



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.

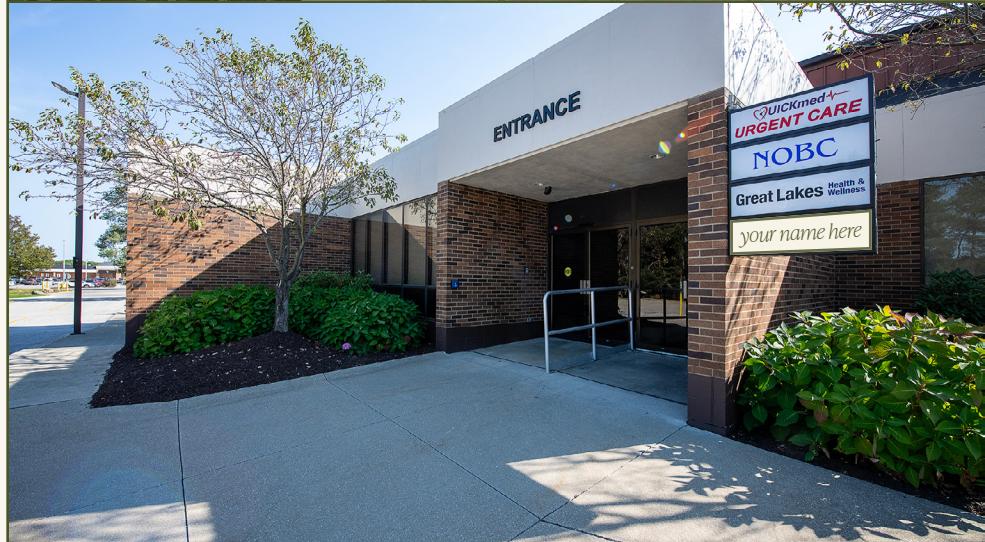
Attractive Tenant Improvement packages available to qualified tenants

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

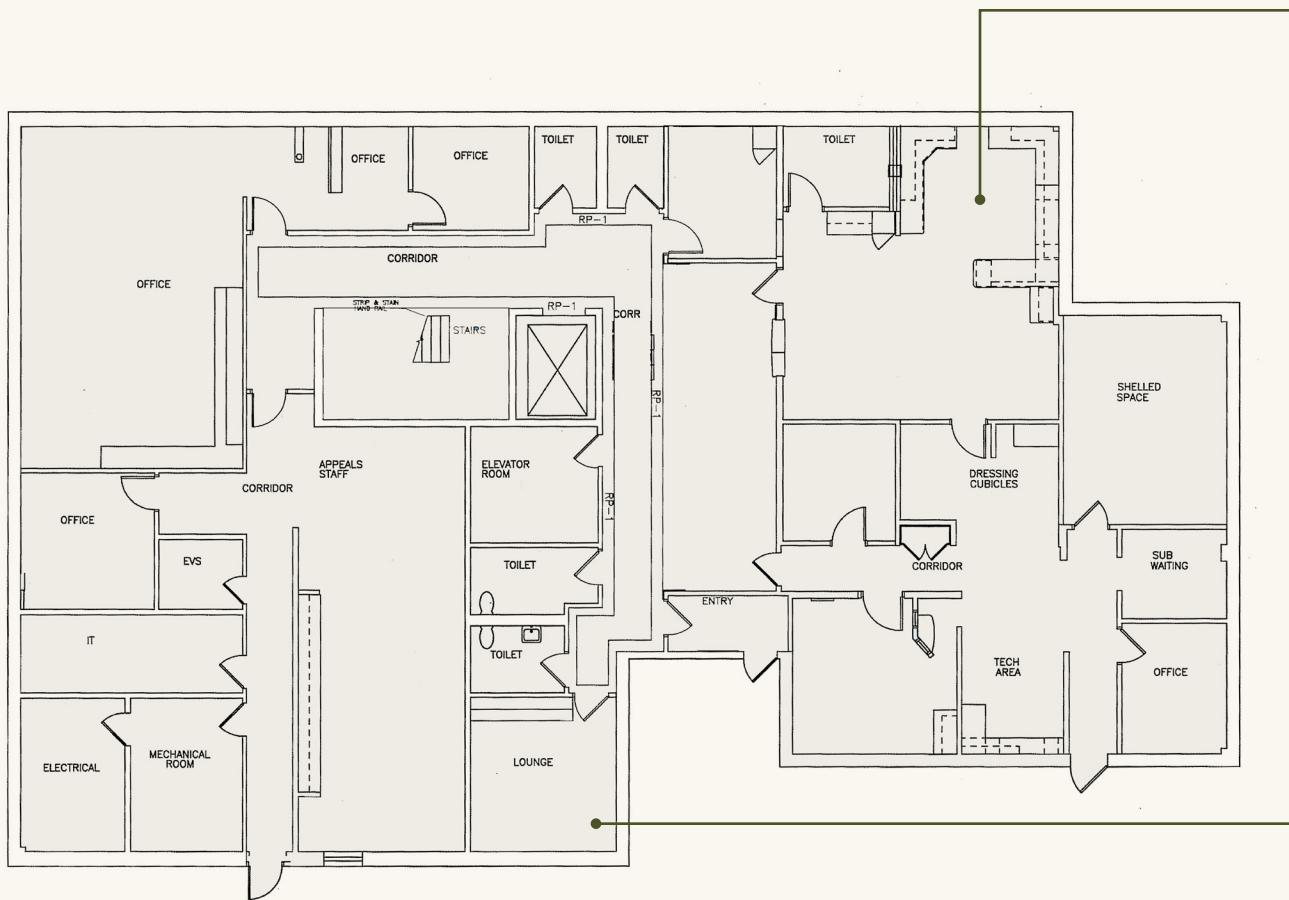
Close proximity to I-71 and the Ohio Turnpike; less than 1 mile away

ASKING RATE

\$18.00/SF NNN



FLOOR PLAN



1,500 - 6,700 SF



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

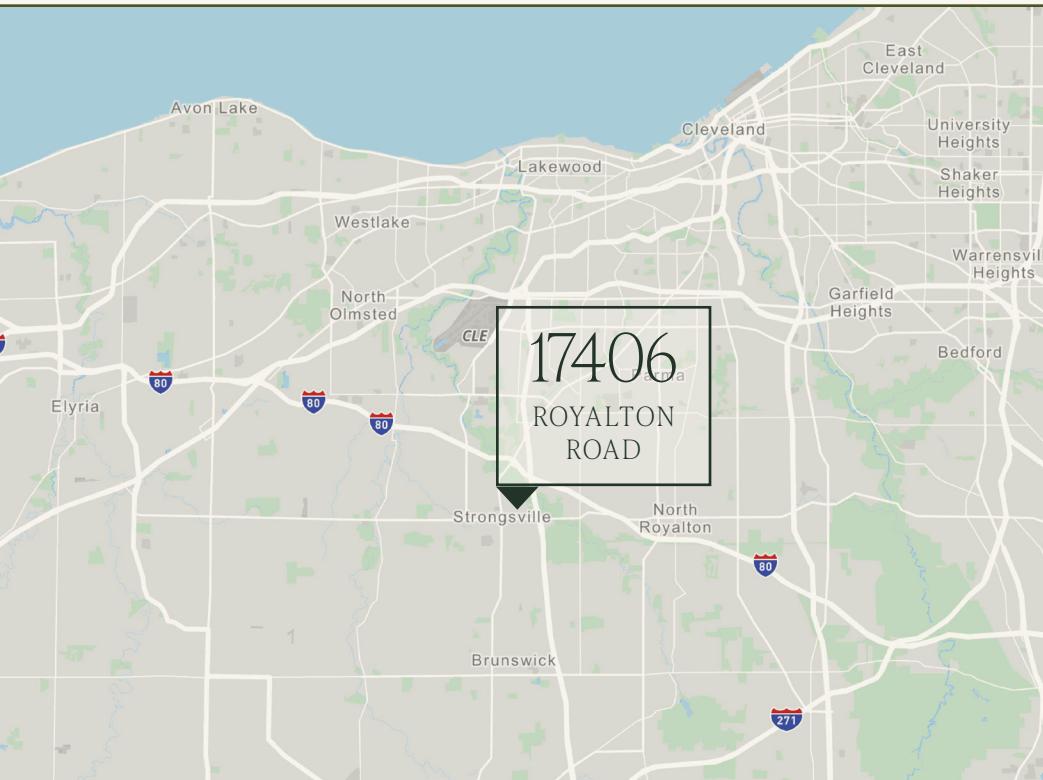
Cleveland Clinic's
Strongsville Family Health
and Surgery Center



*Attractive Tenant
Improvement Packages
Available to Qualified
Tenants*

RETAIL AREA





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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