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**University Hospitals**



## CO-OP BROKER INCENTIVE!

\$500 - 3 Year Lease

\$1000 - 5 Year Lease

\$2500 - 10 Year Lease

\* To qualify for Broker Bonus the tenant must lease the 3,279 SF space and shall be paid in the form of a gift card(s) upon occupancy by tenant and first lease payment.

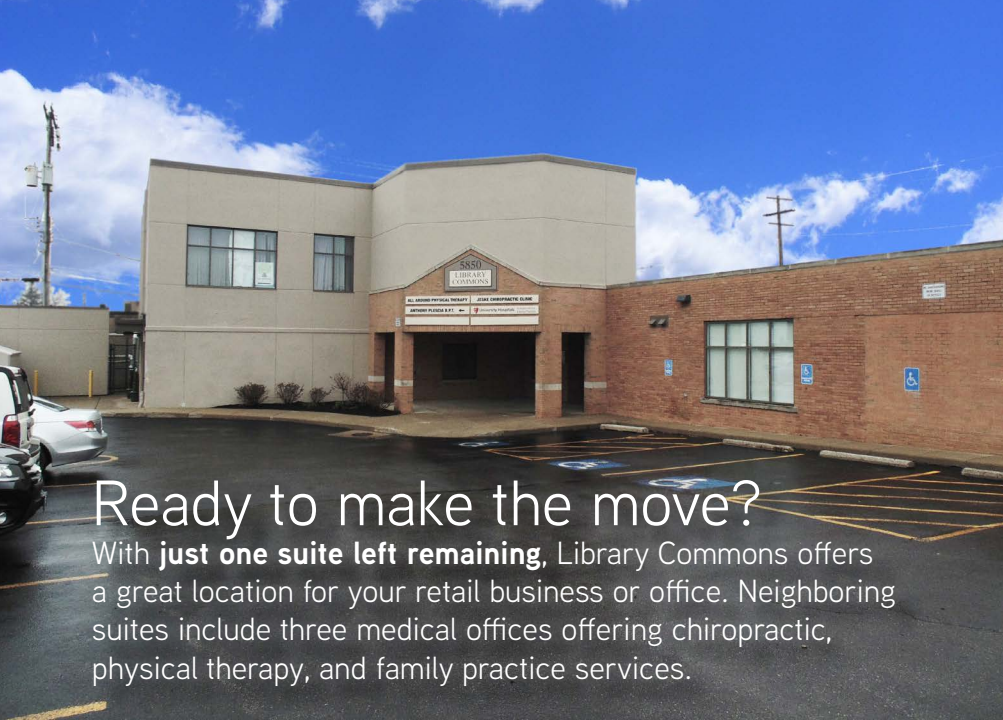
## FOR LEASE | LIBRARY COMMONS

5850 Ridge Road | Parma, OH 44129

## ONE FINAL SUITE AVAILABLE

- 3,300 SF available
- Office Suite
- 1.65 Acres
- 1.2 Miles from I-480
- Zoned: Retail Business District
- Traffic Count = Over 26,000 VPD
- 45+ Secure, well-lit parking spaces
- \$9.95 - 11.95/SF NNN



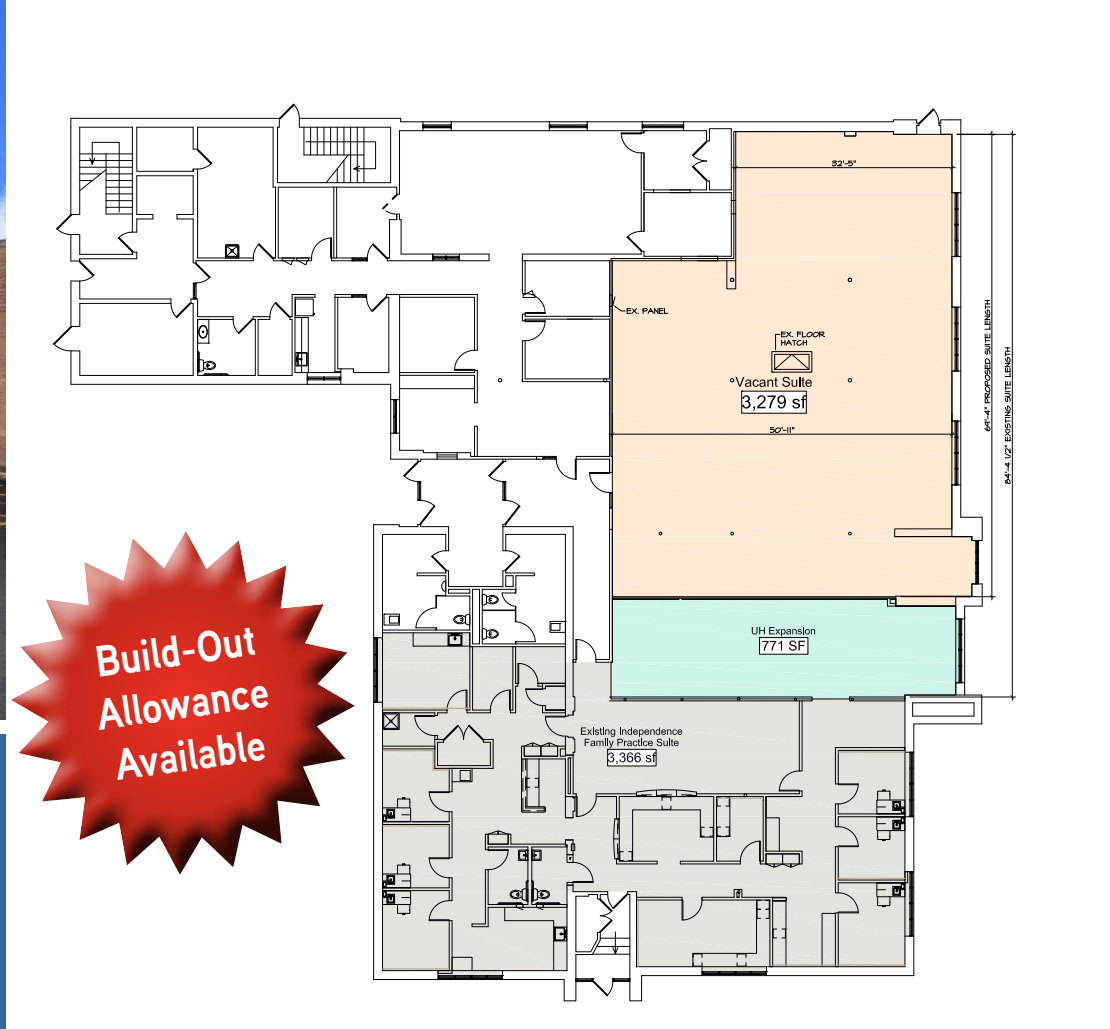


## Ready to make the move?

With **just one suite left remaining**, Library Commons offers a great location for your retail business or office. Neighboring suites include three medical offices offering chiropractic, physical therapy, and family practice services.

## OVERVIEW

Opened in 1969 and renovated in 2017, this former library pays tribute to its heritage with the name of **Library Commons**. The approximately 15,602 SF property has been converted into a three-suite office building offering ample on-site parking. Located near the high -traffic intersection of Snow and Ridge Road, the property resides in a densely populated area.



# 5850 Ridge Road | Parma, OH 44129

DEMOGRAPHICS	1 mile	3 mile	5 mile
Total Population	21,926	124,614	283,543
Households	9,272	56,322	122,275
Median Age	37.1	40.0	39.5
Average Household Income	\$68,412	\$61,669	\$62,953

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