



### PROPERTY HIGHLIGHTS

- Dental Office Space in Prime Location
- Traffic Count 16,100
- Easy access to I-77 and I-480
- Conveniently located between Downtown Cleveland and Akron
- Ample Paring and Monument Signage

### PROPERTY OVERVIEW

Prime Location in downtown Independence. The property has multiple uses, office, medical, or retail. Independence is located less than 10 minutes from Downtown Cleveland, making it an ideal location for many business. Independence is the home to the Cleveland Clinic Medical Offices, Cleveland Clinic Business Center, the Cleveland Cavaliers Training Facility, Embassy Suites, Kent State Podiatry School and soon, a TopGolf Complex.

### OFFERING OVERVIEW

<b>Available SF:</b>	2,700 SF
<b>Lease Rate:</b>	\$12.00 SF/YR (MG)
<b>Lot Size:</b>	1.00 Acre
<b>Year Built:</b>	1975
<b>Building Size:</b>	11,840 SF
<b>Zoning:</b>	Commercial Retail / Trade

### TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	2,917	\$115,159	6,529
<b>3 Miles</b>	37,154	\$90,211	40,926
<b>5 Miles</b>	176,967	\$71,614	89,633

### QUICK LINKS (click to view)



## PLAZA TENANTS



*RG FOOT SPA*





## BUILT OUT MEDICAL SPACE

Available SF: 2,700 SF

Laboratories: Two (2)

Operatories: Five (5)

Restrooms: Two (2)

Large Reception Area

Kitchenette

Private Executive Office

ADA Compliant Suite

2<sup>nd</sup> Floor with Chairlift

