

# NEWLY RENOVATED OFFICE SUITE WITH HIGH VISIBILITY



**FOR LEASE**  
**7423 ROYALTON ROAD**  
**NORTH ROYALTON, OH 44133**

**LEASE RATE: \$1,310/MO + CAM \$170.73/MO**



## PROPERTY HIGHLIGHTS:

- Available: 1,310 SF
- Price per SF: \$12.00/SF
- CAM Fees: \$2.48/SF
- **Suite 7423:** Consists of 2 Offices, Reception Area, 2 Large Bullpen Areas, Office Supply Workstation with Cabinets, Restroom, and Many Windows
- Separately Metered Utilities: Gas, Electric, Wi-Fi, and Common Area Lighting Paid by Tenant
- Parking: ±25 spaces
- Zoning: LB - Local Business
- Traffic Count: ±13,852
- Highway Access: 4.5 miles to I-77 and I-71



## LISTING AGENTS

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**PROPERTY OVERVIEW**

Suite 7423 is 1,310 SF with two offices, a reception area, office supply cabinets with workstations, and two large bullpen areas. Restrooms are in a shared space with each suite having a single bathroom. The building features beautiful natural light in every space, fresh paint, new carpet, and is turn-key.

**LOCATION OVERVIEW**

Located on heavily traveled Royalton Road at the top of the hill near the intersection of Bennett Road and Royalton, just West of Ridge Road intersection. Located only 4.5 miles East of I-71 and West of I-77.

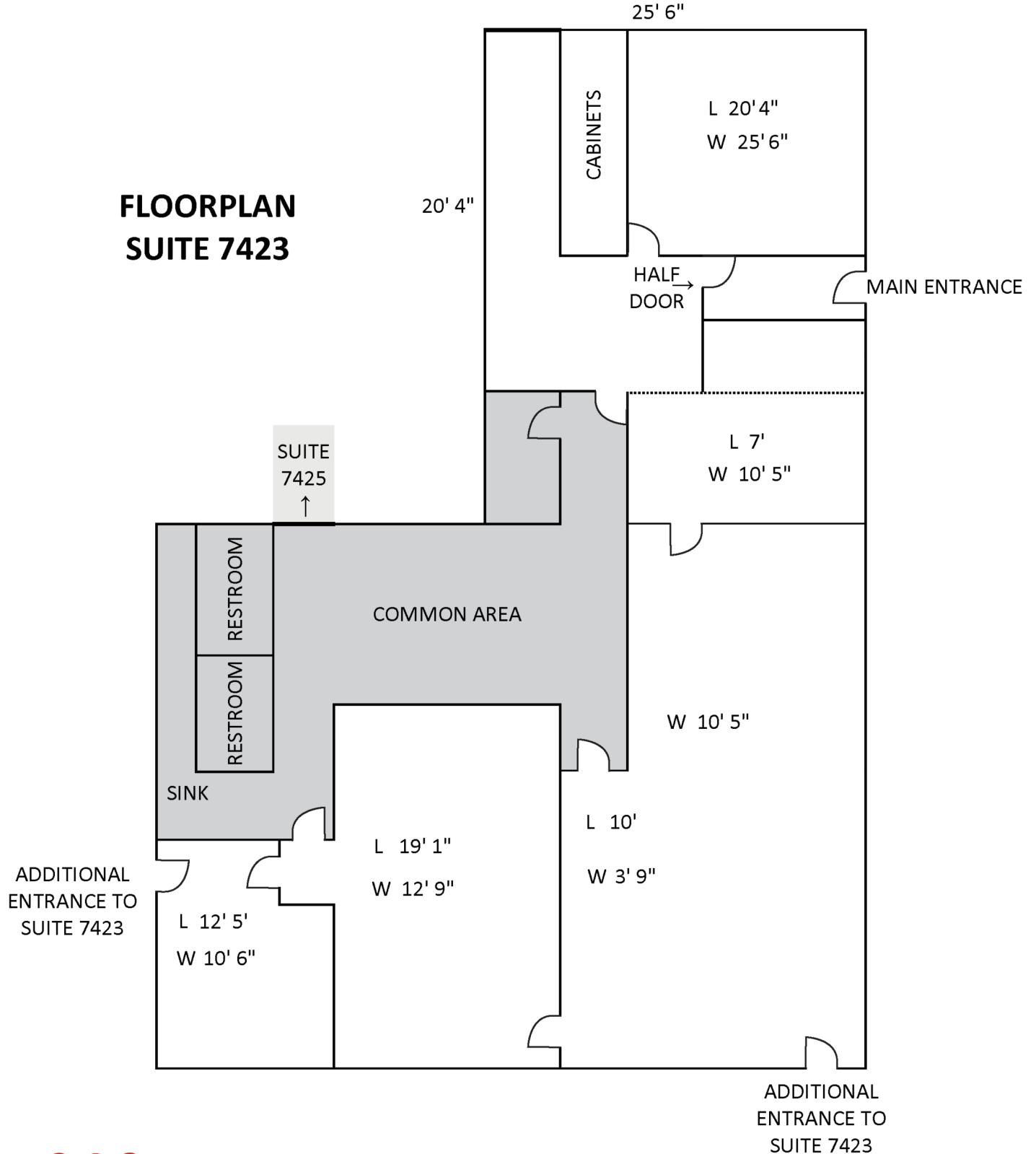
**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,905	18,304	54,422
Total Population	5,866	41,871	127,834
Average HH Income	\$94,410	\$114,204	\$112,902

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



**FLOORPLAN  
SUITE 7423**



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