

For Sale

CBRE

# 87 Conservatory Drive

Barberton, Ohio 44203

5,488 SF Available



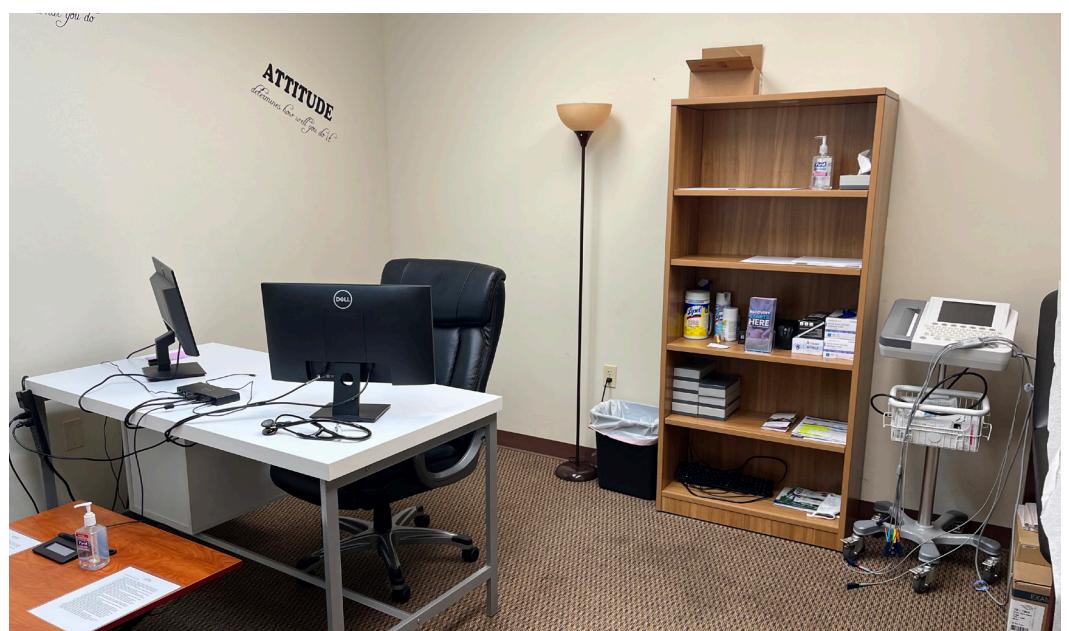
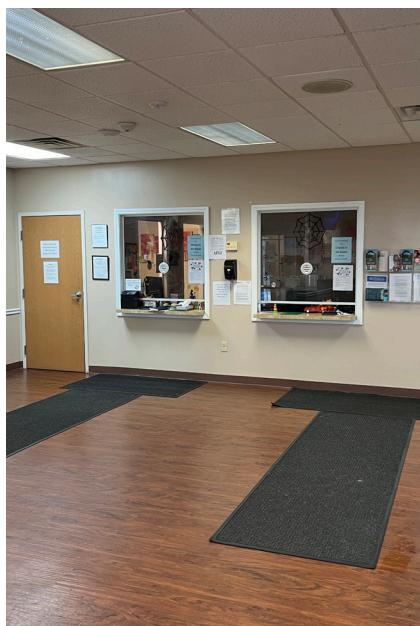
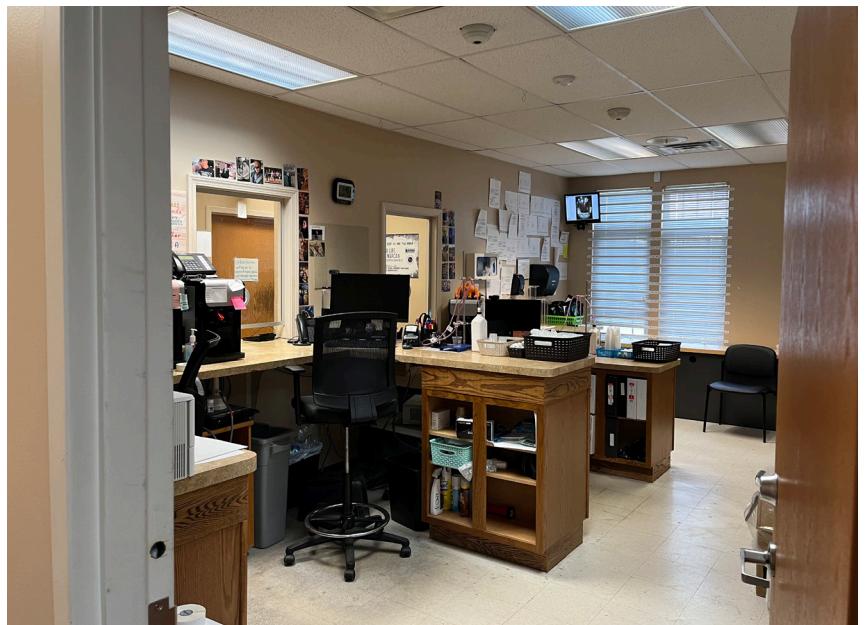
### Part of Anna Dean Professional Medical-Office Park

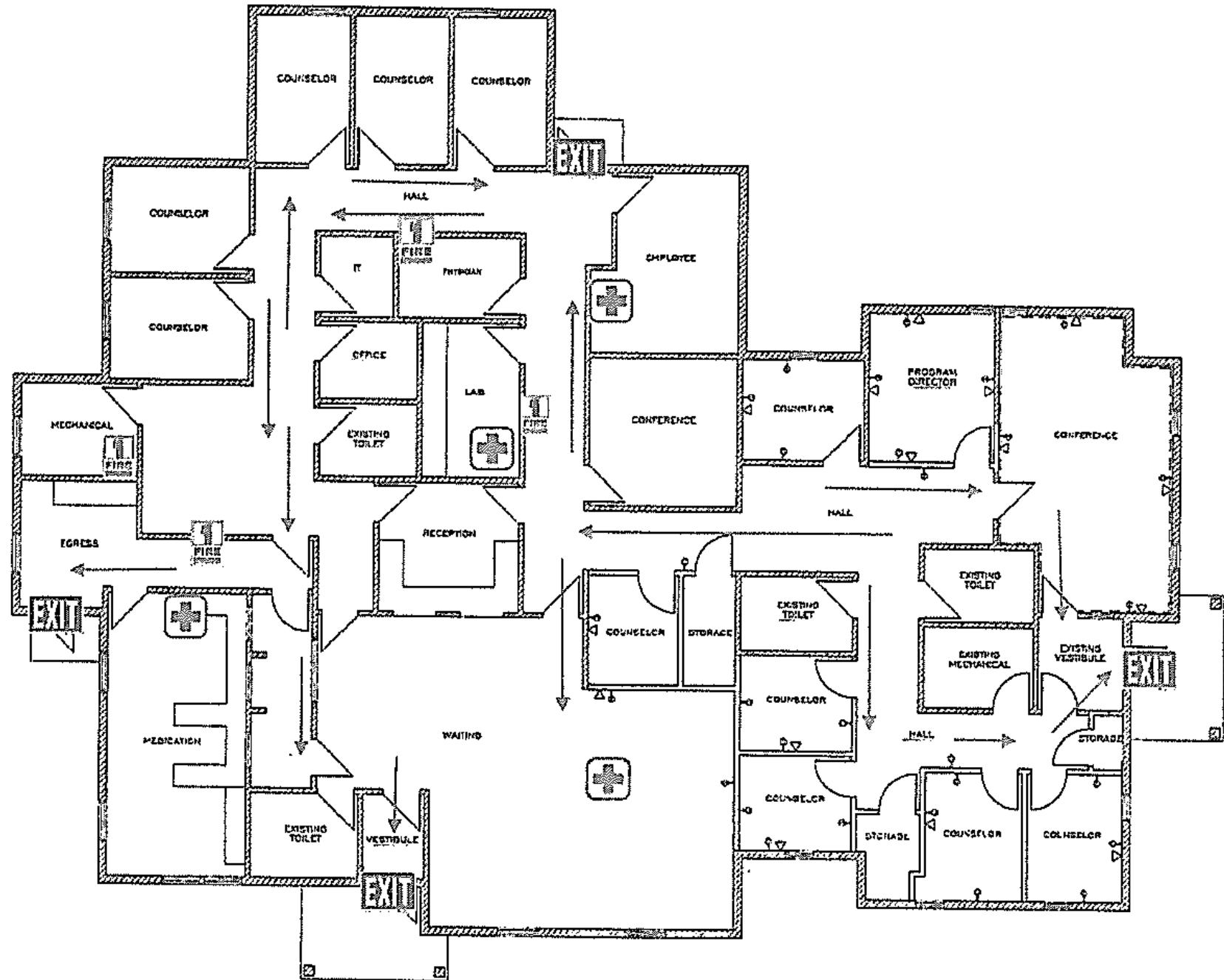
- + Price: \$875,000
- + Total Square Feet: 5,488 SF
- + Land Area: 0.13 Acres
- + Year Built: 2001
- + 35 parking spaces

### 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)

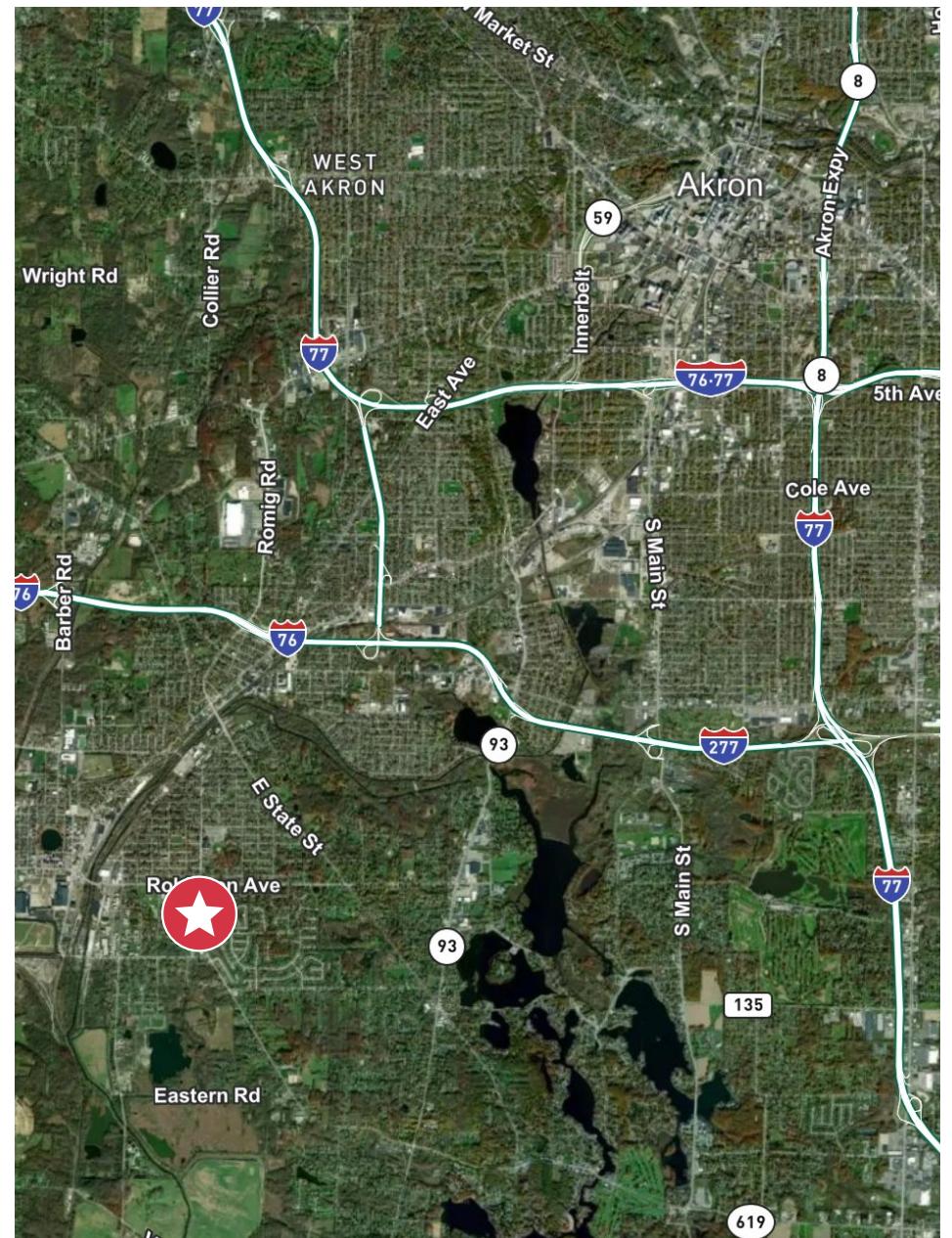
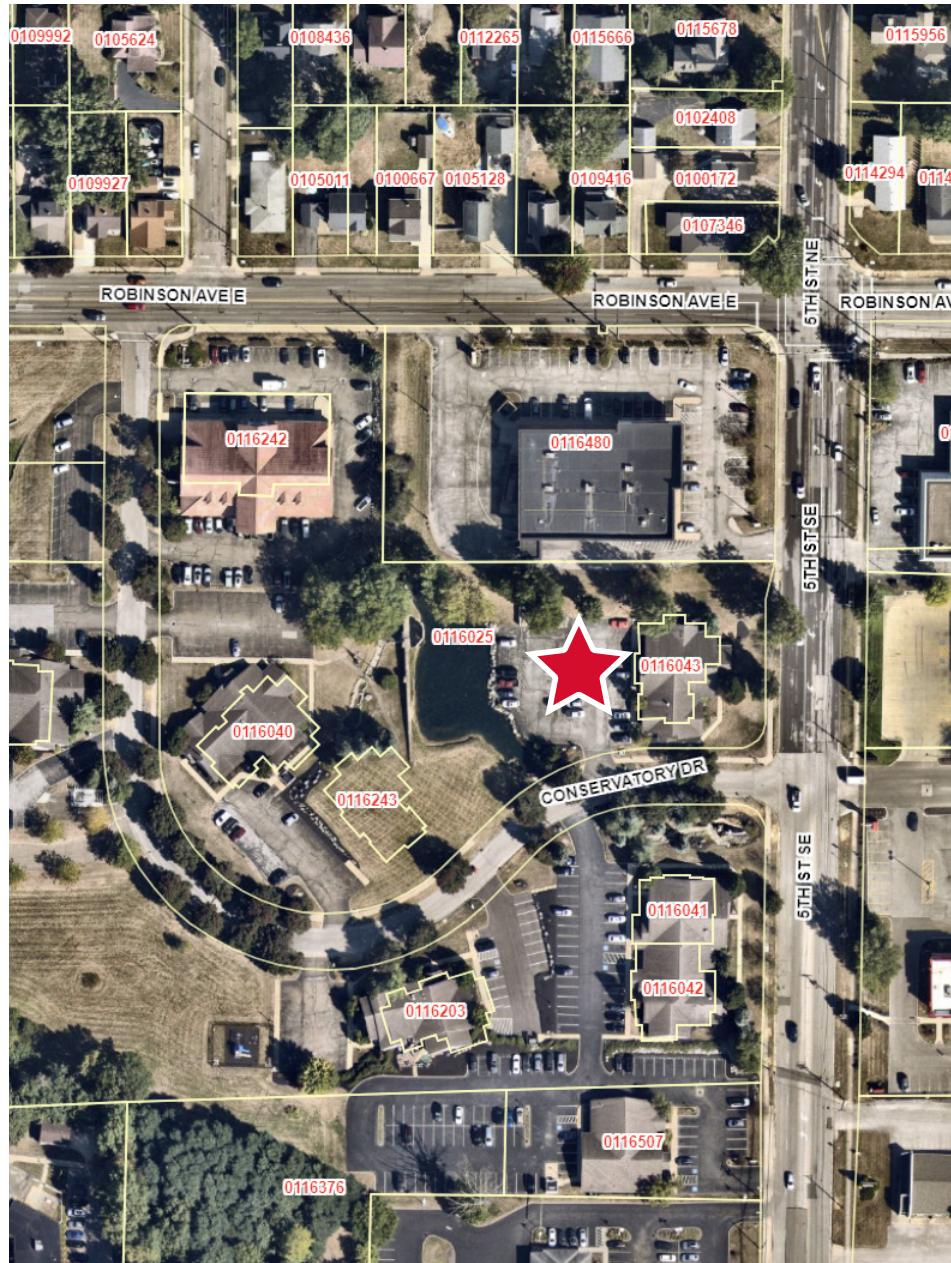






87 Conservatory Drive  
Barberton, Ohio 44203

Aerial Map



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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