

**FOR LEASE**

# 55 South Main Street

**55 SOUTH MAIN STREET**

Munroe Falls , OH 44262

**PRESENTED BY:**

**GRAYDON FOX**

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OH #SAL2019006700



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$14.00 SF/yr (Gross)
<b>MONTHLY RENT:</b>	\$4,491.67 SF
<b>AVAILABLE SF:</b>	3,850 SF
<b>YEAR BUILT:</b>	1986
<b>APN:</b>	5801635

### PROPERTY OVERVIEW

The Subject Property includes 3,850 SF of Class B office space located in Munroe Falls right on State Route 91. The office area is equipped with large windows that bring in lots of natural sunlight. The layout includes a reception area, a wide open 28 x 100 area that could be utilized for cubicles or a training room, 4 private offices, 2 restrooms, an executive office (with a private restroom, kitchenette, and shower), a large 28x20 conference room with a kitchenette area. The office is fully furnished and any furniture/cubicles in suite can be utilized by the next tenant. The Landlord will take care of snow plowing and any maintenance associated with the property. There are countless retail amenities within a short drive of the property.

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## RECEPTION AREA/CONFERENCE ROOM



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## EXECUTIVE SUITE



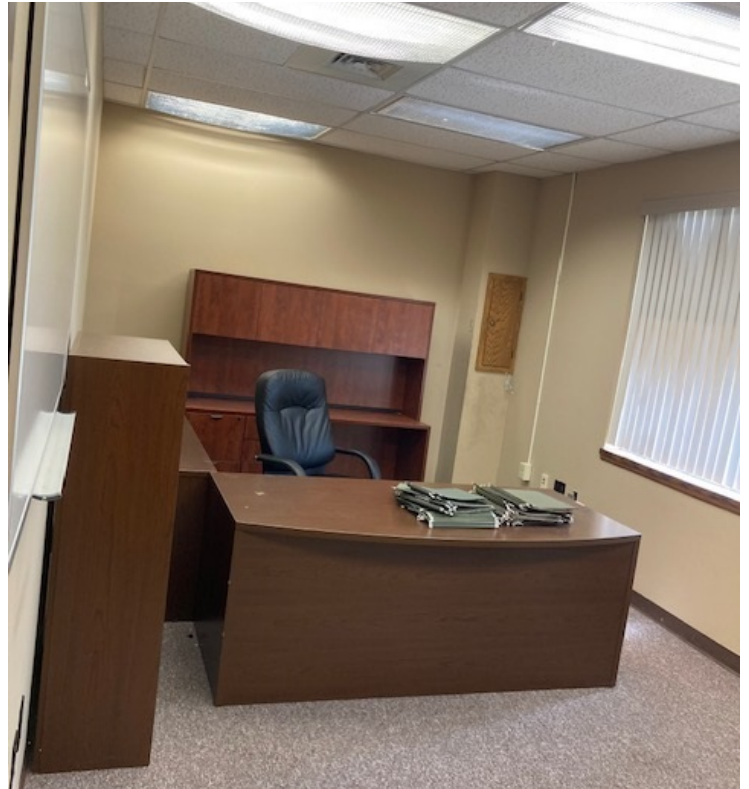
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## ADDITIONAL PHOTOS



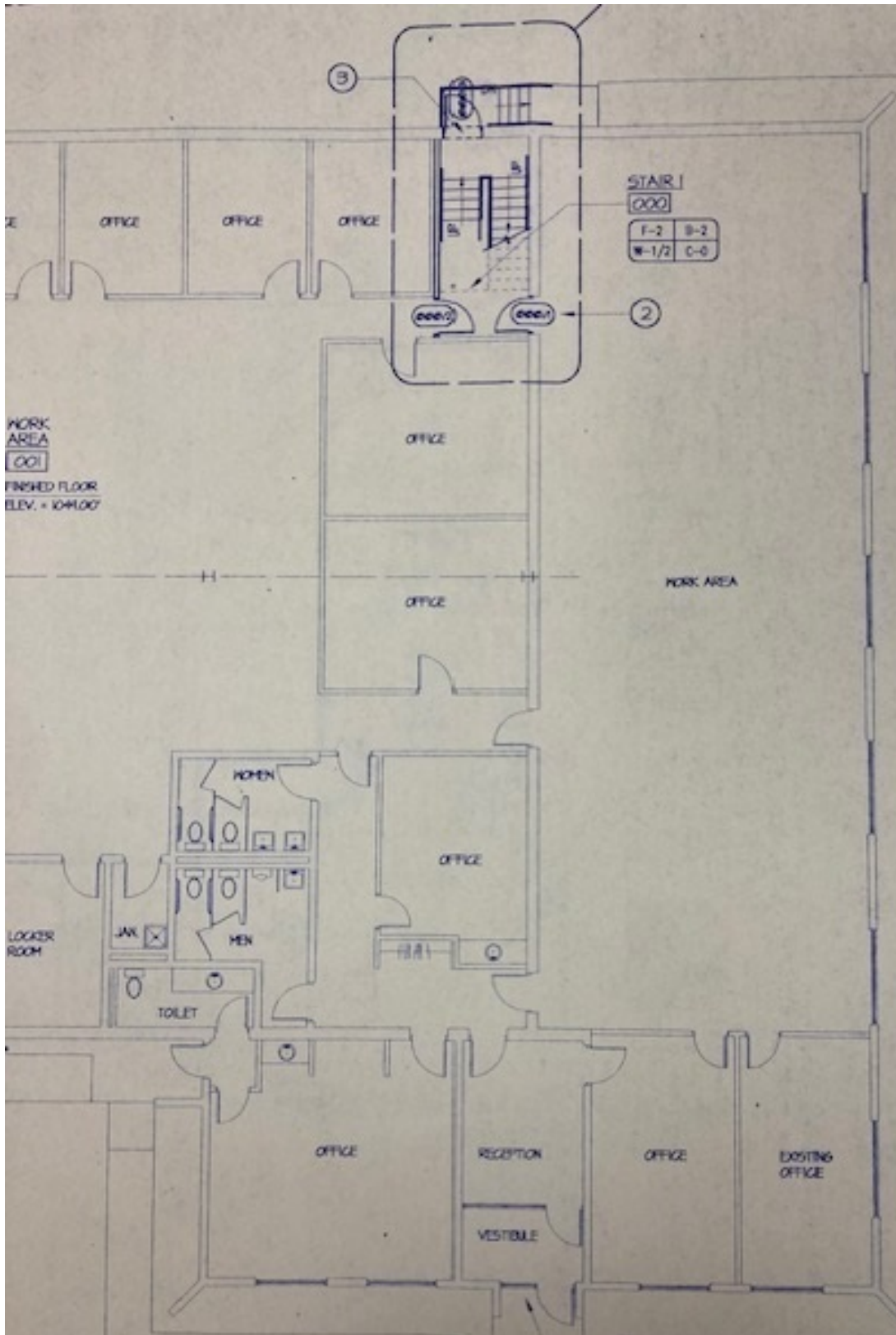
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# FLOORPLAN



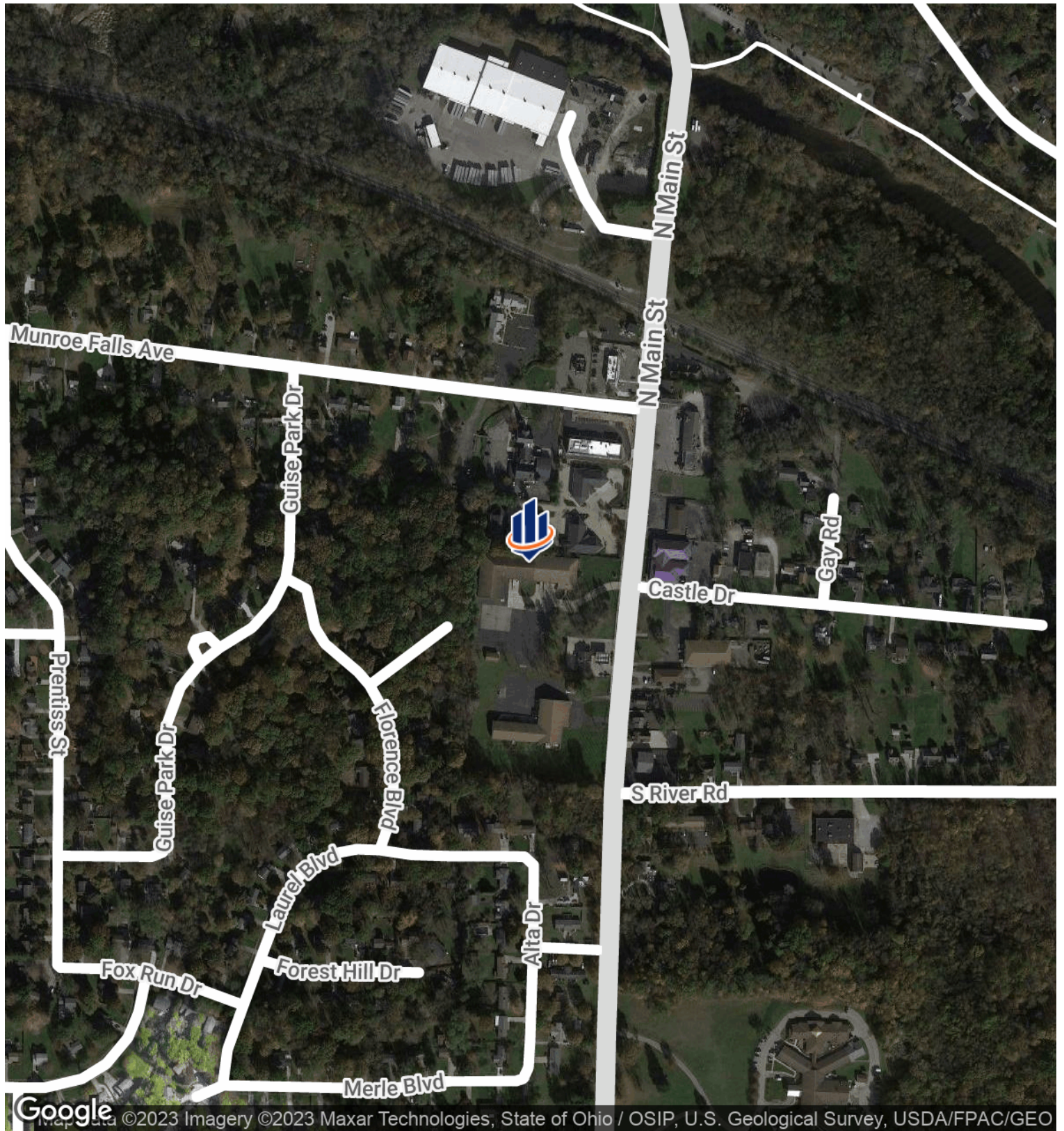
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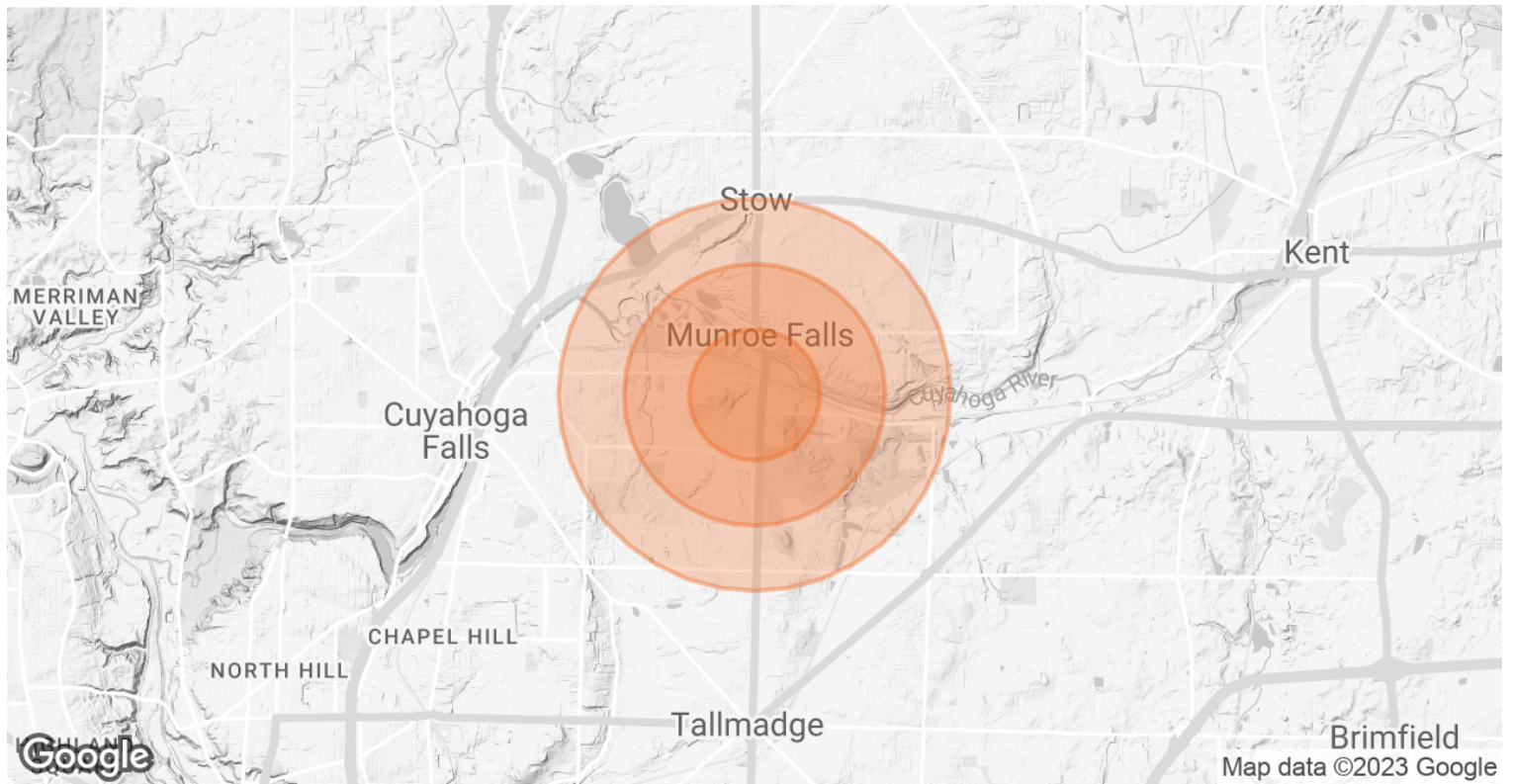
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL POPULATION</b>	1,249	6,028	14,492
<b>AVERAGE AGE</b>	53.9	48.0	45.6
<b>AVERAGE AGE (MALE)</b>	48.6	46.3	44.5
<b>AVERAGE AGE (FEMALE)</b>	58.5	50.0	46.9

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL HOUSEHOLDS</b>	552	2,694	6,760
<b># OF PERSONS PER HH</b>	2.3	2.2	2.1
<b>AVERAGE HH INCOME</b>	\$88,676	\$76,377	\$73,729
<b>AVERAGE HOUSE VALUE</b>	\$183,744	\$167,908	\$160,812

\* Demographic data derived from 2020 ACS - US Census

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