

Rare Opportunity to Acquire Fully-Leased Office/Medical Asset

THE WESTFIELD BANK BUILDING



FOR SALE
8747-8751 Brecksville Road | Brecksville, Ohio 44141



The Westfield Bank Building

100% Leased | Stable, Service-Based Tenant Mix

The asset is fully leased to a diverse mix of professional and medical tenants, including Westfield Bank, Brecksville Dermatology, Platelet Disorder Support Association, and Home Instead. Each provides essential services, fostering long-term tenancy and reliable cash flow.

Turnkey Condition | Minimal Capital Needs

Fully renovated in 2004, the property has been well maintained and requires no immediate capital improvements. Clean NNN leases further reduce ownership responsibilities and limit exposure to operating cost fluctuations.

Strong Demographics & Spending Power

Within a 3-mile radius, average household income exceeds \$170,000. The 5-mile area is home to over 73,000 residents, offering both a robust customer base for tenants and long-term support for asset performance.

Anchored by Credit-Backed Regional Bank

Westfield Bank, the anchor tenant, occupies over 50% of the property and recently exercised an extension, reflecting their strong performance at this location. Their lease includes 2% annual escalations and a five-year renewal option, providing predictable income growth.

Prime Main Street Location in Affluent Suburb

Located in the heart of Brecksville's charming downtown district, the property benefits from excellent visibility and foot traffic on Brecksville Road (SR-21), just minutes from I-77. The property is surrounded by local dining, national retailers, and city amenities—positioning it as a cornerstone destination in the community.



gross rentable area
10,603 SF

year renovated
2004

occupancy
100%

sale price
\$3,320,000

projected year 1 noi
\$243,460

cap rate
7.25%



Quick Specs

Address	8747-8751 Brecksville Road Brecksville, Ohio 44141
Parcel	601-36-005
Year Built (Reno)	1962 (2004)
Building Size	10,603 SF
Site Size	1.35 AC
Floors	Two (2)
Average Floorplate	5,301 SF
Parking	48 Surface Spaces
Framing	Fire Resistant
Roof Type	Flat
Ceiling Height	15'
Exterior Walls	Brick
Heat	Forced-Air
AC	Central

Tenant Overview



Suite Size

5,642 SF

Westfield Bank, headquartered in Westfield Center, Ohio, is a community-focused financial institution offering a range of personal and business banking services. Their offerings include checking and savings accounts, mortgages, loans, credit cards, and treasury management solutions. Committed to fostering community development, Westfield Bank provides competitive rates and personalized customer service to support the financial goals of individuals and businesses.

[Website](#)



Suite Size

2,761 SF

Brecksville Dermatology, located in Brecksville, Ohio, offers comprehensive medical and cosmetic dermatology services. Led by Dr. Georgann A. Poulos, M.D., and Dr. Stephanie N. Saridakis, D.O., the practice provides treatments for conditions such as acne, eczema, psoriasis, and skin cancer, as well as cosmetic procedures like Botox, chemical peels, and laser treatments. The clinic is dedicated to enhancing patients' skin health and overall well-being through personalized care.

[Website](#)

Tenant Overview



Suite Size

1,342 SF

The Platelet Disorder Support Association (PDSA) is a nonprofit organization dedicated to supporting individuals with immune thrombocytopenia (ITP) and other platelet disorders. PDSA offers resources such as educational materials, support groups, and advocacy initiatives to empower patients and caregivers. Their mission is to enhance the lives of those affected by platelet disorders through education, advocacy, research, and support.

[Website](#)



Suite Size

858 SF

Home Instead is a global provider of in-home care services for seniors, offering personalized assistance to help older adults maintain independence and quality of life in their own homes. Their services include companionship, personal care, medication reminders, and specialized support for conditions like Alzheimer's and other dementias. Home Instead operates a network of locally owned and operated offices worldwide, ensuring community-focused care tailored to individual needs.

[Website](#)



Neighborhood

Brecksville, Ohio

Brecksville, Ohio, is a desirable suburban market known for its strong community, affluent residential base, and business-friendly environment. Located between Cleveland and Akron, it offers excellent accessibility via I-77 and is home to a mix of professional offices, healthcare facilities, and retail establishments. The area boasts a highly educated workforce, top-rated schools, and a stable economy, making it an attractive location for long-term investment. With ongoing commercial development and proximity to the Brecksville Reservation—a major draw for residents and visitors—office investments here benefit from steady demand and a high quality of life that supports business growth.

Demographics

	3 Mile	5 Mile
Population	23,975	73,882
Households	9,630	30,967
Median Age	47.1	47.3
Avg HH Income	\$171,277	\$148,806
Total Businesses	1,186	3,272
Total Employees	17,016	41,689

Neighborhood



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