

AVAILABLE FOR SALE
14,023 SF Medical Office Building



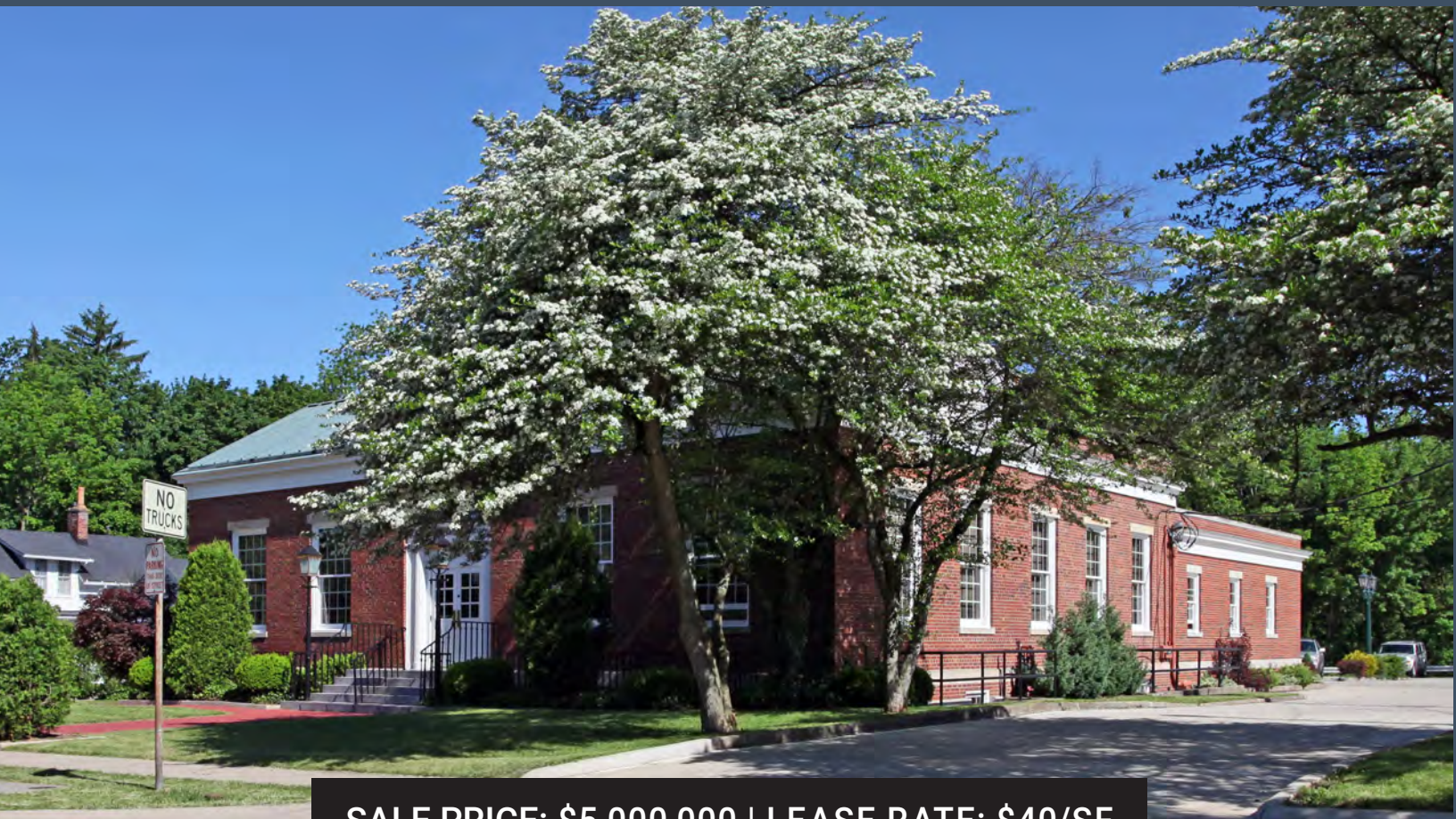
34 W WASHINGTON ST
Chagrin Falls, Ohio



NEWMARK

Terry **COYNE**.com

HIGHLIGHTS



SALE PRICE: \$5,000,000 | LEASE RATE: \$40/SF



Building Size

14,023 SF building
(first floor and lower level)



Year Built

1950



Walking Distance

Walk to the waterfalls, shopping
& restaurants.



Acreage

.77 acre site



Parking

40 surface spaces



Desireable Location

In the heart of downtown
Chagrin Falls



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WAITING ROOM



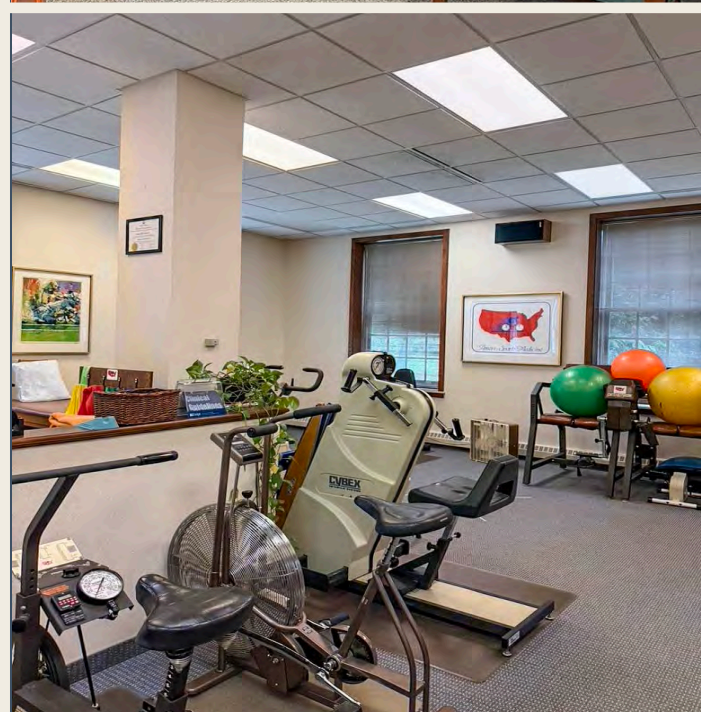
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FIRST FLOOR



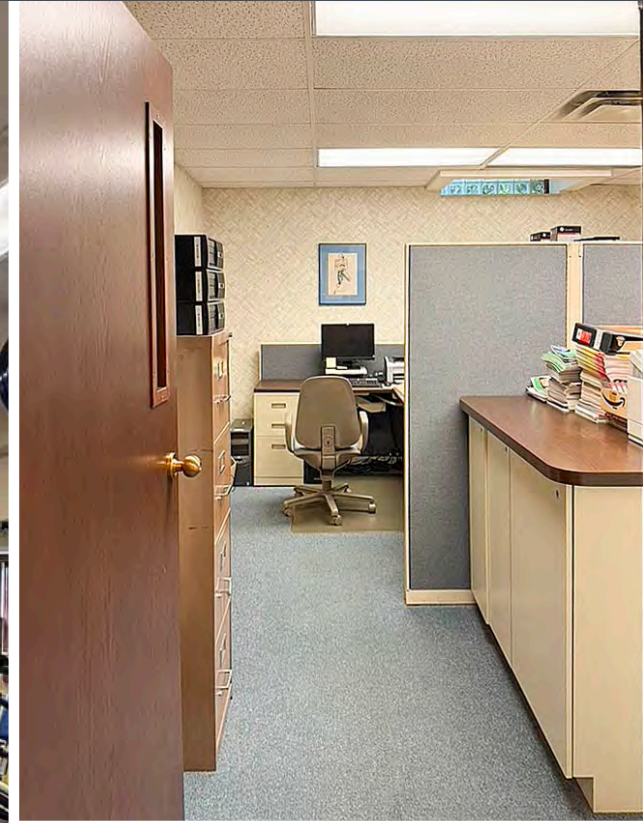
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FIRST FLOOR



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LOWER LEVEL



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BEAUTIFUL LOCATION



















CLOSE TO HISTORIC MAIN STREET SHOPPING



WALKING DISTANCE TO THE CHAGRIN FALLS WATERFALLS



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KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 835,846 Population	 23.3% High School Diploma	 \$67,099 Median Household Income	 66.2% White Collar	 16.7% Services
 42.9 Median Age	 27.2% Some College	 \$47,113 Per Capita Income	 17.1% Blue Collar	 5.0% Unemployment Rate
 364,062 Households	 39.7% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$56,275 Media Disposable Income		 16.6% Spend 7+ hours commuting to and from work per week	 34,543 Total Businesses	 612,805 Total Employees



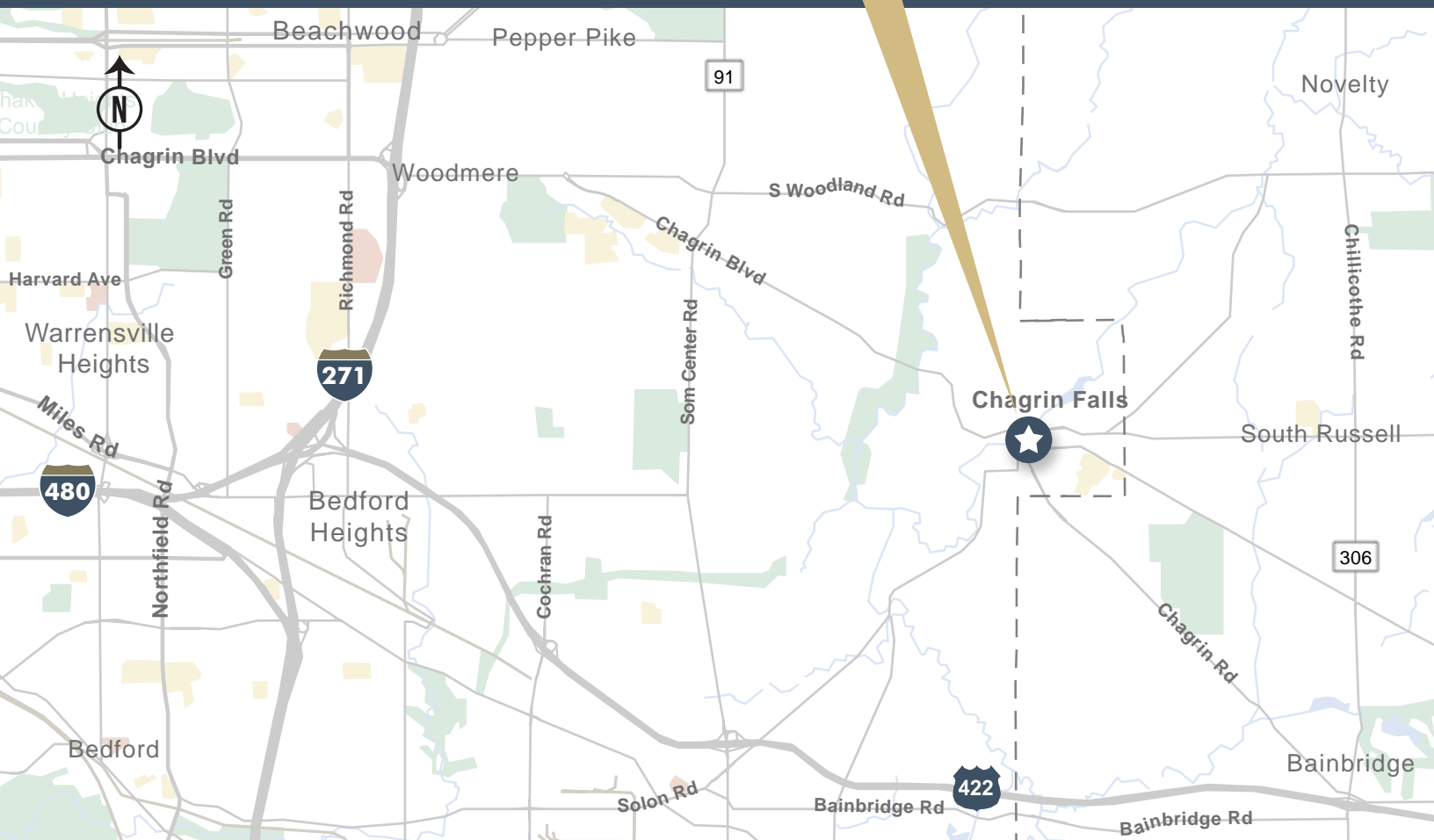
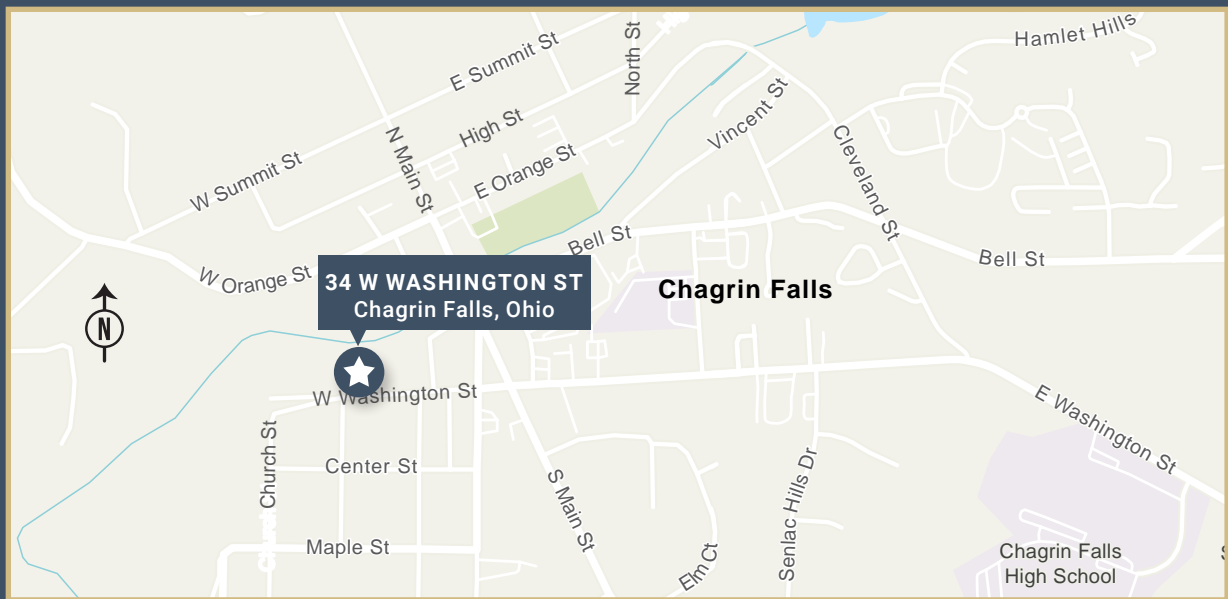
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INDUSTRY AERIAL



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LOCATION MAP



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CONTACT



Terry Coyne
Executive Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker

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Terry **COYNE**.com

nmrk.com

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