



For LEASE

P.T. Center (Medical Office Space)

2660 West Market Street, Fairlawn, OH 44333



PROPERTY SUMMARY

This listing presents a coveted opportunity for businesses to make a strong impression. It features existing medical infrastructure, potentially reducing the time and expense associated with converting conventional office space.

It's established medical presence creates a natural professional setting for physicians, therapists, specialists, dentists and other healthcare providers.

PROPERTY HIGHLIGHTS

- Modern design and architecture
- High visibility from West Market Street
- Abundant parking for tenants and visitors
- Customizable office spaces for flexible layouts
- Well-maintained exterior and professional landscaping

Lease Rate	\$3,500 per month + CAM (NNN)
Available SF	1,700
Building Size	17,820 SF
Zoning	Land Use Code - 442-C - Medical Clinics & Offices



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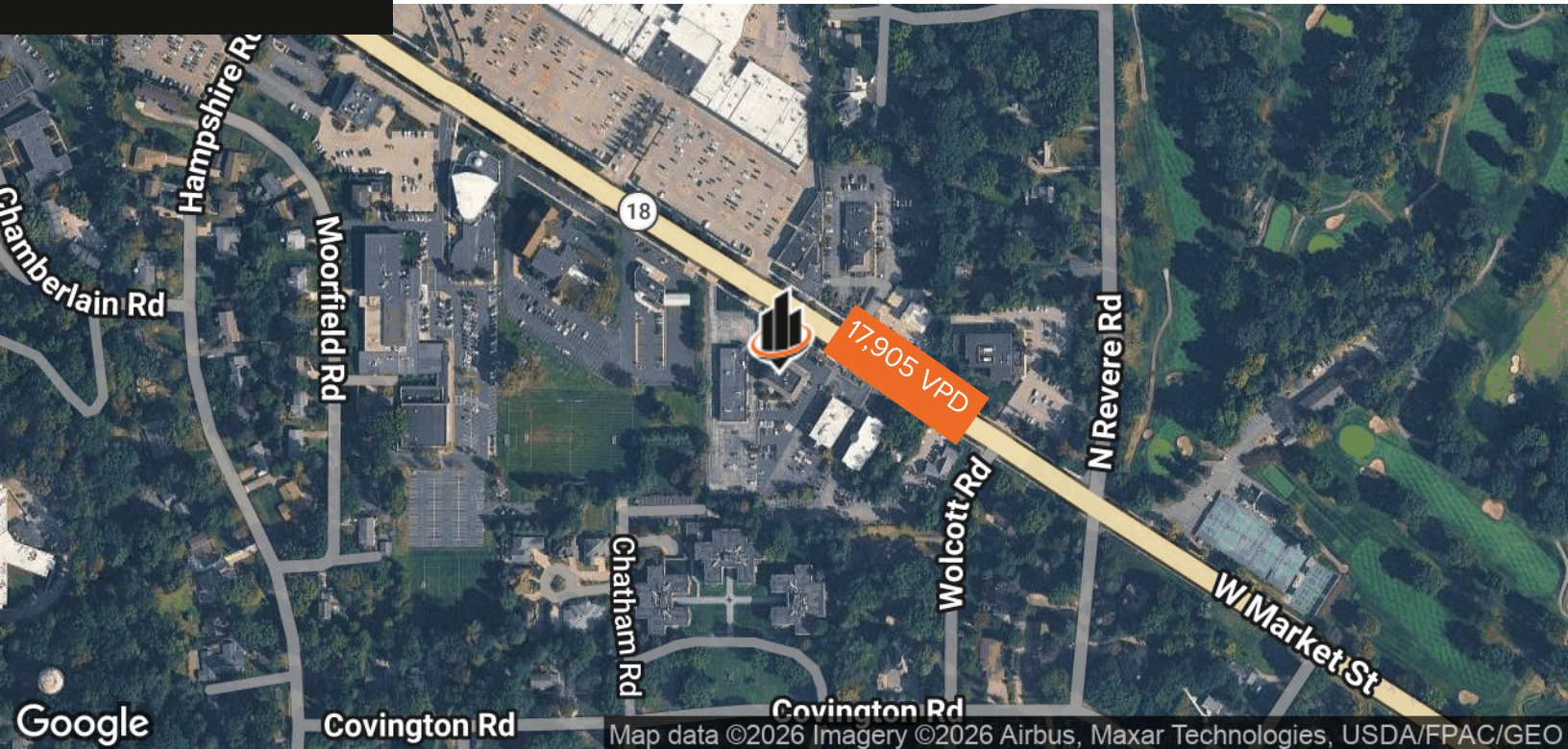
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Location & Retailer Map

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Additional Photos

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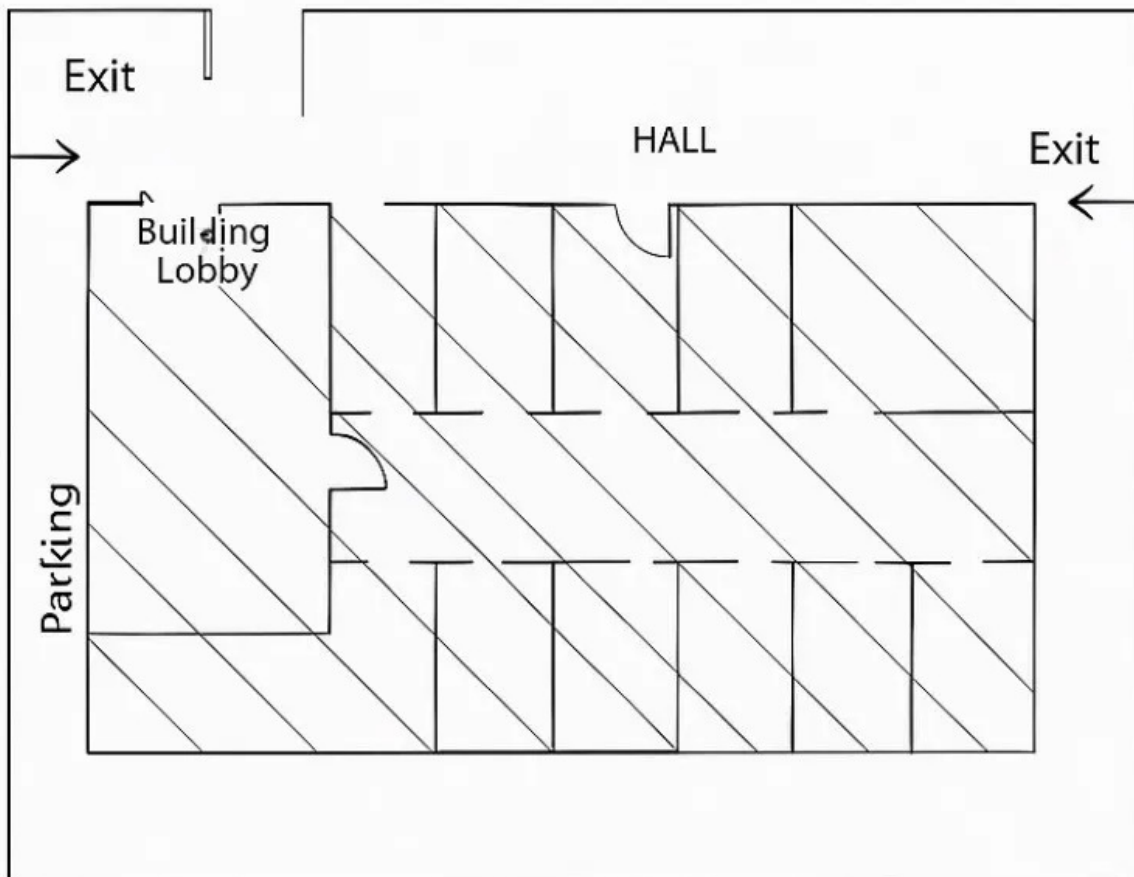
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PREMISES FLOOR PLAN



Premises = 1,700 square feet



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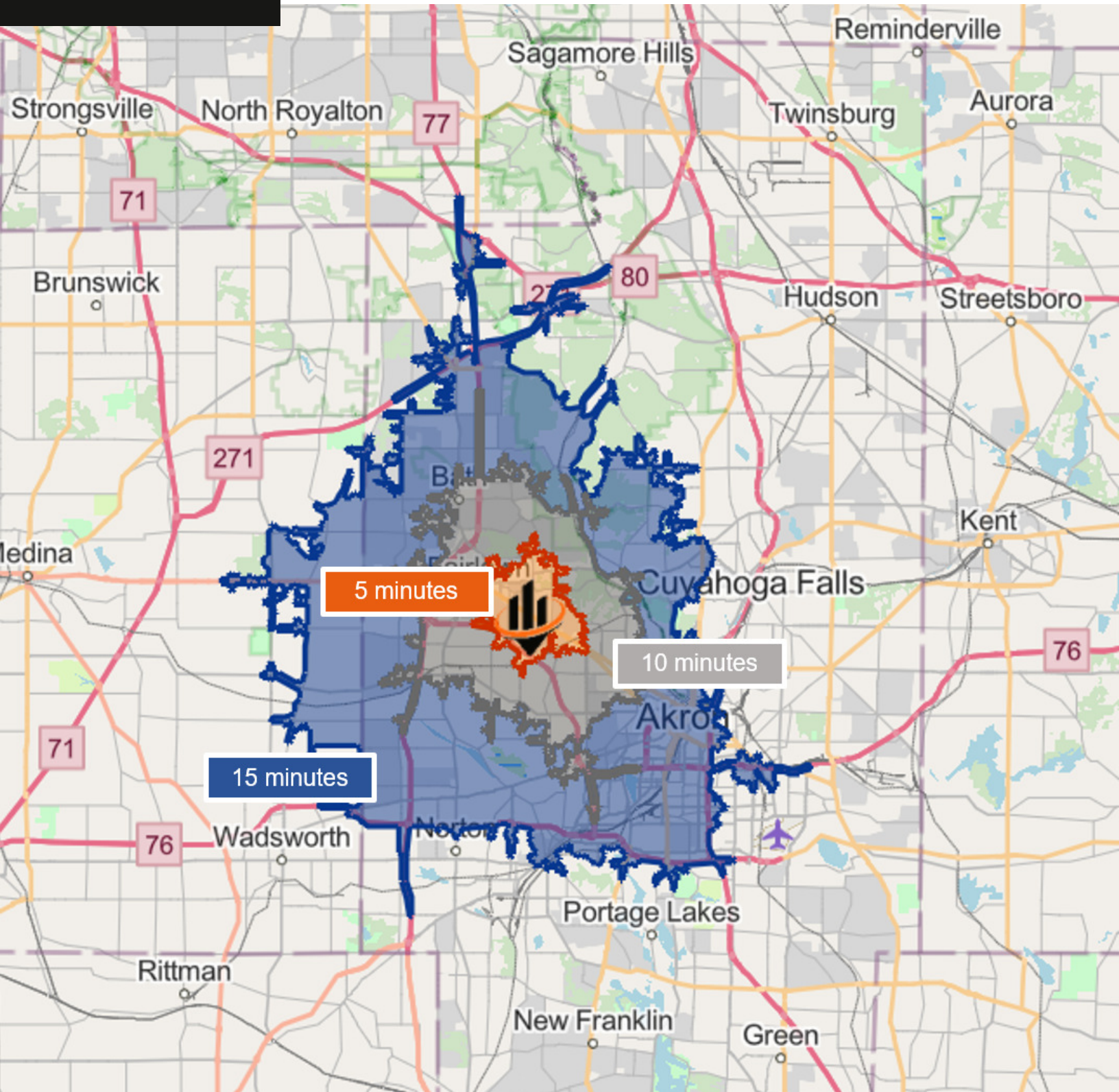


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Drive Time Map

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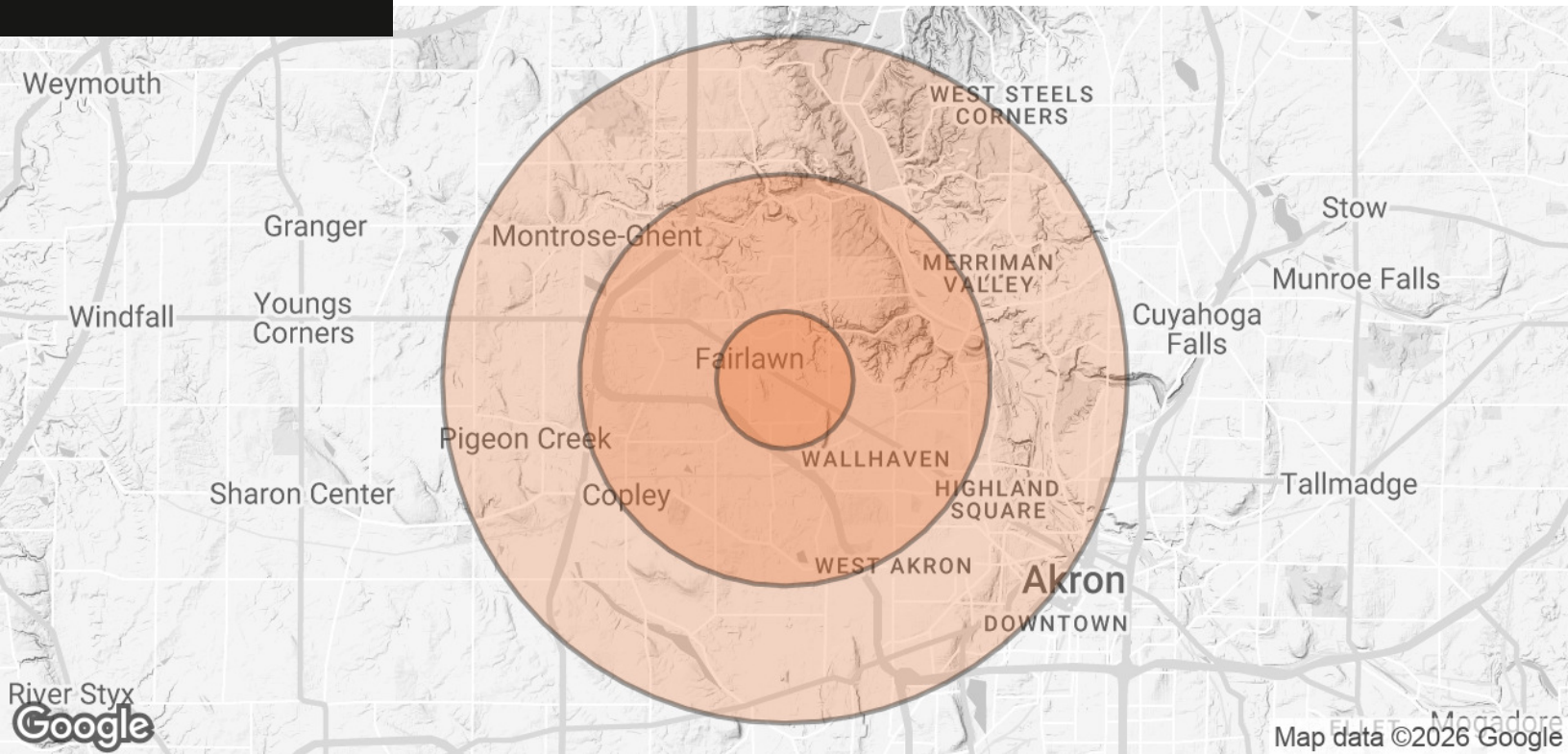


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Demographics Map Report

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,853	44,507	116,202
AVERAGE AGE	44.6	44	42
AVERAGE AGE (MALE)	39.7	41.5	40
AVERAGE AGE (FEMALE)	45.3	47.1	43.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,160	20,818	51,836
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$118,548	\$116,317	\$106,596
AVERAGE HOUSE VALUE	\$277,958	\$259,337	\$250,362

2023 American Community Survey (ACS)



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