

FOR LEASE



OLON MEDICAL CENTER FOR LEASE

33001 SOLON RD, SOLON, OH 44139

CONTACT:

Greg West

GregoryWest@HannaCRE.com

440.668.2117

Austin Pay

AustinPay@HannaCRE.com

216.970.3328

Matthew Hales

MatthewHales@HannaCRE.com

216.861.5150

MEDICAL OFFICES FOR LEASE

33001 Solon Rd, Solon, OH 44139

PROPERTY OVERVIEW

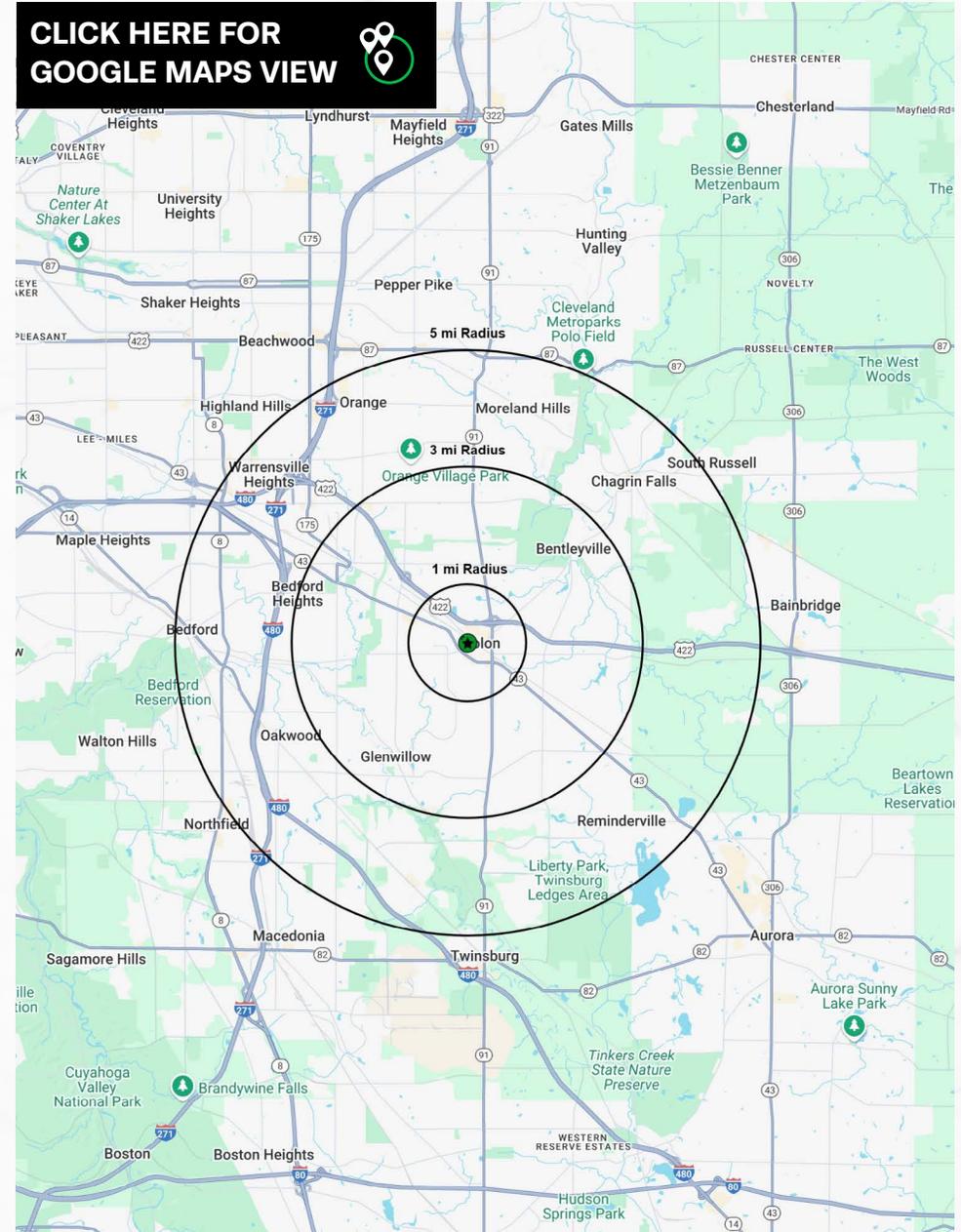
PROPERTY SUMMARY

- Available Range: 460 SF up to 18,277 SF
- Private, canopied entrance (Suite 100)
- High-profile location in Solon's main commercial corridor
- Directly across from The District, a transformative new development featuring 200 apartments, retail, and hotel space
- Ideally suited for medical and professional office users seeking a high-traffic, growth-focused location
- Highly visible on high traffic Solon Road (**13,997** vpd)
- Suites on three floors, pre-built for medical use
- Updated common areas with covered patient drop-off
- Ample surface parking on-site

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	4,594	29,608	96,861
HOUSEHOLDS	1,807	11,132	40,334
AVERAGE HH INCOME	\$137,301	\$196,772	\$154,249
MEDIAN HH INCOME	\$93,064	\$130,661	\$104,678
DAYTIME POPULATION	15,447	44,525	110,354

CLICK HERE FOR
GOOGLE MAPS VIEW



MEDICAL OFFICES FOR LEASE

33001 Solon Rd, Solon, OH 44139

EDUCATION DEMOGRAPHICS

EDUCATION – SOLON CITY SCHOOLS

1-MILE RADIUS:



8%

No High School
Diploma



18%

High School
Graduate



16%

Some
College



51%

Bachelor's/
Grad/Prof
Degree

3-MILE RADIUS:



4%

No High School
Diploma



17%

High School
Graduate



14%

Some
College



57%

Bachelor's/
Grad/Prof
Degree

5-MILE RADIUS:



4%

No High School
Diploma



23%

High School
Graduate



17%

Some
College



48%

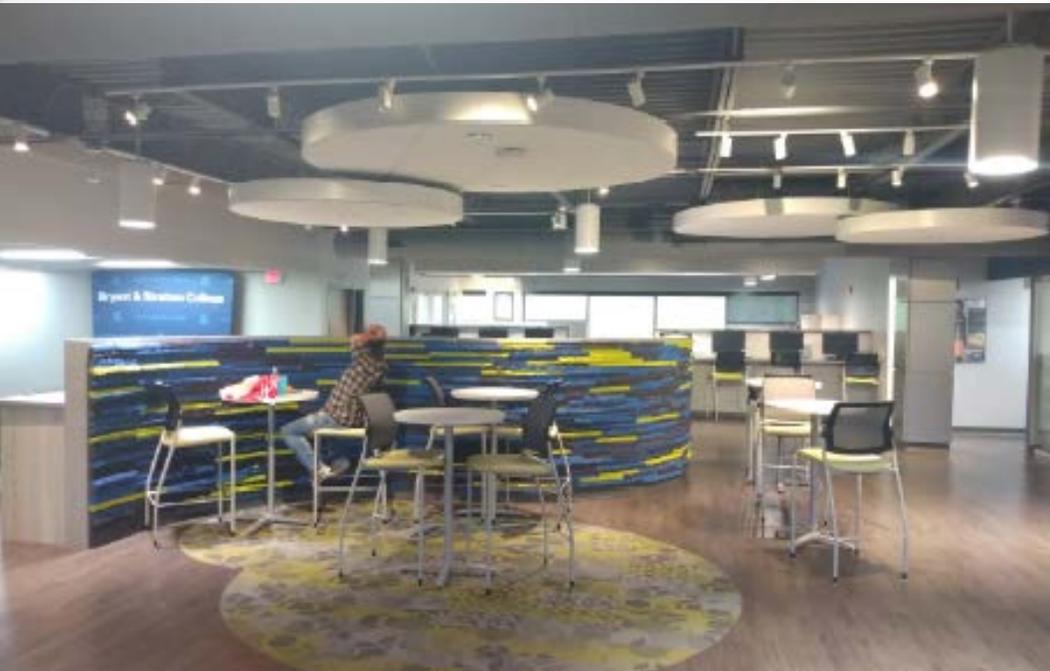
Bachelor's/
Grad/Prof
Degree



MEDICAL OFFICES FOR LEASE

33001 Solon Rd, Solon, OH 44139

PICTURES



MEDICAL OFFICES FOR LEASE

33001 Solon Rd, Solon, OH 44139

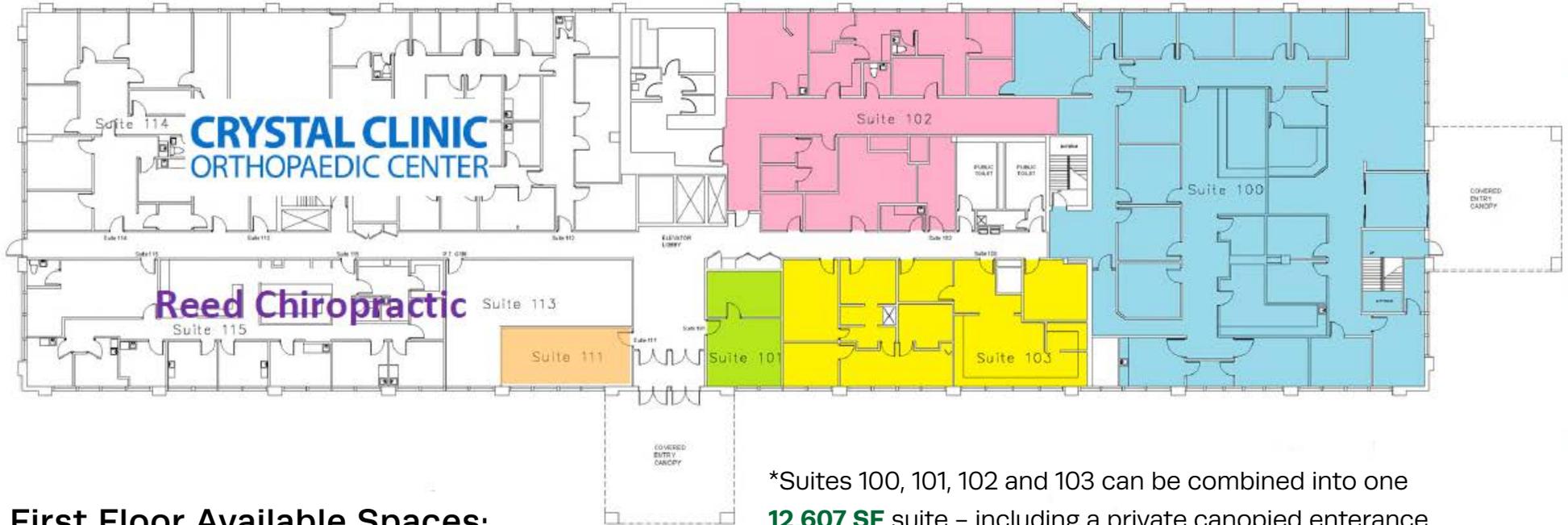
THE DISTRICT FUTURE DEVELOPMENT



MEDICAL OFFICES FOR LEASE

33001 Solon Rd, Solon, OH 44139

SITE PLAN



First Floor Available Spaces:

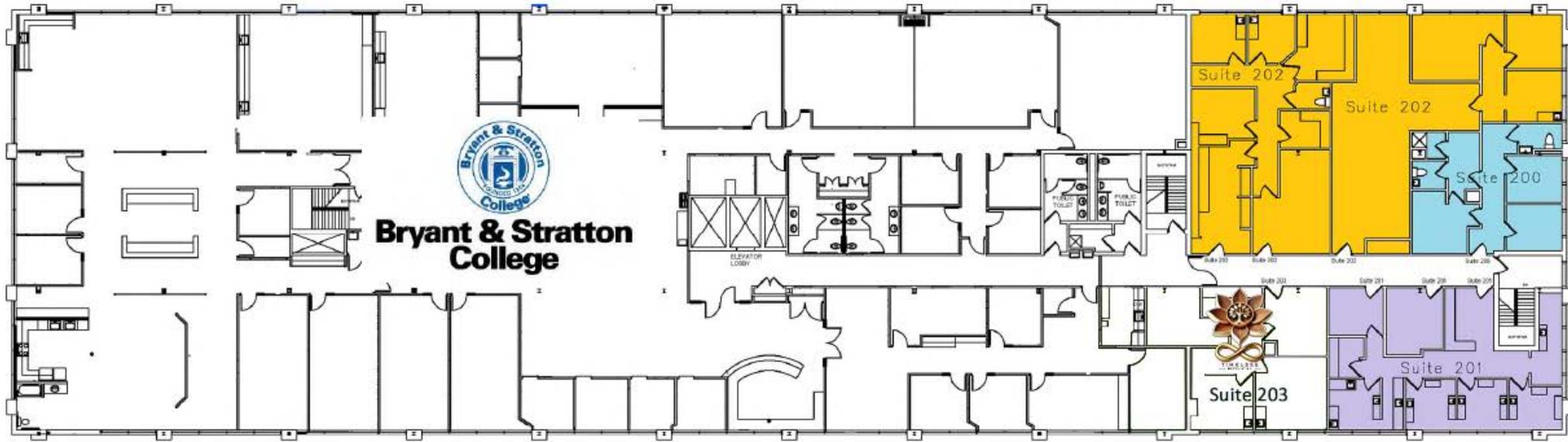
*Suites 100, 101, 102 and 103 can be combined into one **12,607 SF** suite – including a private canopied entrance

SUITE	SIZE	DESCRIPTION
SUITE 100	6,483 SF	Contiguous with Suite 102 for 10,442 SF. Includes private canopied entrance.
SUITE 101	460 SF	Contiguous with Suite 103 for 2,165 SF.
SUITE 102	3,959 SF	Contiguous with Suite 100 for 10,442 SF. Includes private canopied entrance.
SUITE 103	1,705 SF	Contiguous with Suite 101 for 2,165 SF.
SUITE 111	404 SF	

MEDICAL OFFICES FOR LEASE

33001 Solon Rd, Solon, OH 44139

SITE PLAN



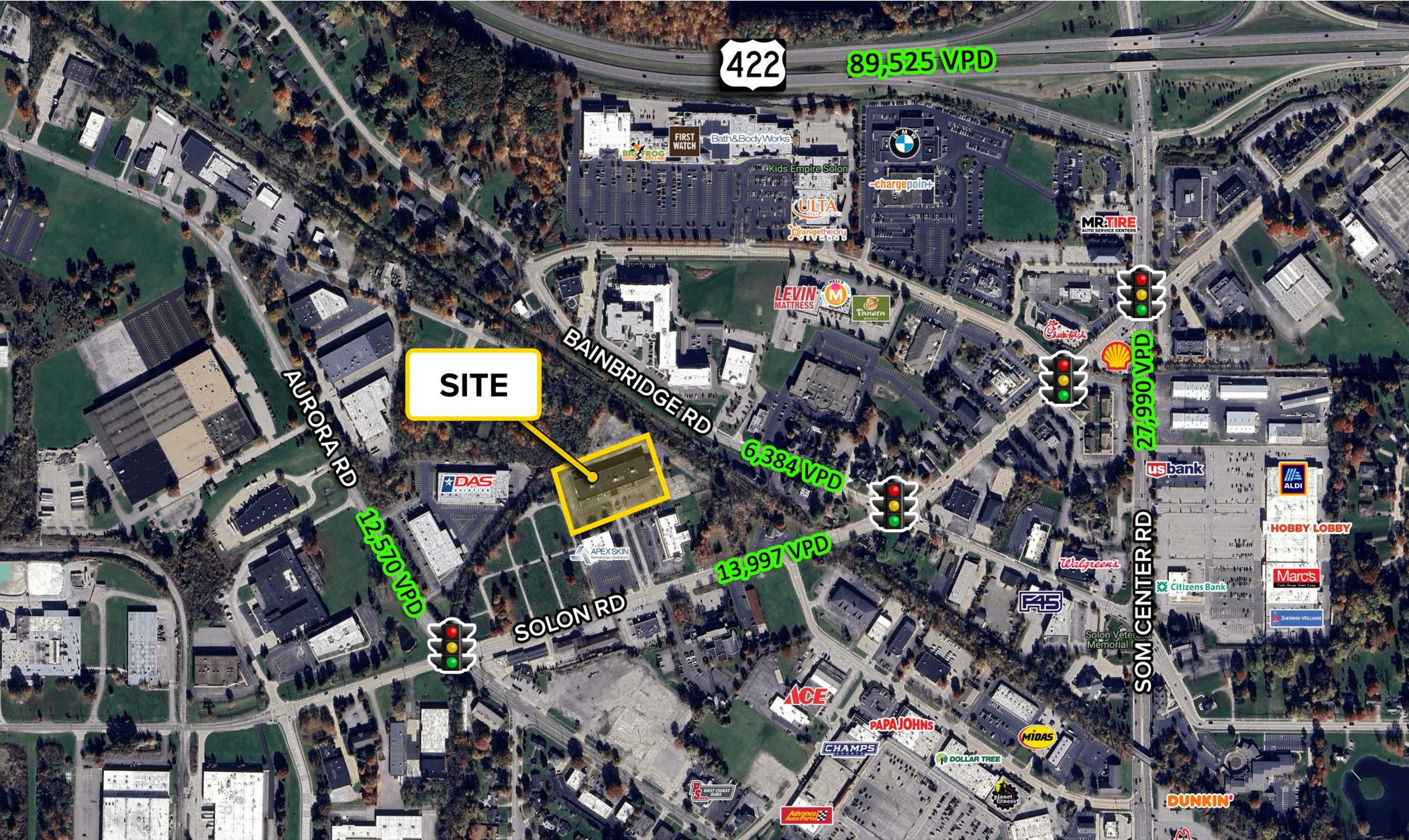
Second Floor Available Spaces:

SUITE	SIZE	DESCRIPTION
SUITE 200	833 SF	Available in 60 days
SUITE 201	1,323 SF	Dental Practice layout: Available in 60 days
SUITE 202	1,467-3,110 SF	Divisible to 1,467 & 1,643 SF suites

MEDICAL OFFICES FOR LEASE

33001 Solon Rd, Solon, OH 44139

MICRO AERIAL



MEDICAL OFFICES FOR LEASE

33001 Solon Rd, Solon, OH 44139

MACRO AERIAL

