# FOR SALE/LEASE

COMMERCIAL REAL ESTATE

# 5,000 SF Office Warehouse Facility For Sale

**2581 Center Road, Hinckley, OH 44233** David Stover

# SPACE

- Business Condo
- 5,000 SF Office Warehouse Facility
- 2,500 SF Office area and 2,500 SF Warehouse Area

#### **SALE PRICE**

- Offered For Sale at: \$499,000
- Offered For Lease at \$8.95 PSF

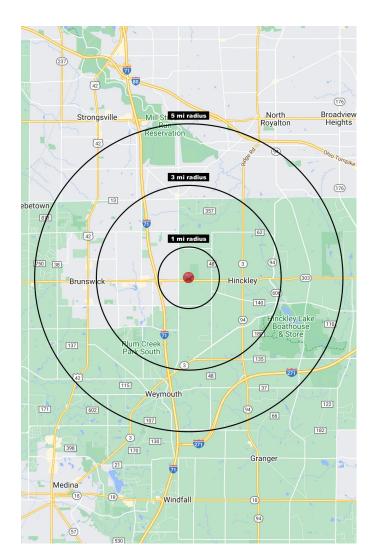
# **PROPERTY INFORMATION**

- 10' x 14' Drive-in Door and 1 dock door
- Sprinklered
- 15' Clear Height
- Masonry Construction built in 2002
- Convenient access to I-71
- Near restaurants, hotels and shopping



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17,400

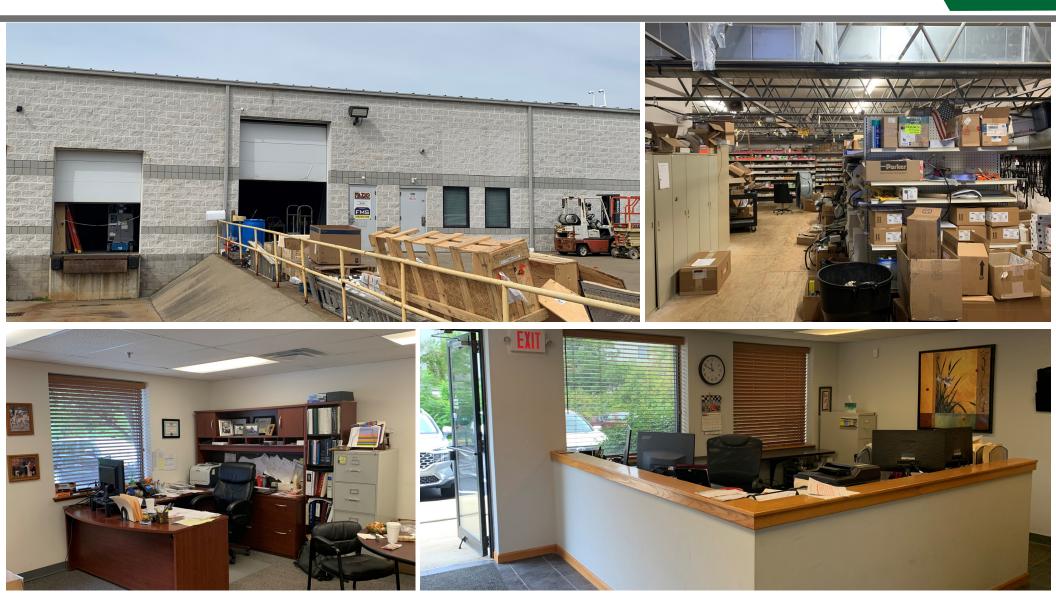
TOTAL DAYTIME POPULATION

0  $\bigcirc$ 0 AVG. HH INCOME \$103,631

2022 Population Summary	1 Mile	3 Miles	5 Miles
Total Population	979	31,275	78,349
Households	367	12,357	30,508
Daytime Population	3,577	9,869	17,400
2022 Household Income	1 Mile	3 Miles	5 Miles
Average Income	\$139,894	\$97,957	\$103,631
Median Income	\$94,161	\$82,034	\$83,420

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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



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