

**FOR LEASE**



↑  
**AVAILABLE :**  
UNIT #1  
1,871 SF

↑  
**AVAILABLE :**  
UNIT #3  
1,881 SF

↑  
**AVAILABLE :**  
UNITS #5 - 8  
1,851 SF (3) & 2,407 SF



**BENTLEY PARK SOLON – FLEX UNITS FOR LEASE**  
29500 Aurora Rd, Solon, OH 44139

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# OFFICE/WAREHOUSE FLEX UNITS AVAILABLE

29500 Aurora Rd, Solon, OH 44139

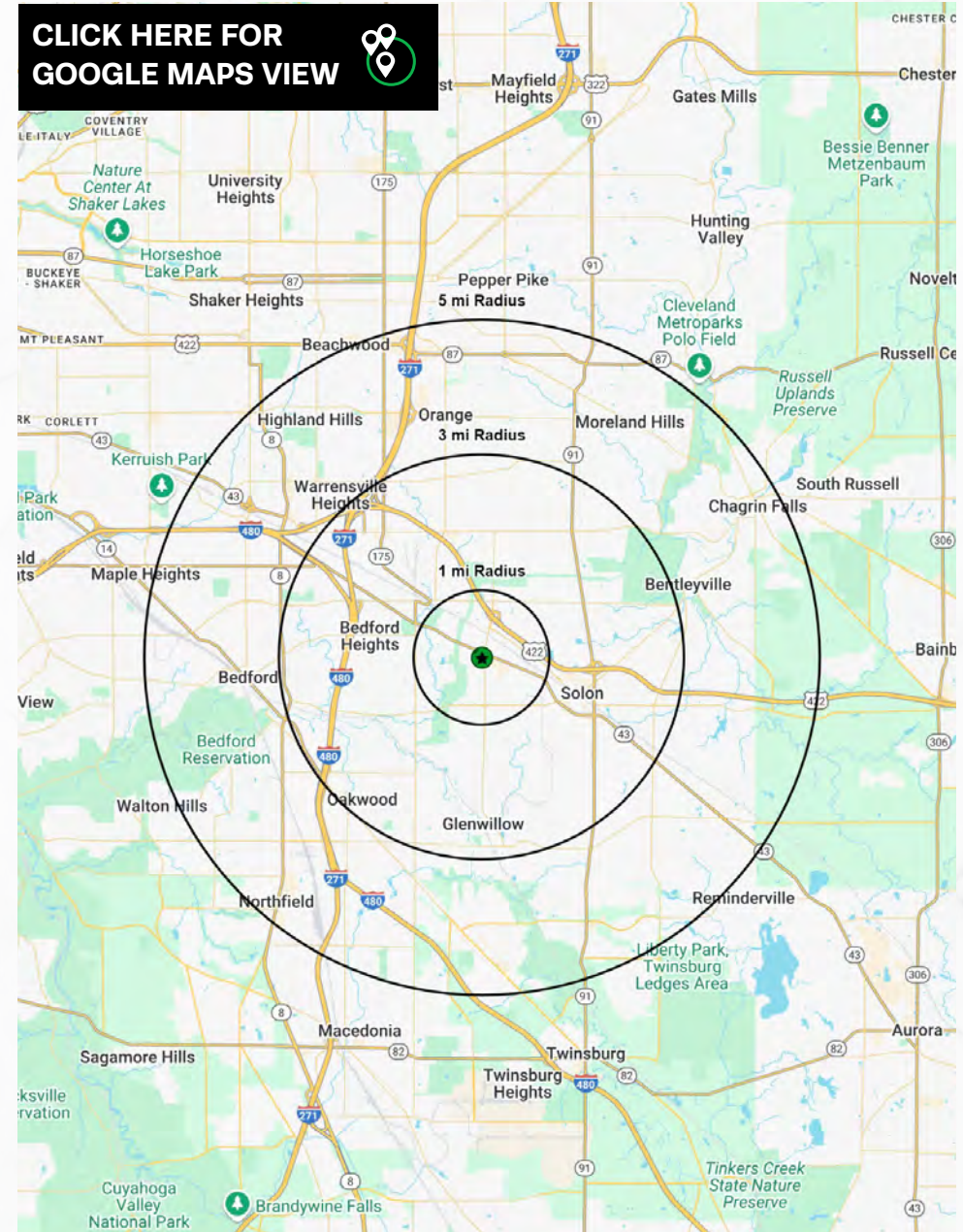
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- 1,851 – 4,611 SF Flex Units Available
- Units are a mix of office/warehouse
- Asking \$12.50/SF NNN
- Available suites: 1, 3, 5, 6, 7, & 8
- Unit 6 is fully climate-controlled with access to unit 5
- Excellent access to Rt. 422 with 56,022 vpd
- Minutes away from major highway systems including I-271 & I-480
- Local retailers: KFC, Circle K, Dibella's Subs, First Watch, Giant Eagle Market District and much more!

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	834	36,513	109,004
HOUSEHOLDS	313	15,630	46,873
AVERAGE HH INCOME	\$146,359	\$126,228	\$129,079
MEDIAN HH INCOME	\$109,196	\$91,119	\$91,507
DAYTIME POPULATION	12,730	61,916	137,164

CLICK HERE FOR  
GOOGLE MAPS VIEW



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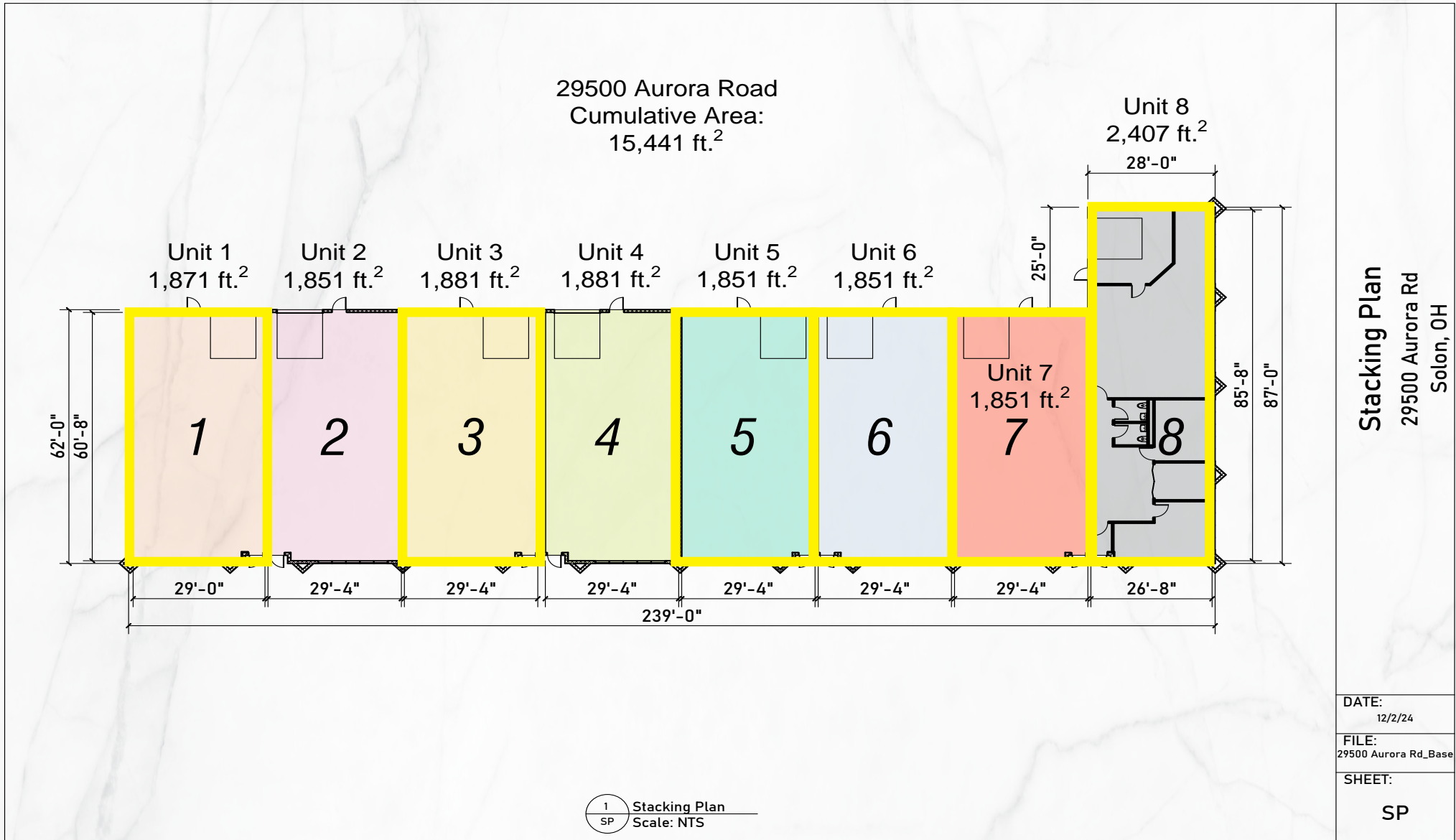
PICTURES



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SITE PLAN



# OFFICE/WAREHOUSE FLEX UNITS AVAILABLE

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MICRO AERIAL



# OFFICE/WAREHOUSE FLEX UNITS AVAILABLE

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MACRO AERIAL

