

Peter B. Cary
peter@peterbcary.com

Chagrin Valley Commercial RE

7181 Chagrin Rd.
Chagrin Falls, Ohio 44023

2 1 6 • 5 3 3 • 5 4 1 4

The Gallery

**512 - 516 E. Washington Street
Chagrin Falls, Ohio**

**Retail & Office Space
for Lease**

Prepared by

Chagrin Valley Commercial Real Estate

The property information contained herein has been obtained from sources deemed to be reliable, but is not guaranteed by the owner or Chagrin Valley Commercial RE or any third party source, and is subject to errors and omissions.

Fact Sheet

Address: 516 E. Washington St., Chagrin Falls, Ohio 44022

Site: 1.39 acre total. The primary site includes the rear parking lot. In addition, the .28 acre side parking lot on the south side of the building is controlled by an easement with the adjoining property, The Gallery II, also owned and managed by the same company.

Location: Southeast corner of Washington St., and Industrial Park Drive, About ½ mile east of the Village of Chagrin Falls. In the center of An emerging retail/commercial corridor currently occupied by the Burntwood Tavern, Pannini's, Hunan's, Village Martini and Wine Bar, Chagrin Yoga, etc.

Building: +/- 16,020 square feet in a single story structure with sky-lit corridors accessing tenant spaces from the interior gallery. Originally a machine shop from 1946-1952. In 1985 the entire property was redeveloped as it stands today with the Williamsburg inspired architectural theme designed by Bud Copper.

The structure has been meticulously maintained by the current ownership, and the reinvestment in every aspect of the property by ownership displays the effort taken to keep the property immaculate with an inviting street front appearance. The architecture and ambiance of The Gallery compliments the Chagrin Valley market, a market well known throughout Northeast Ohio for its historic charms.

Parking: Ample

Traffic: +/- 22,000 vehicles per day.

Tenants: Village Martini and Wine Bar, Accents Salon, Jackson Gray Jewelers, attorney office, chiropractor office, etc

Available Space: Suite F 1,062 sf – rentable

Lease Rate: \$22.00 per square foot, plus pro-rata real estate taxes, and Common Area Maintenance

Contact: **Peter B. Cary**
Chagrin Valley Commercial RE
peter@peterbcary.com
c 216.533.5414

f 440.374.7166









