



MEDICAL/OFFICE  
SPACE FOR LEASE

17406  
ROYALTON  
ROAD

*Strongsville, Ohio*

1,500 – 6,700 SF  
Divisible

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**CBRE**

950 Main Avenue, Suite 1230  
Cleveland, Ohio 44113



# PROPERTY HIGHLIGHTS

17406 ROYALTON ROAD | STRONGSVILLE, OHIO

Fully built-out medical and office space with multiple offices, a draw laboratory, x-ray room, break room, 5 private restrooms, and a waiting reception area.

Prominent building and monument signage available on busy Route 82 with 54,182 VPD

Highly visible, prime location in the heart of Strongsville's retail trade area, directly across from Southpark Mall.

Attractive Tenant Improvement packages available to qualified tenants

Well maintained property with renovated common areas, new exterior lighting, improved landscaping, and more

Close proximity to I-71 and the Ohio Turnpike; less than 1 mile away

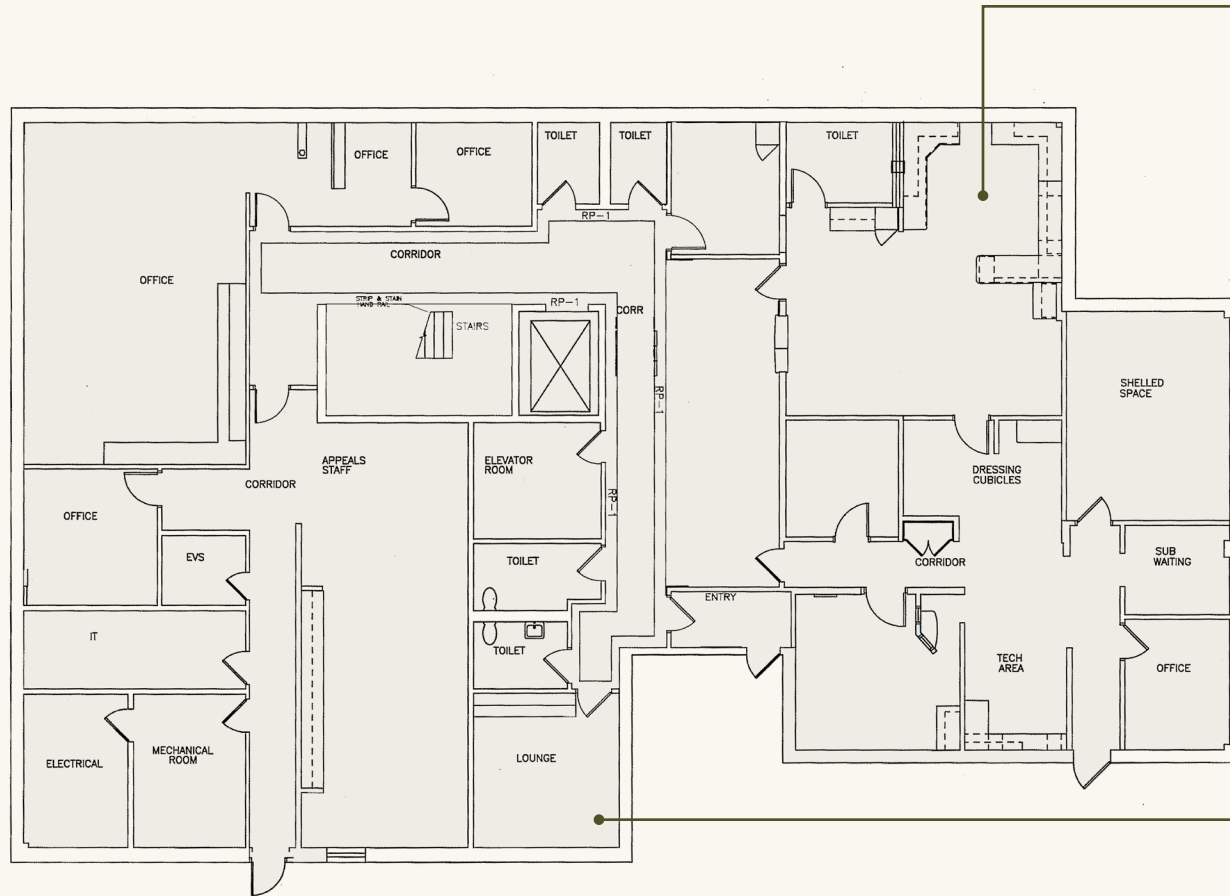
ASKING RATE

*\$16.00/SF MG*





# FLOOR PLAN



1,500 – 6,700 SF

[Click here to view virtual 3D tour](#)





# PRIME LOCATION

STRONGSVILLE RETAIL CORRIDOR



0.7 miles

to Interstate-71 at Royalton Road;  
3 miles to I-80 (Ohio Turnpike)  
interchange

New

retail construction  
throughout retail trade area

247 feet

of frontage on  
Royalton Road across  
from Southpark Mall

Near

Cleveland Clinic's  
Strongsville Family Health  
and Surgery Center





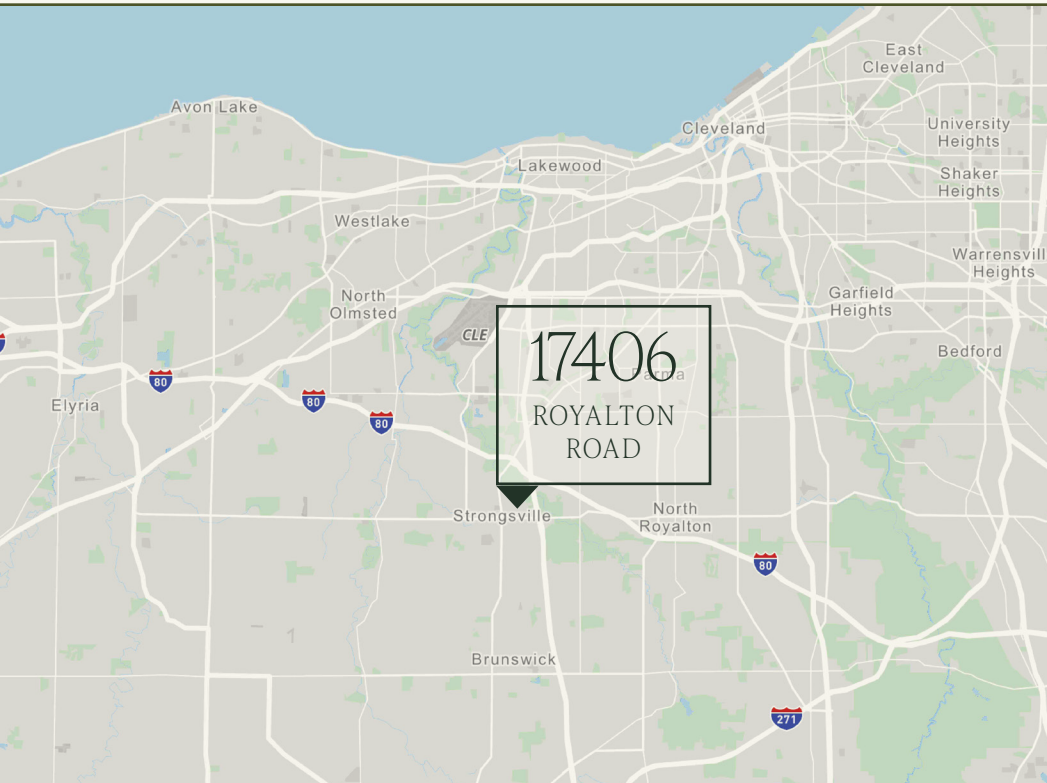
*Attractive Tenant  
Improvement Packages  
Available to Qualified  
Tenants*



# STRONGSVILLE







# AREA DEMOGRAPHICS

| CATEGORY                       | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------------|-----------|-----------|-----------|
| 2024 Population                | 5,733     | 55,598    | 138,536   |
| 2024 Daytime Population        | 10,272    | 49,172    | 122,002   |
| 2024 Households                | 2,724     | 23,344    | 58,157    |
| 2024 Avg. HH Income            | \$118,550 | \$131,044 | \$115,525 |
| 2029 Avg. HH Income Projection | \$142,068 | \$154,612 | \$136,739 |
| 2024 Median Household Income   | \$88,303  | \$100,201 | \$87,904  |
| 2024 Population 25 & Over      | 4,431     | 41,031    | 102,036   |

*Contact Us For More Information*

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