

For Sale

CBRE

87 Conservatory Drive

Barberton, Ohio 44203

5,488 SF Available



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Barberton, Ohio 44203

Property Details

Part of Anna Dean Professional Medical-Office Park

- + Price: \$875,000
- + Total Square Feet: 5,488 SF
- + Land Area: 0.13 Acres
- + Year Built: 2001
- + 35 parking spaces

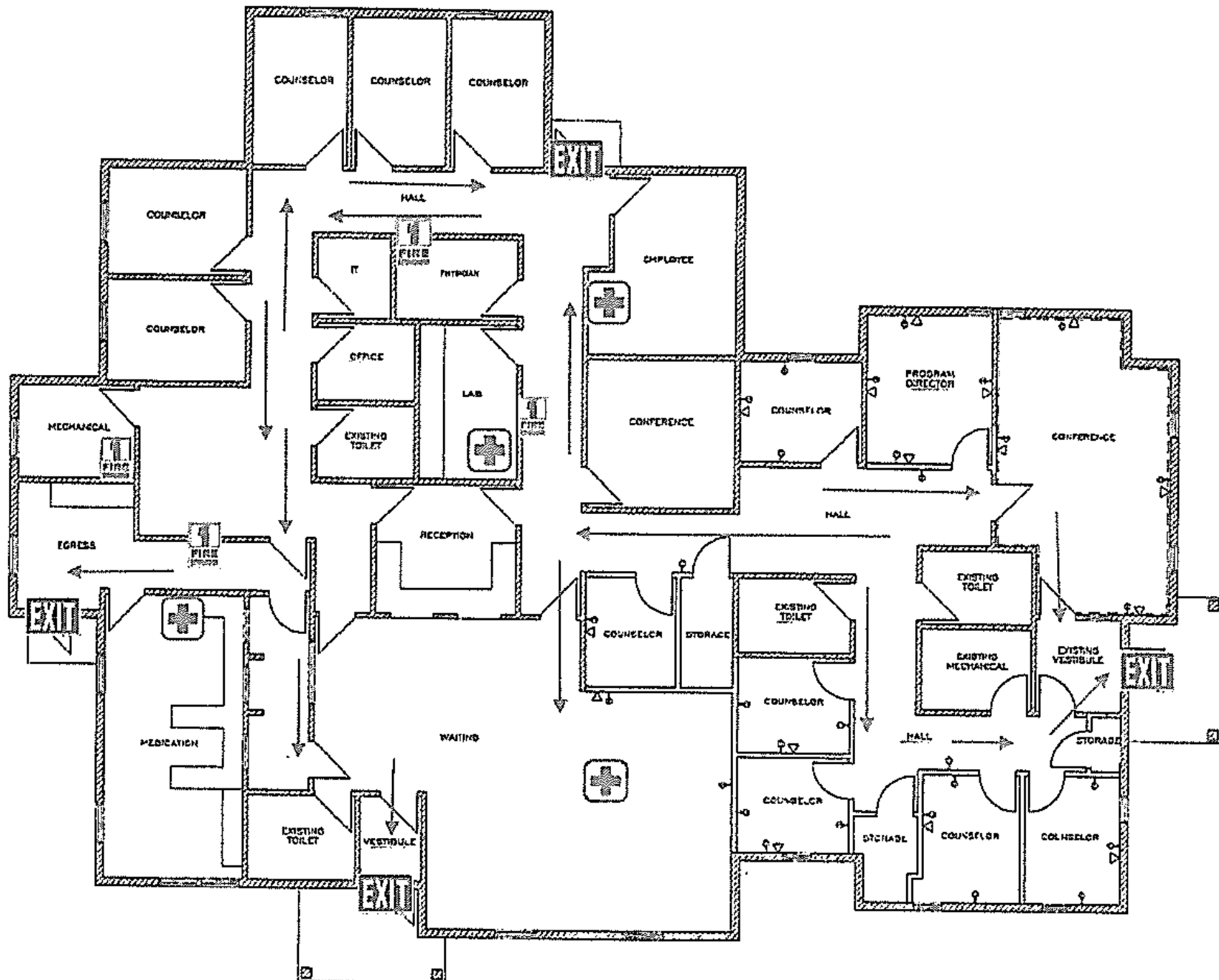


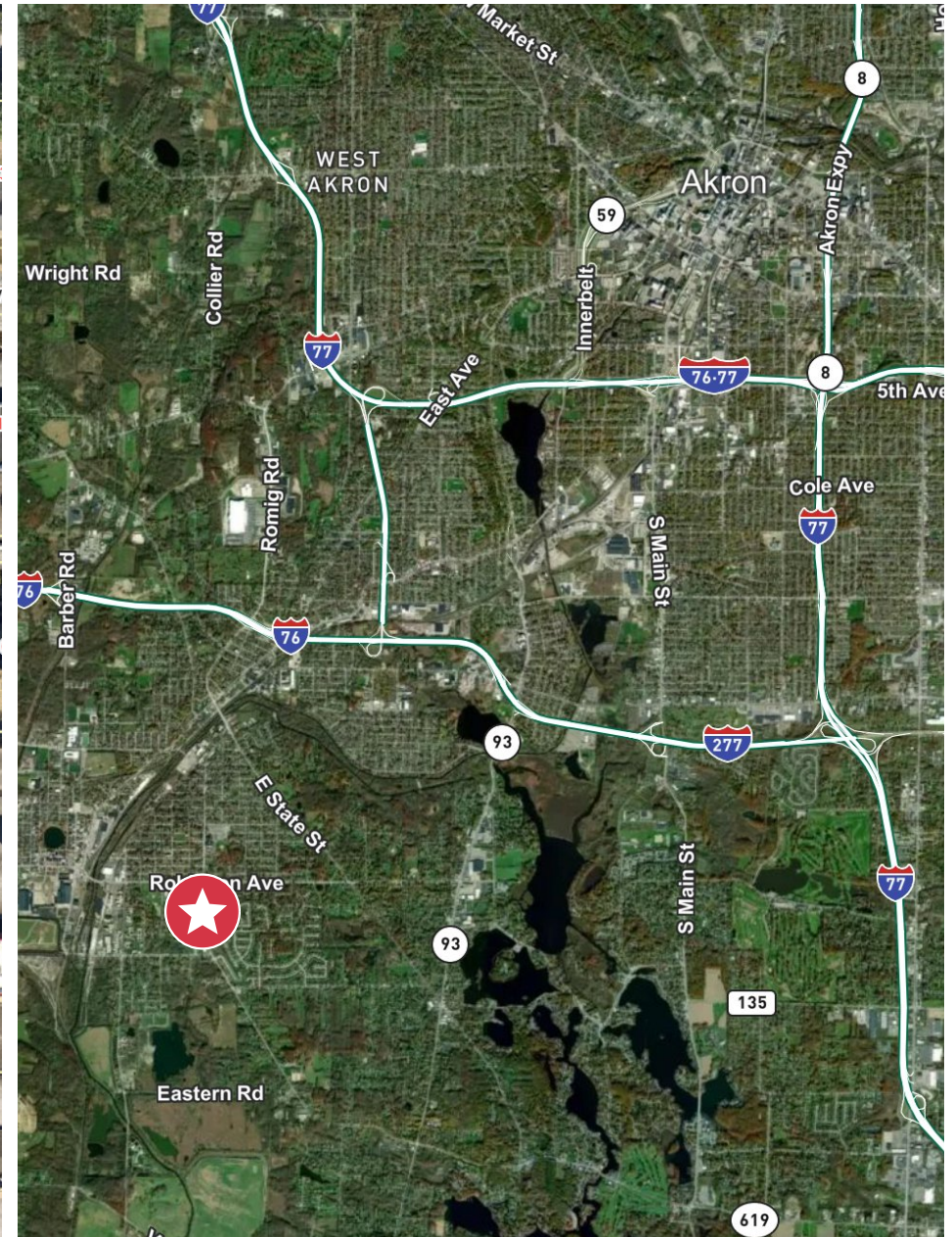
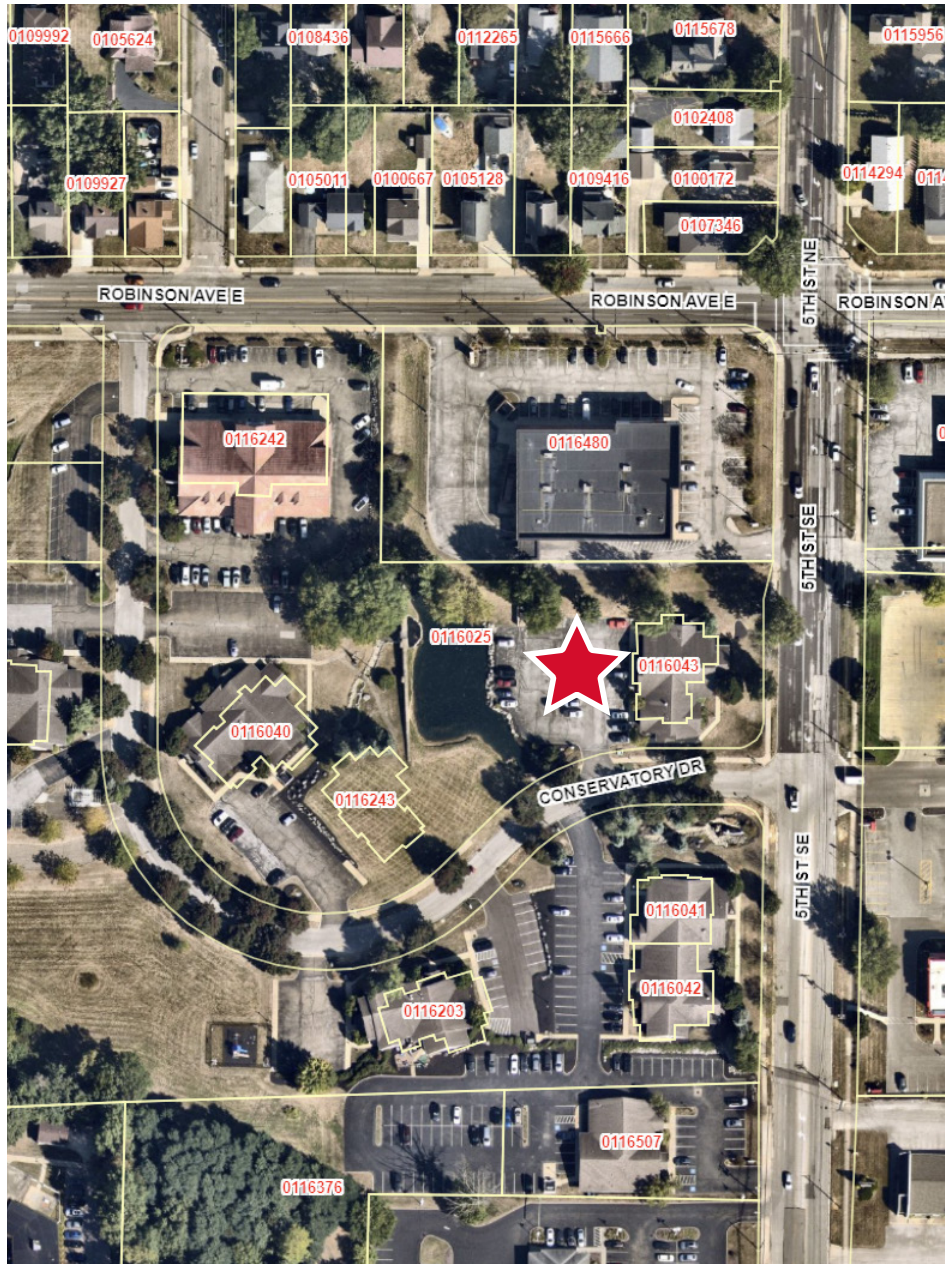
Tenant Information

- + Fully leased to Pinnacle Treatment Centers OH-III, LLC
- + Lease Rate: \$18.64/SF/YR NNN
- + Annual Rent: \$102,312
- + Cap Rate: 11.69%
- + Current term ends 06/2032
- + One 5-year renewal option
- + Lease type: NNN (including ground lease payment)









| Demographics | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|----------|----------|----------|
| 2024 Population | 9,551 | 45,445 | 103,431 |
| 2024 Daytime Population | 9,042 | 40,679 | 85,045 |
| 2024 Businesses | 300 | 1,465 | 2,848 |
| 2024 Employees | 4,134 | 23,321 | 37,860 |
| 2024 Avg. HH Income | \$70,185 | \$75,501 | \$77,655 |
| 2029 Avg. HH Income Proj. | \$78,538 | \$85,530 | \$88,290 |
| 2024 Median Household Income | \$43,895 | \$55,834 | \$57,067 |
| Population 25 & Over | 6,964 | 33,321 | 75,115 |

Contact Us

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