

6555 DEAN MEMORIAL PARKWAY

6555 Dean Memorial Parkway, Boston Heights , OH 44236



**THE MASICA
COMPANY**

OFFICE BUILDING FOR SALE



VIDEO

360° VIRTUAL TOUR

OFFERING SUMMARY

Sale Price:	\$3,295,000
Number of Units:	2
Lot Size:	3.084 Acres
Building Size:	21,682 SF
NOI:	\$307,103.62
Cap Rate:	9.32%

PROPERTY HIGHLIGHTS

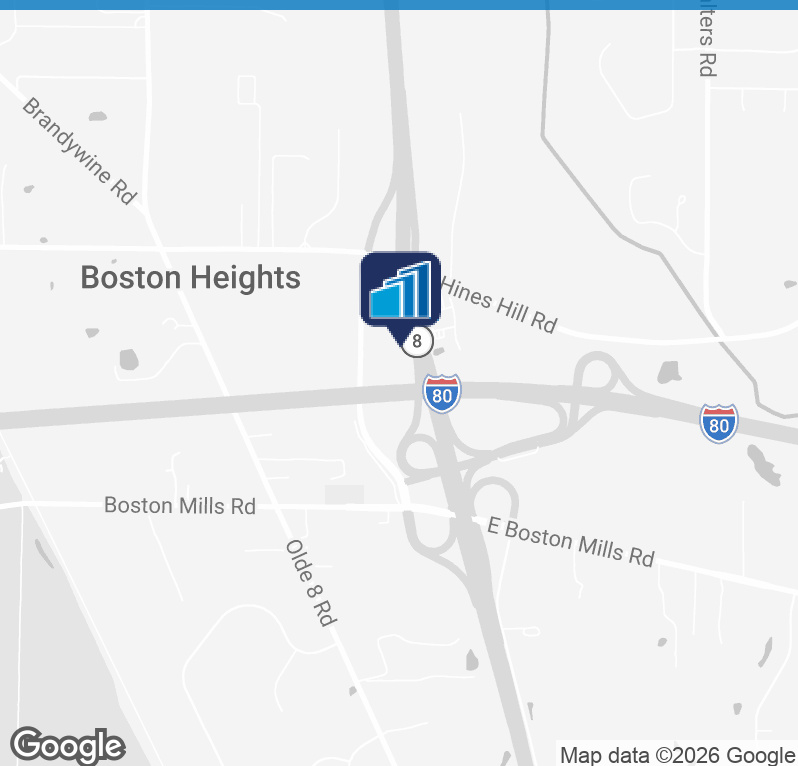
- 18,170 SF Office Building and 3512 SF of Storage Space - 21,682 SF Total
- 100% occupancy
- SALE to LEASEBACK Opportunity
- Built in 1976, renovated in 2016, 2019, 2020
- Zoned Retail Business
- Prime location in Boston Heights
- Modern amenities and features
- Well-maintained and updated
- Strong rental history
- Ample parking for tenants and visitors
- High visibility and accessibility
- Proximity to major transportation routes

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2 PROPERTY DETAILS & HIGHLIGHTS



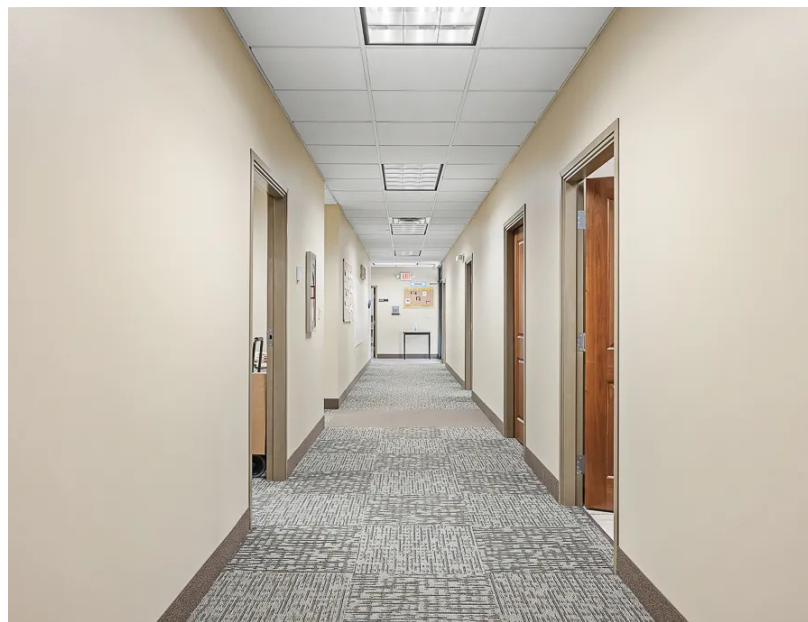
Building Name	6555 Dean Memorial Parkway
Property Type	Office
Property Subtype	Office Building
APN	1300961 & 1300892
Building Size	21,682 SF
Lot Size	3.084 Acres
Building Class	A
Year Built	1976
Year Last Renovated	2020
Number of Floors	1
Average Floor Size	18,170 SF
Parking Spaces	54
Construction Status	Existing
Roof	Bitumen roof- 2015
Number of Buildings	1

- Gross Income: \$363,400.00
- Operating Expenses: \$56,296.38
- NOI: \$307,103.62
- Cap: 9.32
- 18,170 SF Office Building and 3512 SF of Storage Space Built in 1976, renovated in 2016, 2019, 2020
- Zoned Retail Business
- Prime location in Boston Heights
- 100% occupancy
- Modern amenities and features
- Well-maintained and updated
- Strong rental history
- Ample parking for tenants and visitors
- High visibility and accessibility
- Proximity to major transportation routes
- Established and stable tenant base

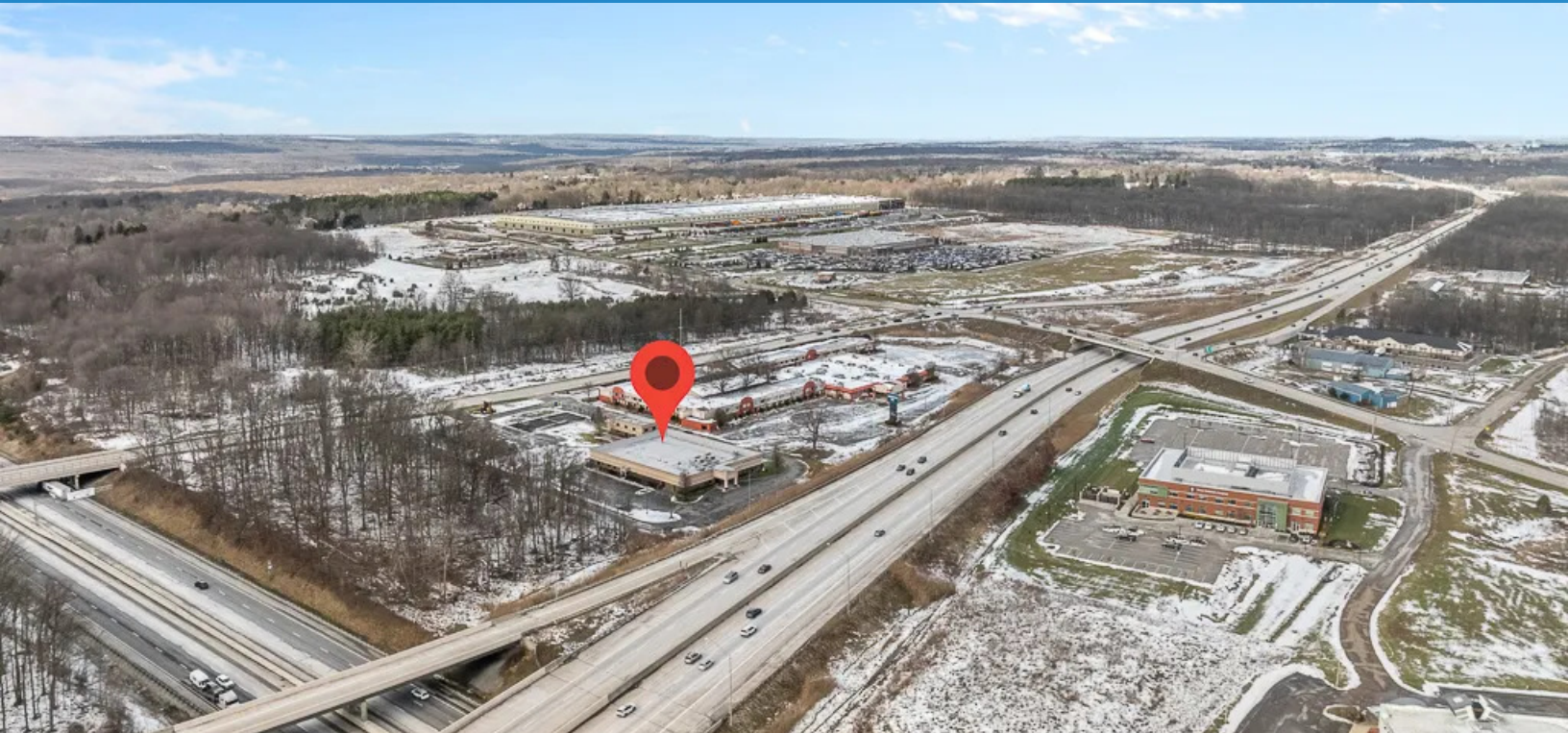
3 ADDITIONAL PHOTOS



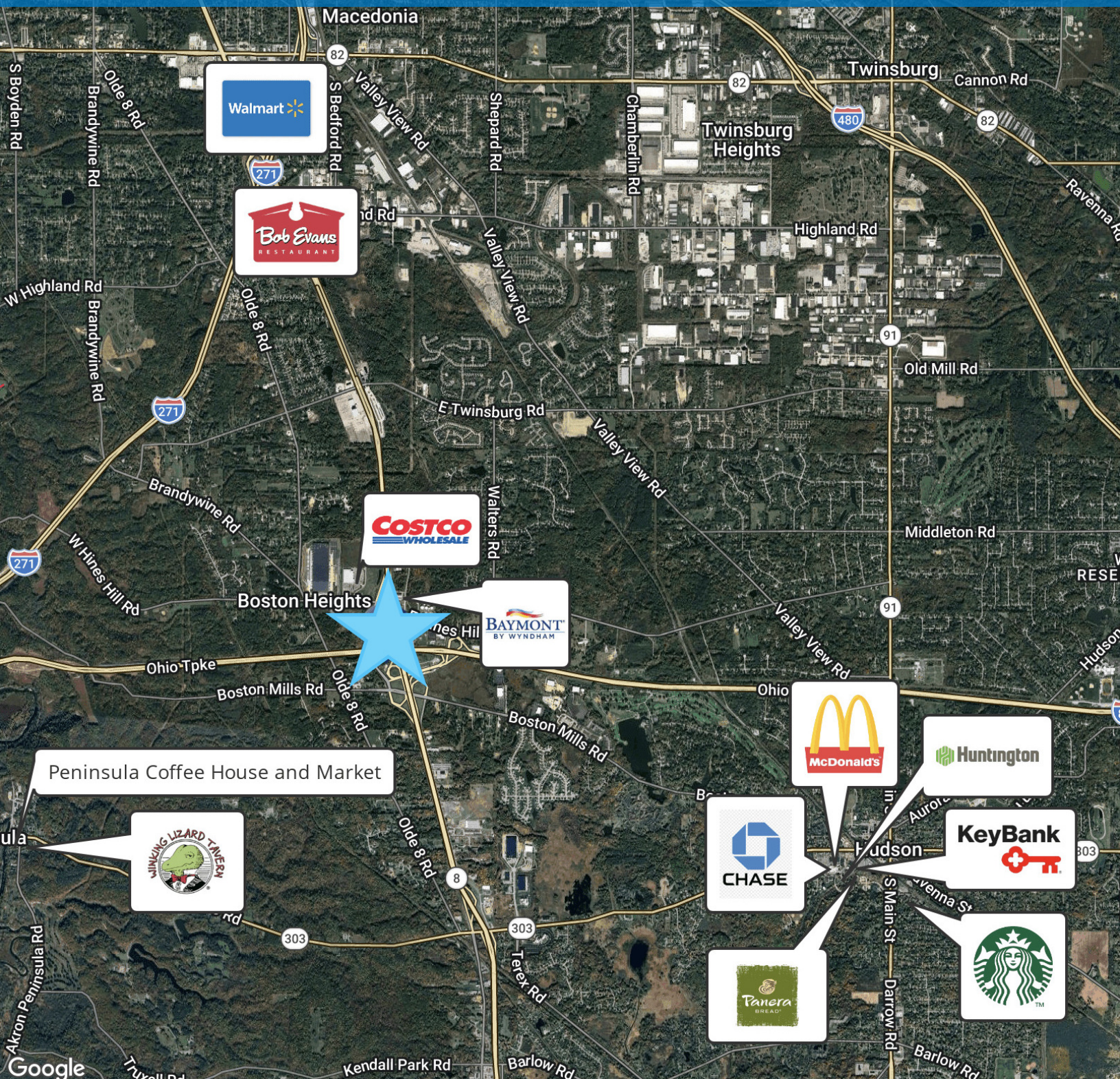
4 ADDITIONAL PHOTOS



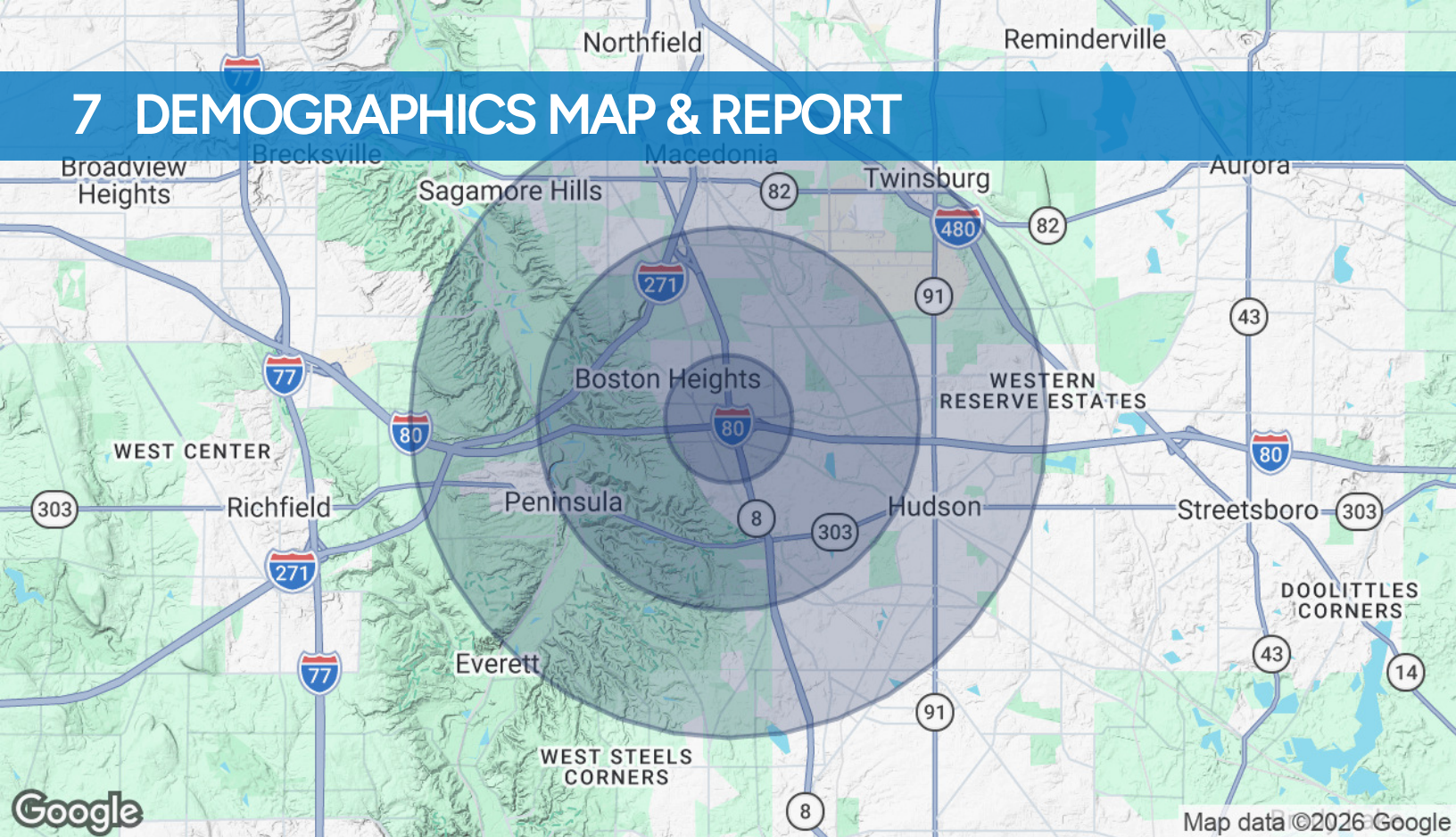
5 ADDITIONAL PHOTOS



6 ADDITIONAL PHOTOS



7 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	718	15,852	51,924
Average Age	43	43	43
Average Age (Male)	43	42	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	262	5,948	19,915
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$170,046	\$170,790	\$157,515
Average House Value	\$541,643	\$444,307	\$408,202

2020 American Community Survey (ACS)