

FREESTANDING MEDICAL/DAYCARE BUILDING



FOR LEASE
3824 CENTER ROAD
BRUNSWICK, OH 44212
LEASE RATE: \$3,250/MO + CAM & UTILITIES



PROPERTY HIGHLIGHTS

- Available: 2,600 SF
- Price per SF: \$15.00/SF
- CAM Fee: \$750.00
- Consists of Reception Area, 5 Large Private Offices, Kitchenette, Storage Closets, and 2 ADA Compliant Restrooms
- Plumbing Access within each Private Office
- Outdoor Fenced-in Area
- Excellent Conversion Opportunity for any Medical, Dental, Physical Therapy, etc.
- Monument Signage Available on Center Road
- Zoning: GC - General Commercial



LISTING AGENT

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PROPERTY OVERVIEW

3824 Center Road is a 2,600 SF office/daycare space. This is an excellent opportunity for any medical user looking to convert a building for their needs. There are 5 large private offices that each have plumbing access. The utilities are separately metered, and the CAM includes real estate taxes, insurance, dumpster, landscaping, and snowplow.

LOCATION OVERVIEW

Property is located next to Meijer Grocery Store off of Center Road which is 1 mile away from I-71.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,015	19,472	32,102
Total Population	9,179	49,117	82,050
Average HH Income	\$93,336	\$109,879	\$123,812

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



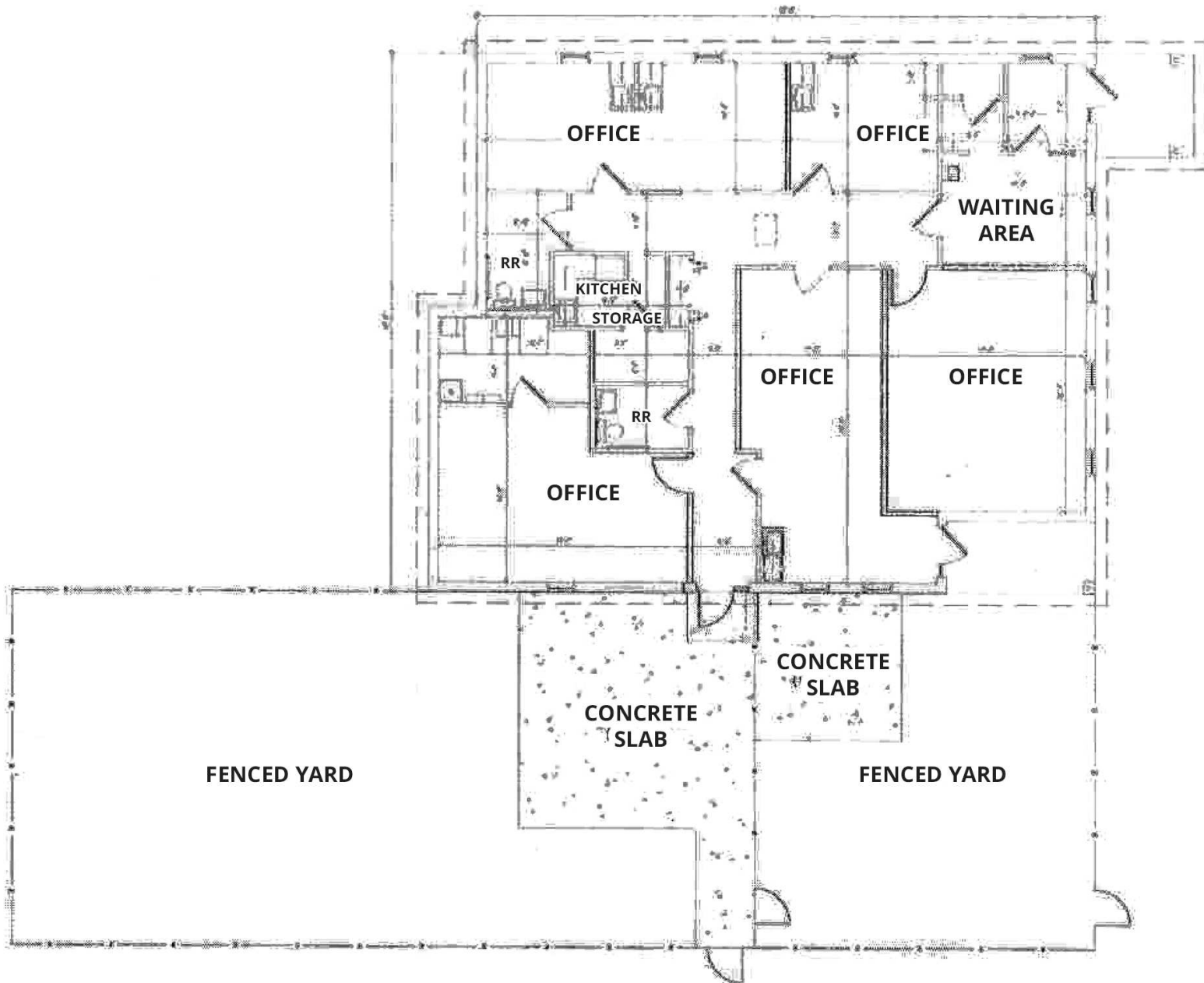
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FLOORPLAN



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