

FOR LEASE

# SHEFFIELD VILLAGE PLAZA

5224-5298 DETROIT RD., SHEFFIELD VILLAGE, OH 44035



**Rentable Area: 69,733 sq. ft. Total Area of Shopping Center**

## Property Information:

Rentable Area: 69,733 sq. ft. Total Area of Shopping Center

### Spaces Available:

3,200 sq. ft. 5236 Detroit Rd., \$11.00 per sq. ft. plus CAM

1,200 sq. ft. 5280 Detroit Rd., \$12.00 per sq. ft. plus CAM

6,132 sq. ft. 5296 Detroit Rd., \$11.00 per sq. ft. plus CAM

1,600 sq. ft. 5228 Detroit Rd., \$12.00 per sq. ft. plus CAM

Term: 3-5 years plus options.

CAM: \$2.65 per sq. ft. includes taxes \$1.53,

Insurance \$.20 and maintenance \$.92

Parking: 426 spaces, a ratio of one space per

160 sq. ft. of floor area including storage areas

Location: Southwest Corner of Detroit Rd. (Rte. 254)

at I-90 interchange and Abbe Rd., (Rte. 301)

Information Provided is Deemed Reliable But Not Guaranteed.

For more information contact:

DENNIS TROYAN

Broker

[onetroyan@aol.com](mailto:onetroyan@aol.com)

216-409-1902 Mobile

[www.Realtyproscle.com](http://www.Realtyproscle.com)



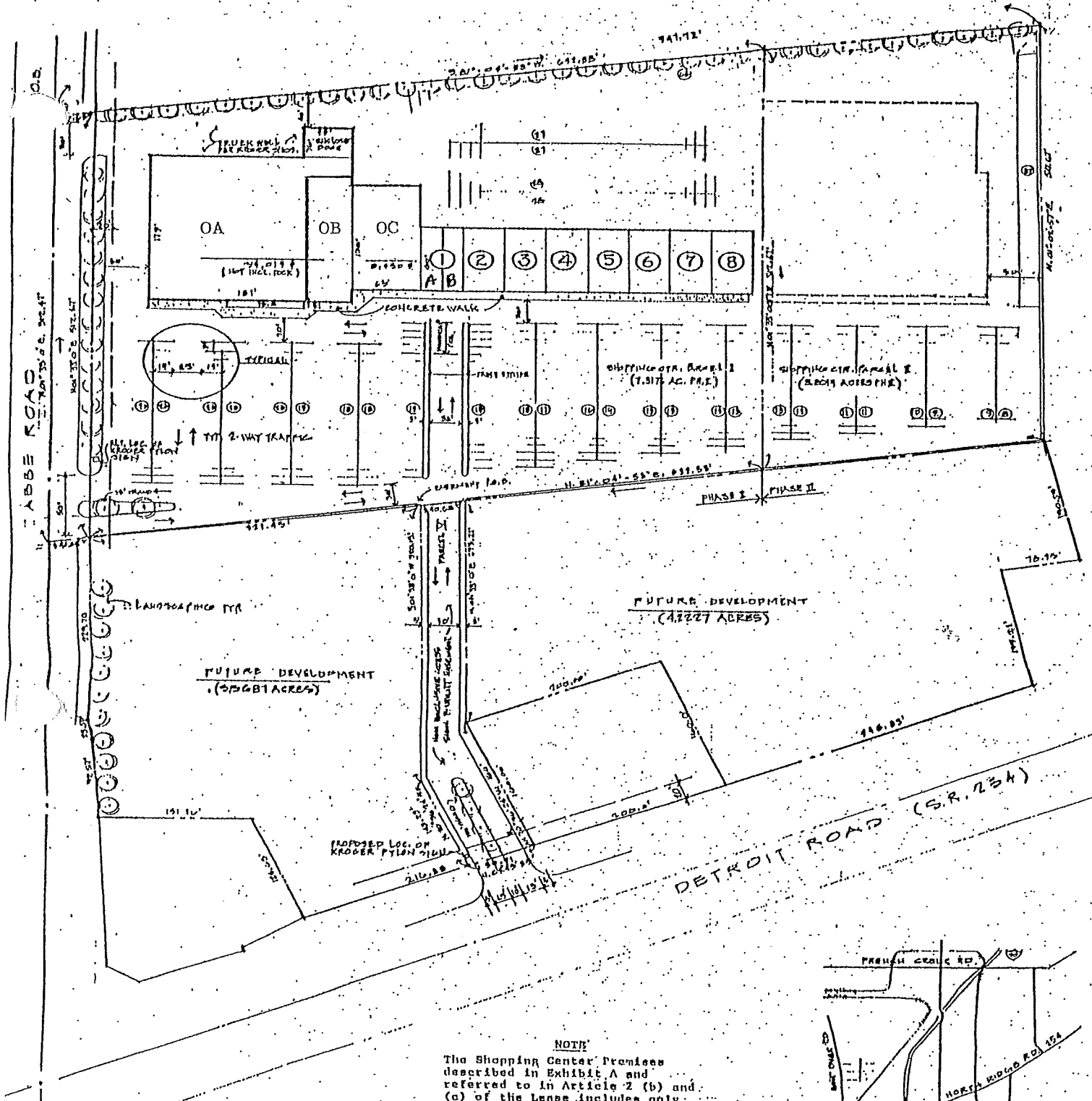
REALTY PROFESSIONALS, INC.

26016 Detroit Rd.

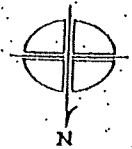
Suite #1

Westlake, OH 44145

440-835-0272 Office



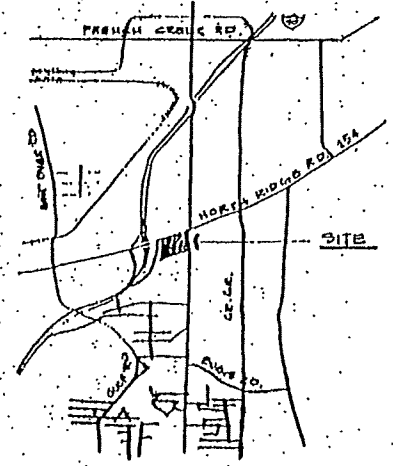
GEORGE DRALGER, ARCHITECT  
 1397 WARREN RD., RM. 200  
 LAKEWOOD, OHIO, 44107  
 Telephone: (216) 521-5134



**NOTE**  
 The Shopping Center Premises described in Exhibit A and referred to in Article 2 (b) and (c) of the Lease includes only Parcel I of this Plot Plan.

Lessee is granted rights to cross over the Non-Exclusive Access Easement (Parcel V) as if same were a part of the Common Area contained in Parcel I.

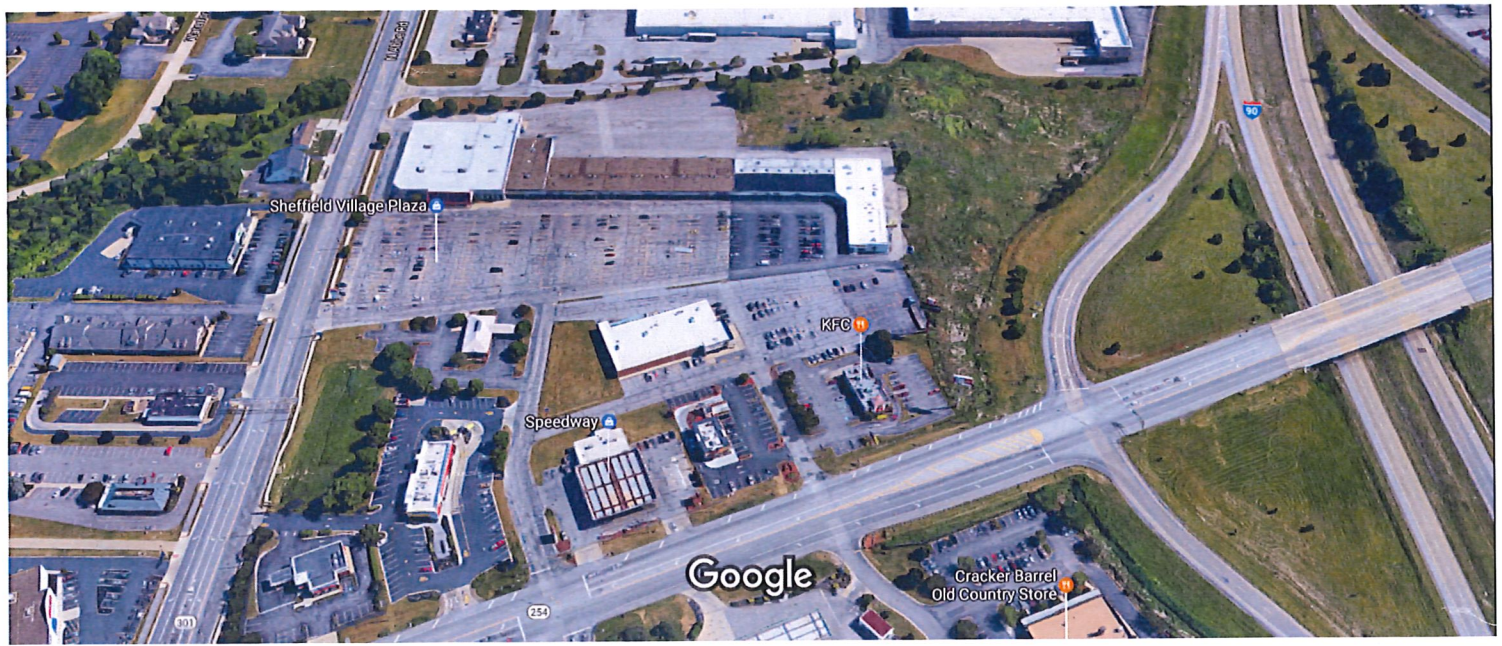
LESSOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 LESSEE: \_\_\_\_\_ DATE: \_\_\_\_\_

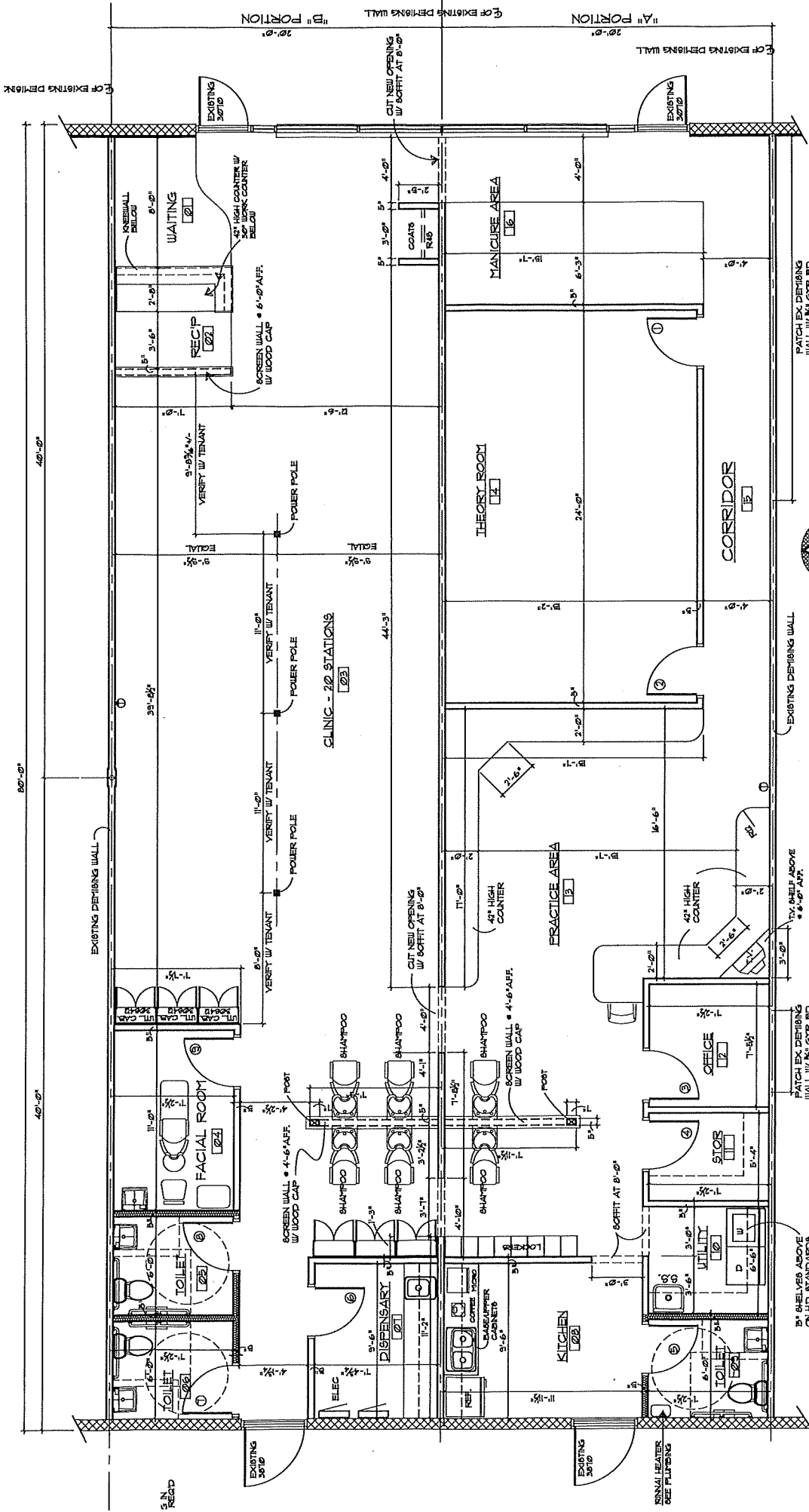


VICINITY MAP

**Sheffield Village Plaza**  
 Exhibit B Plot Plan







# FLOOR PLAN

SCALE: 1/4" = 1'-0"

5236 DETROIT ROAD, SHEFFIELD PLAZA