

MEDICAL OFFICE FOR LEASE



17534 ROYALTON ROAD
STRONGSVILLE, OH 44136

LEASE RATE: \$14.05/SF + \$7.93 NNN



PROPERTY HIGHLIGHTS

- Available: 2,542 SF
- Price per SF: \$14.05/SF
- CAM Fees: \$5.97/SF + \$1.96/SF for utilities
- Suite 201: consisting of 6 exam rooms, 2 tech offices, 1 executive office, reception area, break room, and restrooms
- Monument signage available
- Parking: ±35
- Traffic Count: ±54,000
- Highway Access: minutes from I-80 and I-71



LISTING AGENTS

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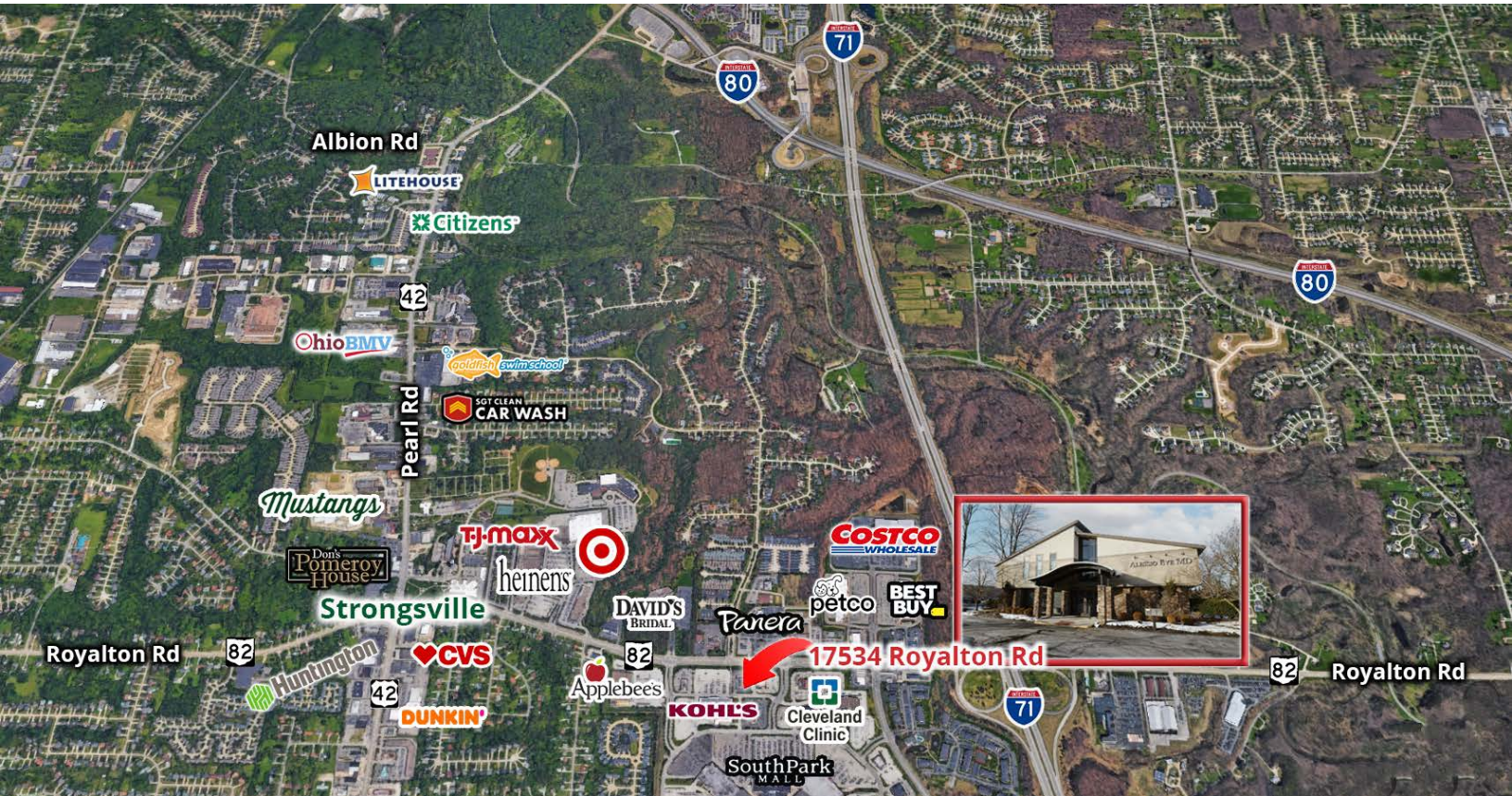


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PROPERTY OVERVIEW

Suite 201 is a 2,542 SF medical office suite featuring 6 exam rooms, 2 tech offices, 1 executive office, a reception area, break room, and restrooms, making it ideal for medical or healthcare users. The property offers monument signage opportunities, approximately 35 on-site parking spaces, and excellent visibility with traffic counts of $\pm 54,000$ vehicles per day. Convenient highway access allows for quick connections to both I-71 and the Ohio Turnpike (I-80), just minutes away.

LOCATION OVERVIEW

Located along Royalton Road, the property benefits from strong visibility and convenient access within the heart of Strongsville. The site is just minutes from Interstate 71 and the Ohio Turnpike (I-80), providing efficient regional connectivity throughout Northeast Ohio. Positioned near Strongsville Town Center and surrounding retail, dining, and service amenities, this location offers excellent accessibility for both employees and clients.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	5,537	51,463	135,654
Total Units	2,795	23,090	60,998
Median Income	\$75,377	\$97,735	\$88,806

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

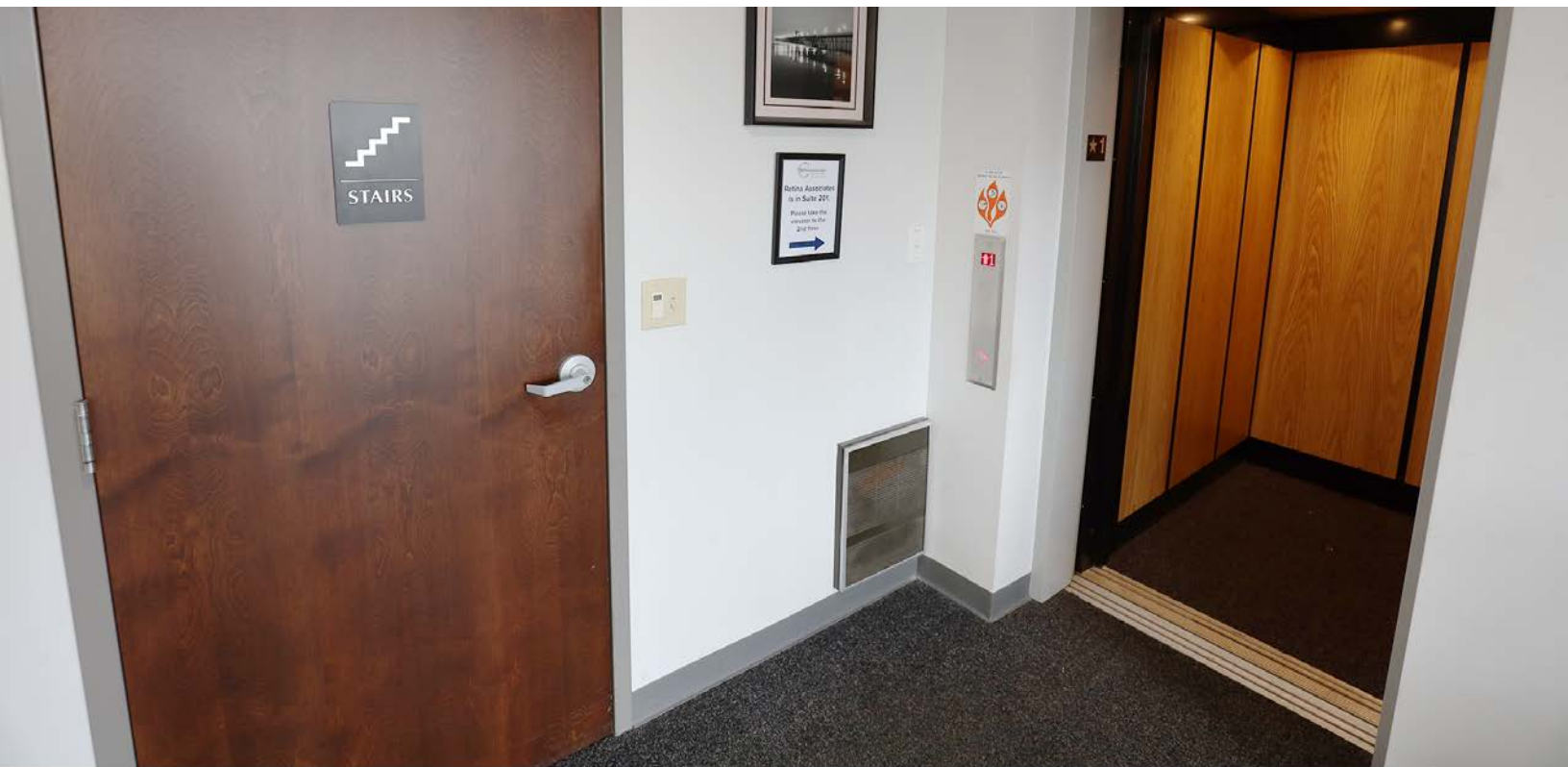


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