

INCOME POTENTIAL PROPERTY 2,027 - 29,267 SF FLEX SPACE

FOR SALE/LEASE

32300 AURORA RD | SOLON, OH 44139



PROPERTY INFORMATION

- 5 Units from 2,027 to 29,267 square feet
- Potential income generating property
- Medical and industrial usage - offices have a multi-media training center with acoustic walls
- Year Built: 1990
- Fully sprinklered and air conditioned
- Monument signage
- Excellent access to US Alt 422, I-271, and I-480
- Each unit has one (1) drive-in door; Unit 4 has two (2) drive-in doors
- Immediate Occupancy
- **Lease Rate: \$8.00/SF, NNN**
Sale Price: \$1,495,000.00

PLEASE CONTACT

MICHAEL HOWARD

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CBRE, INC.

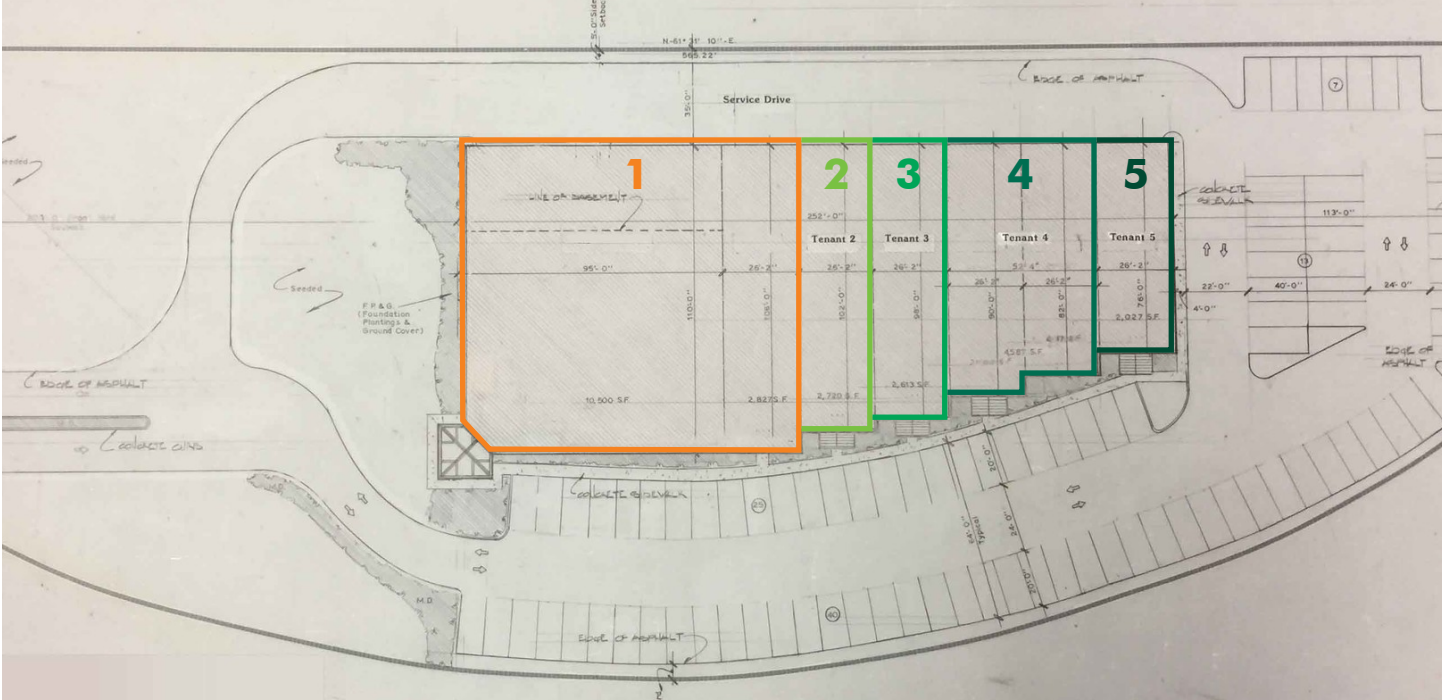
950 Main Avenue
Suite 200
Cleveland, OH 44113

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SITE PLAN

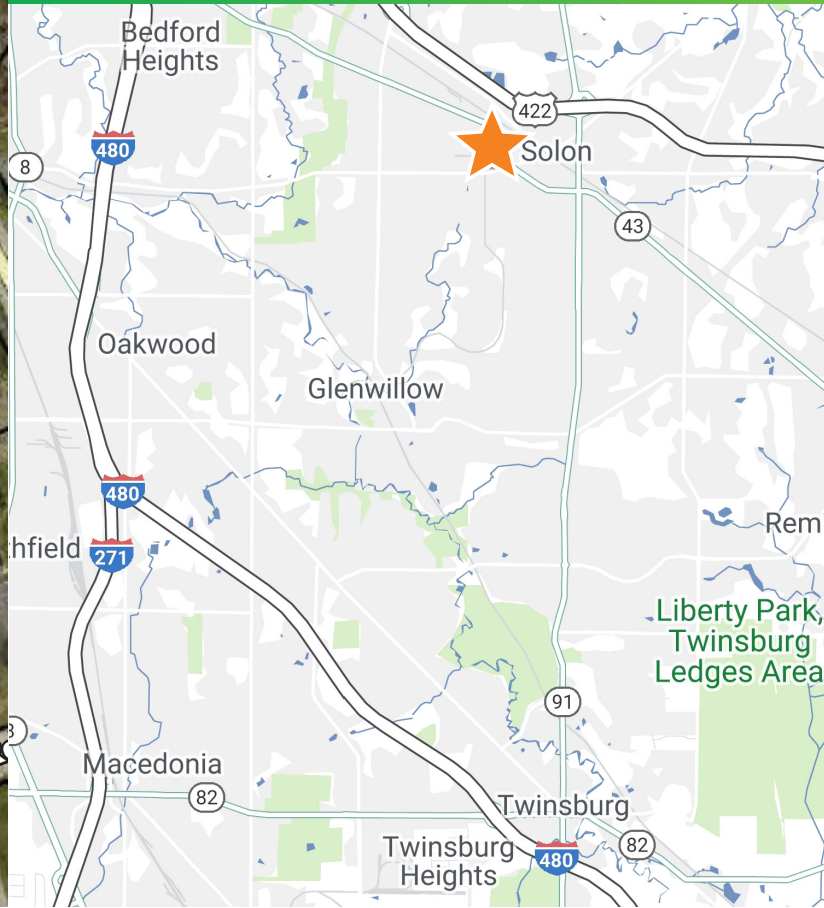
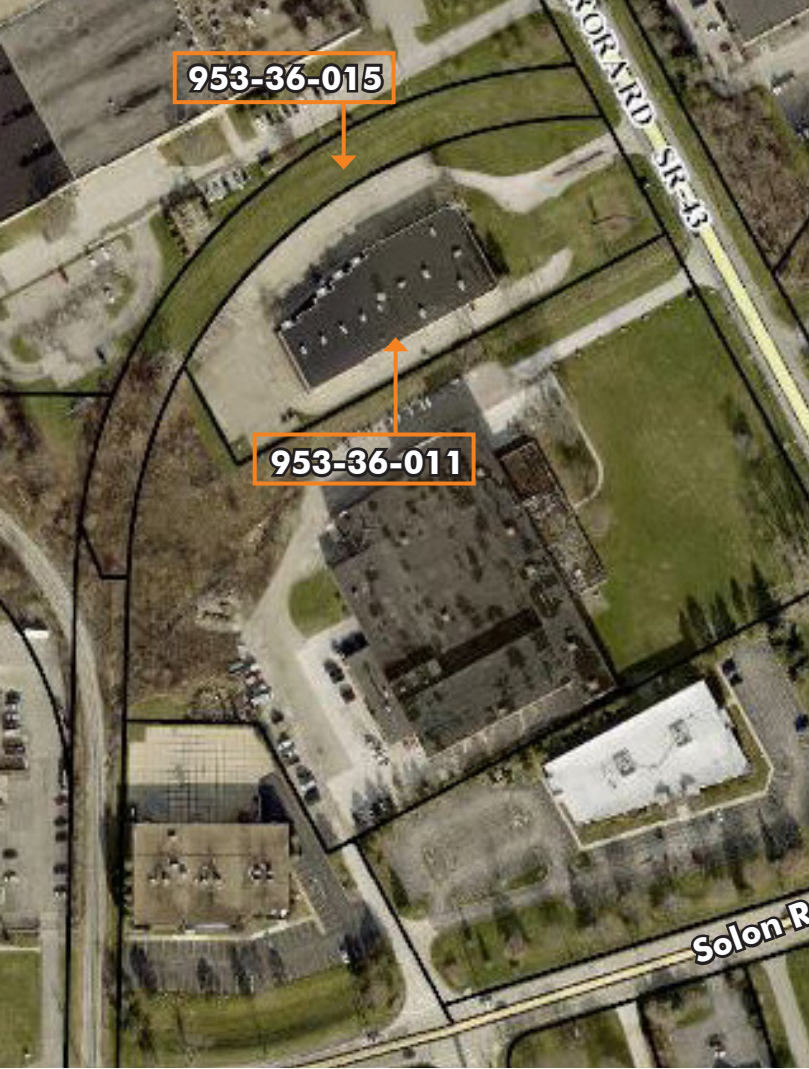


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953-36-015

953-36-011

2,027 - 29,267 SF FLEX SPACE AVAILABLE
32300 AURORA ROAD, SOLON, OH 44139



2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,086	33,362	99,245
Daytime Employment (Total Employees)	12,803	30,652	72,113
Average Household Income	\$104,938	\$128,366	\$106,661
Average Housing Value	\$231,041	\$320,673	\$278,472
Median Age	45.6	45.5	44.5

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