

# FREE STANDING SALES AND SERVICE BUILDING

FOR SALE OR LEASE

1414 E. SCHAAF ROAD | BROOKLYN HEIGHTS, OH 44131



## PROPERTY HIGHLIGHTS

- Available for Immediate Occupancy
- Centrally located in metropolitan Cleveland in I-77, I-480, Granger Rd. and Jennings Freeway area. Only seven miles from Cleveland Public Square
- One of the lowest real estate tax rates in Cuyahoga County
- Building Size: 6,125 SF with 2,900 SF of air conditioned office
- +/- .46 acres
- 14' clear ceiling height in service area
- 17-car paved parking and gravel yard space behind building
- 1 drive-in – 10' X 12' overhead door
- 1 truck dock – 10' x 8'-6" overhead door
- Electrical service – 200 amp, 240/120 volt 3 phase 4 wire
- Infra-red tube heating
- **Sale Price: \$435,00**
- **Lease Rate: \$7.00 psf NNN**

# INTERIOR PHOTOS



# PROPERTY AERIAL



Granger Road

Granger Road

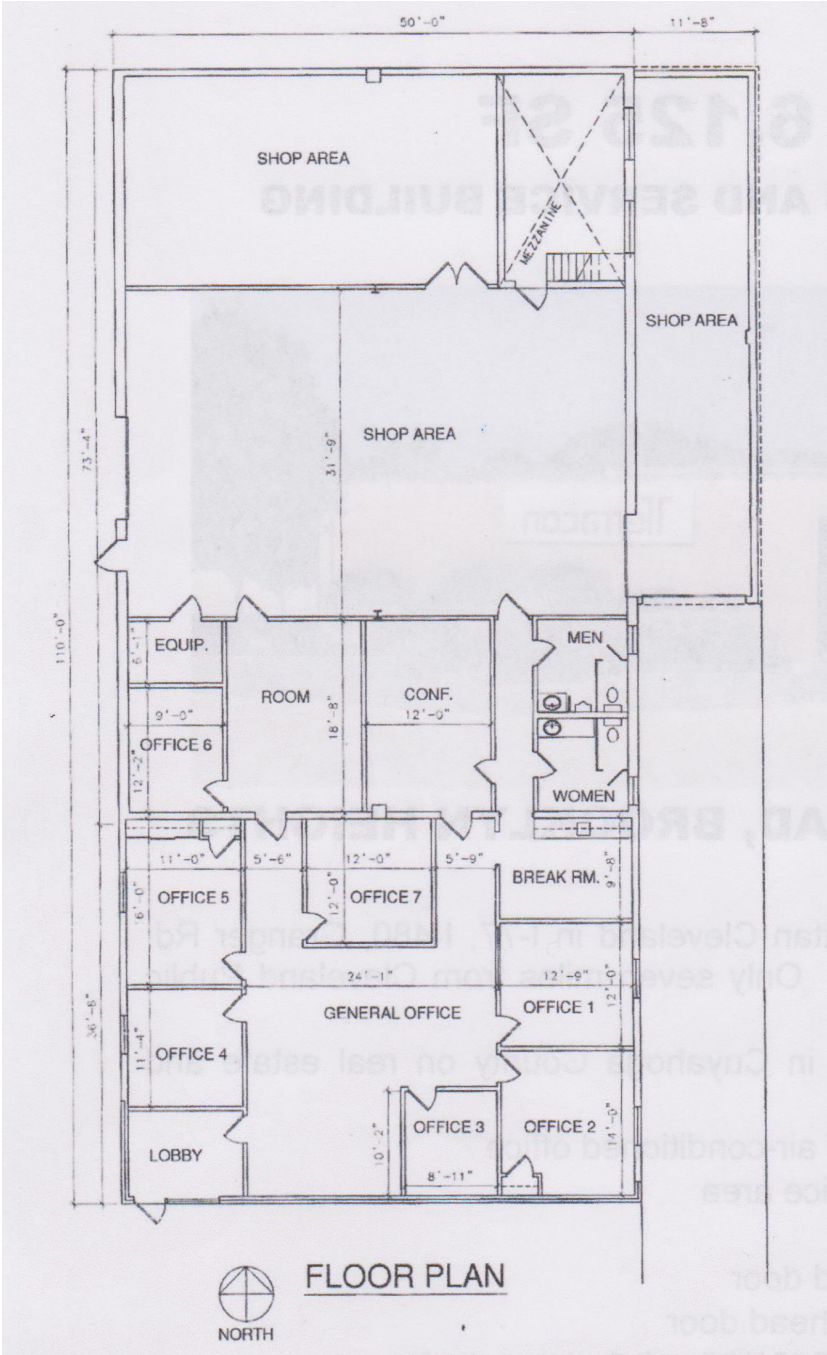
E. Schaaf Road

1414 E. SCHAAF ROAD

E. Schaaf Road



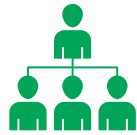
# FLOOR PLAN



# DEMOGRAPHICS: 5 MILE RADIUS



**\$58,262**  
AVERAGE HH  
INCOME



**250,844**  
POPULATION



**\$126,335**  
AVERAGE HOUSING  
VALUE



**117,396**  
EMPLOYEES



**105,149**  
HOUSEHOLDS



**40.6**  
MEDIAN AGE



## **GEORGE STEVENS, SIOR, CCIM**

First Vice President  
+1 216 363 6438  
george.stevens@cbre.com

## **CBRE, INC.**

950 Main Avenue  
Suite 200  
Cleveland, OH 44113

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

**CBRE**