

**4.69 AC  
FOR SALE**



**4.69 AC**

**SOLON RD**

**8,172 VPD**



**SOM CTR RD  
32,958 VPD**



**INVESTMENT PURCHASE OPPORTUNITY IN SOLON, OH**  
34280 SOLON RD, SOLON, OH 44139

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# INVESTMENT OPPORTUNITY ON 4.69 ACRES

34280 SOLON RD, SOLON, OH 44139

## PROPERTY OVERVIEW

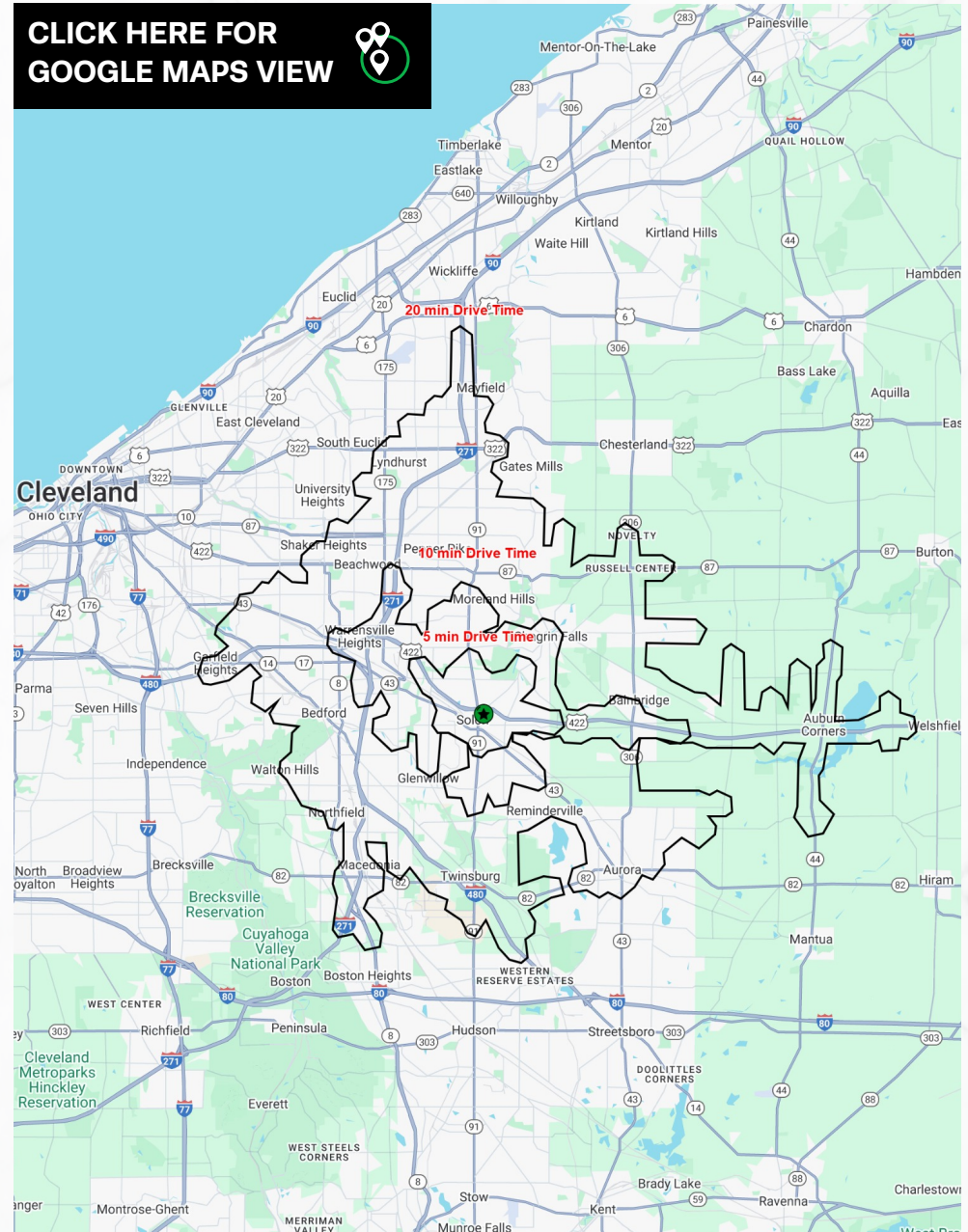
### PROPERTY SUMMARY

- Sale price: \$1,275,000
- 13,100 SF building on 4.69 Acres
- Excellent investment purchase opportunity in Solon, OH
- 9,270 SF of warehouse space, 3,840 SF of office space
- 3 drive-in doors
- 14'-17' ceiling heights
- Minimum divisible SF: 4,000 RSF
- Warehouse lease rate: \$9.95 psf NNN
- Office lease rate: \$12.00 psf NNN

### DEMOGRAPHICS

	5-DRIVE	10-DRIVE	20-DRIVE
POPULATION	10,487	43,724	261,174
HOUSEHOLDS	3,913	17,918	112,401
AVERAGE HH INCOME	\$212,665	\$165,408	\$134,277
MEDIAN HH INCOME	\$138,507	\$111,388	\$93,595
DAYTIME POPULATION	20,769	72,165	287,613

CLICK HERE FOR  
GOOGLE MAPS VIEW



# INVESTMENT OPPORTUNITY ON 4.69 ACRES

34280 SOLON RD, SOLON, OH 44139

MICRO AERIAL



- Sale price: \$1,275,000
- Ideal freeway visibility
- Estimated future NOI \$86,000

**David Wagner**

Call for NDA and more information

# INVESTMENT OPPORTUNITY ON 4.69 ACRES

34280 SOLON RD, SOLON, OH 44139

MACRO AERIAL

**Uptown Solon**

- BED BATH & BEYOND
- FIRST WATCH THE DAYTIME CAFE
- ULTA BEAUTY
- OLD NAVY
- LUMBER LIQUIDATORS
- Bath&BodyWorks
- Orangetheory FITNESS

**Kruse Commons**

- MEDIA BARBERS
- BURGER FRESH
- V/O med spa
- Panera

**Solon Square**

- PAPA JOHN'S
- Advance Auto Parts
- TITLE
- Huntington
- CHAMPS
- KeyBank
- CHIPOTLE
- planet fitness
- The White Flower Cake Shoppe

**Solon Village**

- MARKET DISTRICT
- Office Max
- GetGo
- PET SUPPLIES PLUS
- OHIO SAVINGS BANK
- SUBWAY
- Starbucks
- Malley's CHOCOLATES

