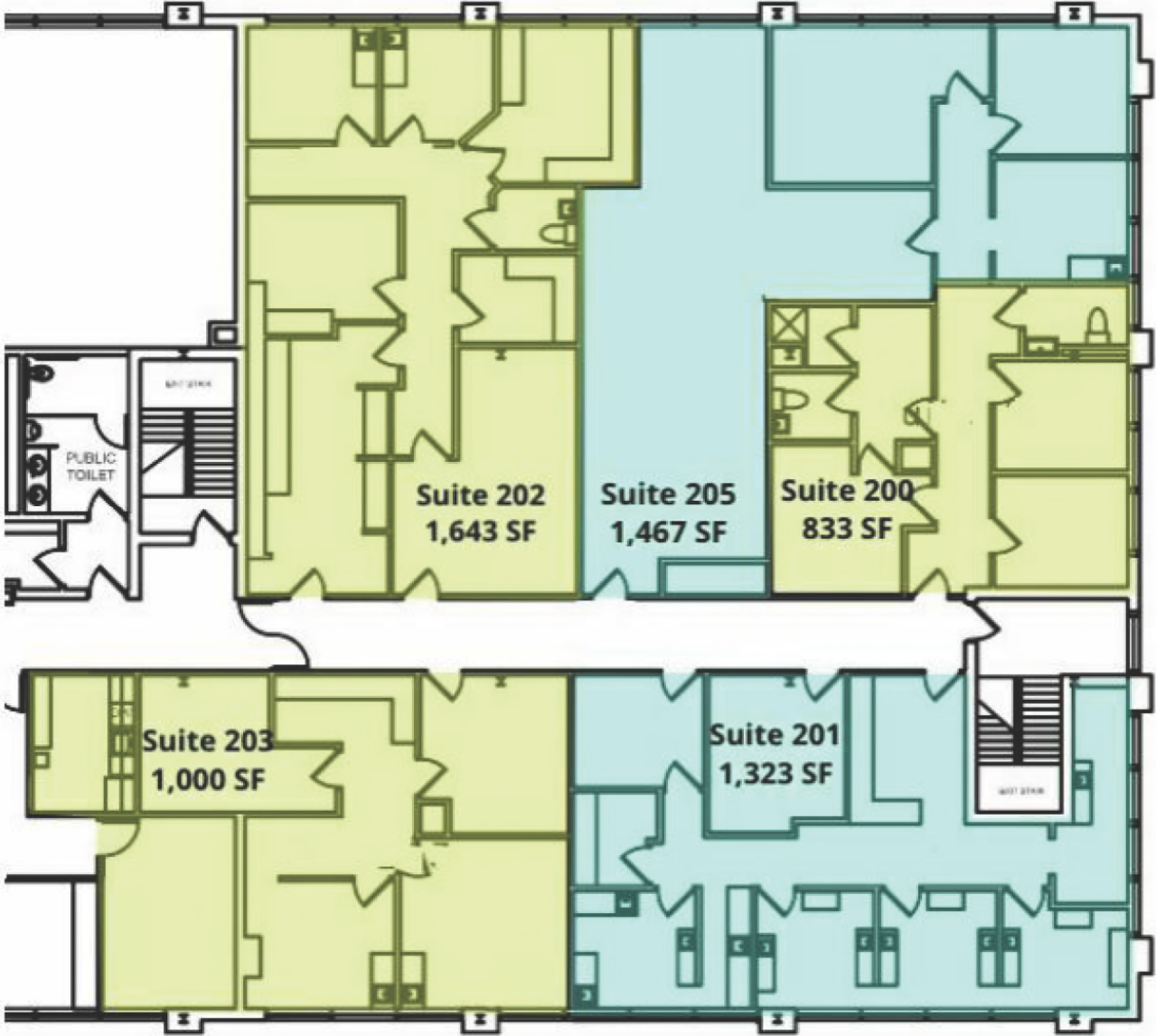


SPACE PLAN: 2nd Floor



Suite	Size	Description
Suite 200	833 SF	Available in 60 days
Suite 201	1,323 SF	Dental Practice layout: Available in 60 days
Suite 202	1,467 – 3,110 SF	Divisible to 1,467 & 1,643 SF suites
Suite 203	1,000 SF	

SPACE PLAN: 2nd Floor detail



PHOTOS



MERCHANT AERIAL



THE DISTRICT (under construction)

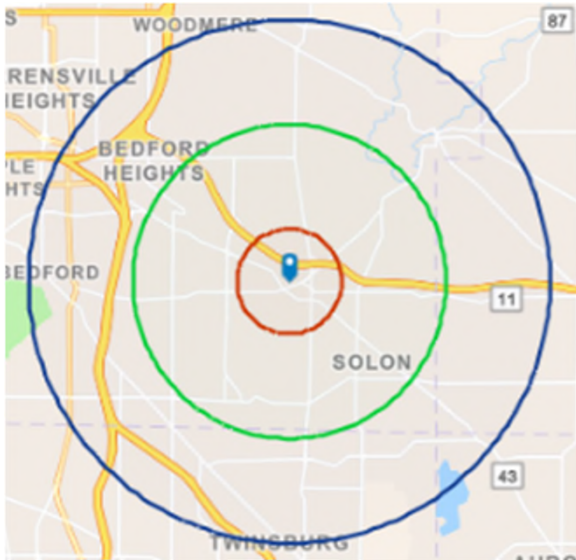


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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

1-MILE RADIUS DEMOS



KEY FACTS

4,401
Population

2.4
Average
Household Size

43.1
Median Age

\$90,703
Median Household Income

BUSINESS



Total Businesses

898



Total Employees

17,852

EDUCATION



8%

No High School
Diploma



18%

High School
Graduate



21%

Some
College



53%

Bachelor's/Grad/Prof
Degree

INCOME



\$52,443

Per Capita
Income



\$90,703

Median
Household
Income



\$133,752

Average
Household
Income

EMPLOYMENT



74.1

White
Collar %



9.7

Blue
Collar %



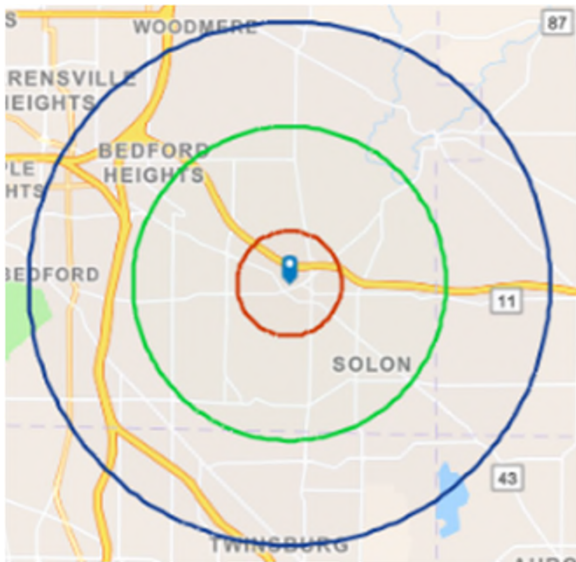
16.2

Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

30,481
Population

2.7
Average
Household Size

44.7
Median Age

124,923
Median Household Income

BUSINESS

1,685

Total Businesses

32,776

Total Employees

EDUCATION

4%

No High School
Diploma

17%

High School
Graduate

18%

Some
College

61%

Bachelor's/Grad/Prof
Degree

INCOME



\$67,688
Per Capita
Income



\$124,923
Median
Household
Income



\$182,000
Average
Household
Income

EMPLOYMENT

78.5
White
Collar %

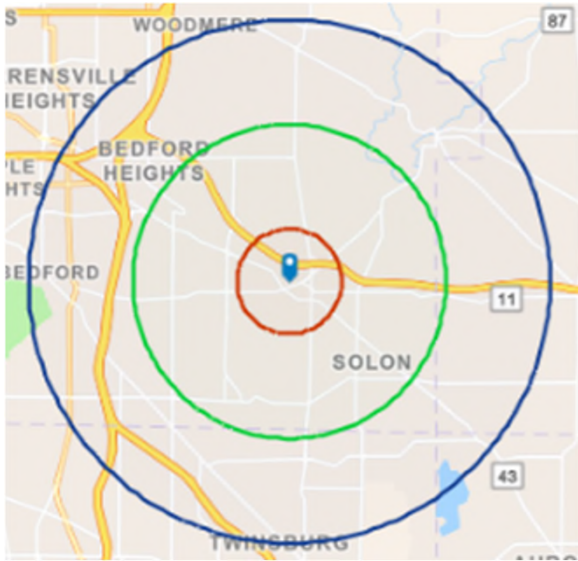
11.9
Blue
Collar %

9.6
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

98,123
Population

2.4
Average
Household Size

44.5
Median Age

\$89,150
Median Household Income

BUSINESS

5,104

Total Businesses

79,285

Total Employees

EDUCATION

4%

No High School
Diploma

23%

High School
Graduate

23%

Some
College

49%

Bachelor's/Grad/Prof
Degree

INCOME



\$55,854
Per Capita
Income



\$89,150
Median
Household
Income



\$134,753
Average
Household
Income

EMPLOYMENT

72.4
White
Collar %

15.1
Blue
Collar %

12.4
Services
%

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