

GARFIELD HEIGHTS, OHIO FORMER WALGREENS AVAILABLE FOR SUBLEASE



5090 TURNEY ROAD, GARFIELD HEIGHTS, OHIO 44125 (STORE 2226)

Commerce Real Estate Services



PROPERTY OVERVIEW

- Parking Spaces:** 47 spaces
Drive Thru: Yes
Square Footage: 13,652
Asking Price: \$7.50 per sq. ft (Modified Gross)
Notes: Excellent Location on the SWC of Turney Road and McCracken Road, Fully Signalized Intersection, Outstanding Visibility, Access and Signage, Pylon Sign with Electronic Reader Board, Densely Populated Residential and Retail Trade Area, Sublease Term Through 09/30/29.

Robbie Colombo

Indus Companies

Commercial Real Estate Services

4200 Regent Street, Suite 200

Columbus, Ohio 43219

P: 614.562.6244

F: 614.944.5192

rcolombo@induscompanies.com

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population:	13,859	40,941	88,591
Average HH Income:	\$55,021	\$53,134	\$50,643
Households:	5,729	16,899	37,113



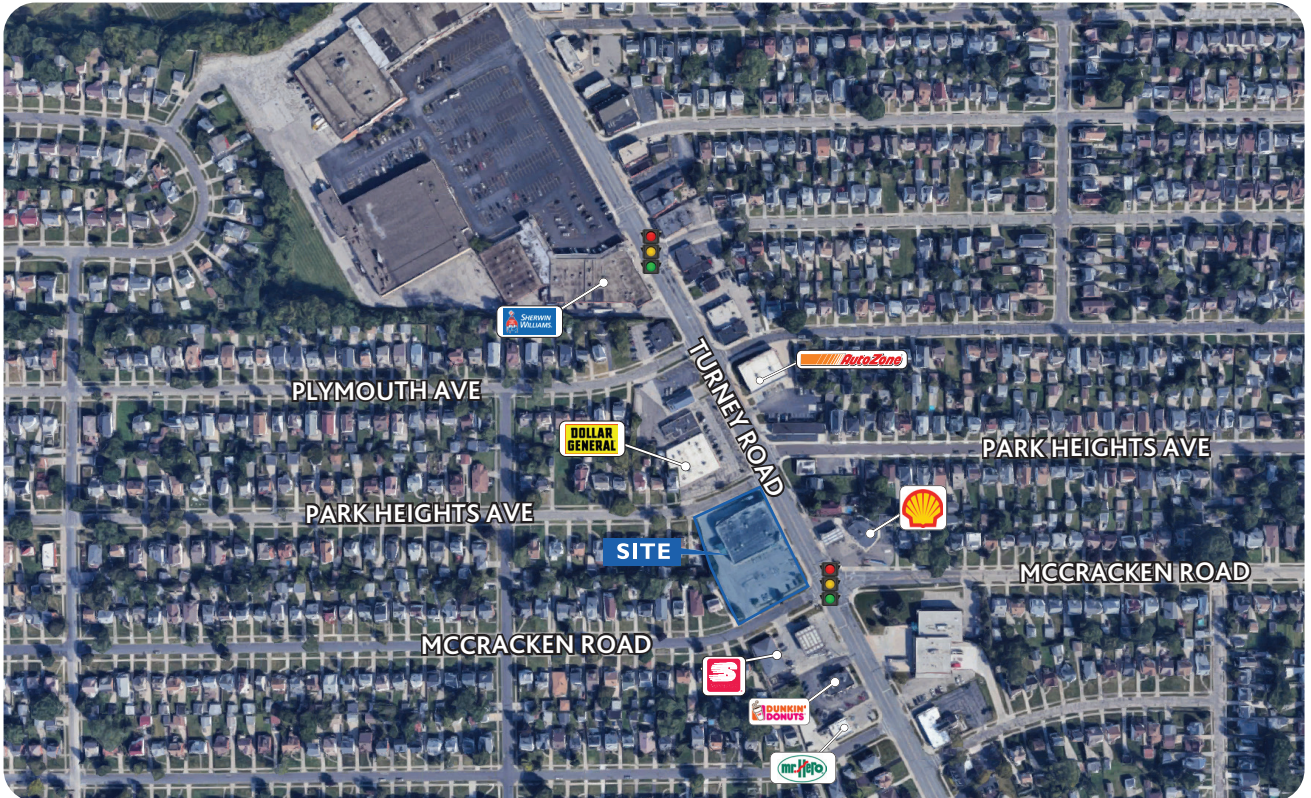
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

GARFIELD HEIGHTS, OHIO FORMER WALGREENS AVAILABLE FOR SUBLEASE



5090 TURNEY ROAD, GARFIELD HEIGHTS, OHIO 44125 (STORE 2226)

Commerce Real Estate Services



LOCATION HIGHLIGHTS

- Property is located within close proximity to I-480
- Easy access to Turney Road and McCracken Road
- Signalized Intersection
- Drive Thru
- Plenty of Parking
- Subject property is located at the SWC of Turney Road and McCracken Road
- Pylon Sign with Electronic Reader Board
- Outstanding Visibility, and Curb Appeal



TRAFFIC COUNTS:

Drive by traffic of 15,324 cars per day on Turney Road and 5,036 on McCracken Road.

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

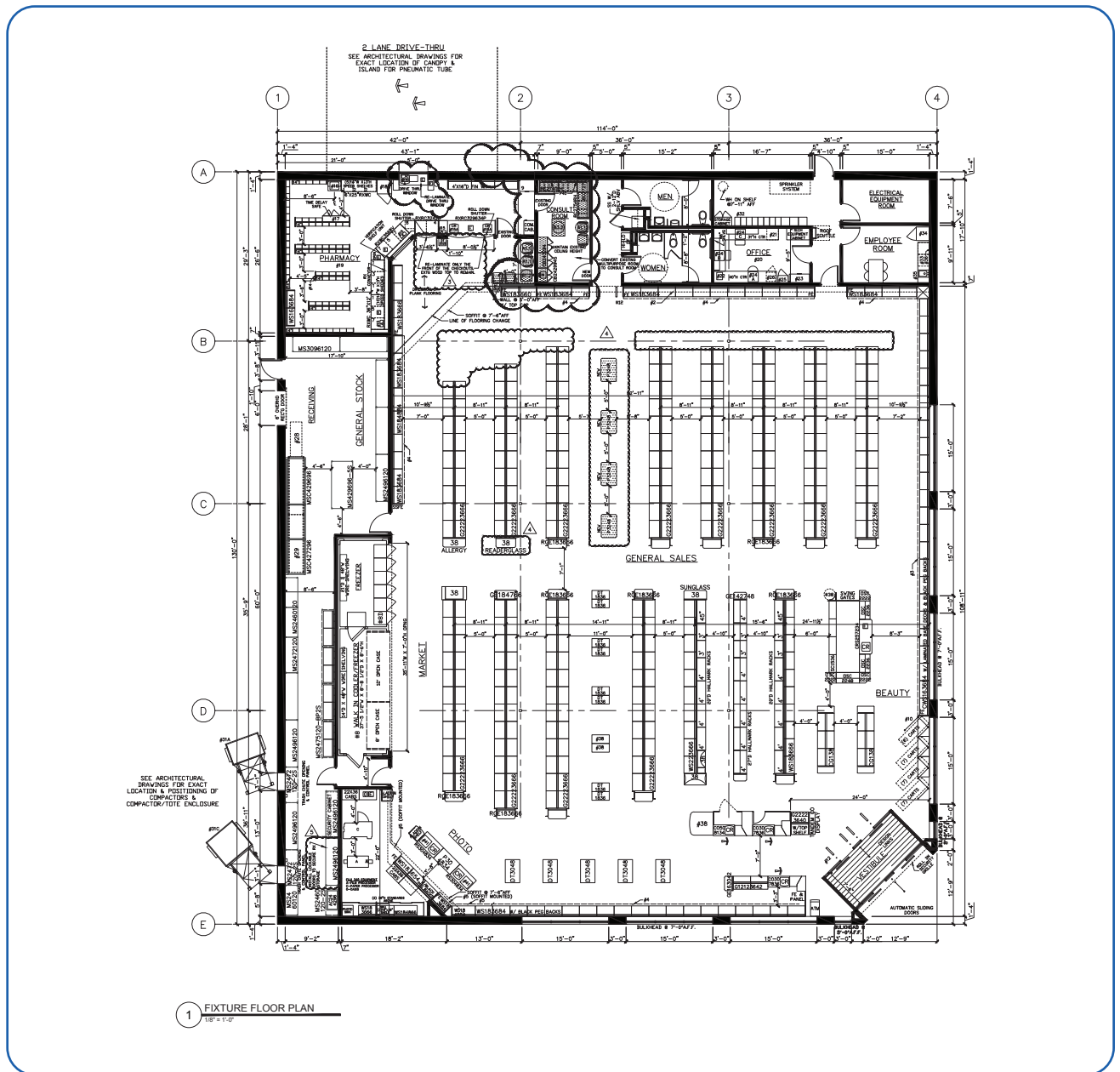


GARFIELD HEIGHTS, OHIO FORMER WALGREENS AVAILABLE FOR SUBLEASE



5090 TURNEY ROAD, GARFIELD HEIGHTS, OHIO 44125 (STORE 2226)

Commerce Real Estate Services



SITE PLAN



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.