

**FOR LEASE**



## **OLON MEDICAL CENTER FOR LEASE**

**33001 SOLON RD, SOLON, OH 44139**

**Greg West**

GregoryWest@HannaCRE.com  
(440) 668.2117

**CONTACT:**

**Austin Pay**

AustinPay@HannaCRE.com  
(216) 970.3328



# MEDICAL OFFICES FOR LEASE

33001 Solon Rd, Solon, OH 44139

## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- **Available Range: 460 SF up to 18,277 SF**
- Private, canopied entrance (Suite 100)
- High-profile location in Solon's main commercial corridor
- Directly across from The District, a transformative new development featuring 200 apartments, retail, and hotel space
- Ideally suited for medical and professional office users seeking a high-traffic, growth-focused location
- Highly visible on high traffic Solon Road (**13,997** vpd)
- Suites on three floors, pre-built for medical use
- Updated common areas with covered patient drop-off
- Ample surface parking on-site

### DEMOGRAPHICS

#### 1-MILE

#### 3-MILE

#### 5-MILE

POPULATION	4,594	29,608	96,861
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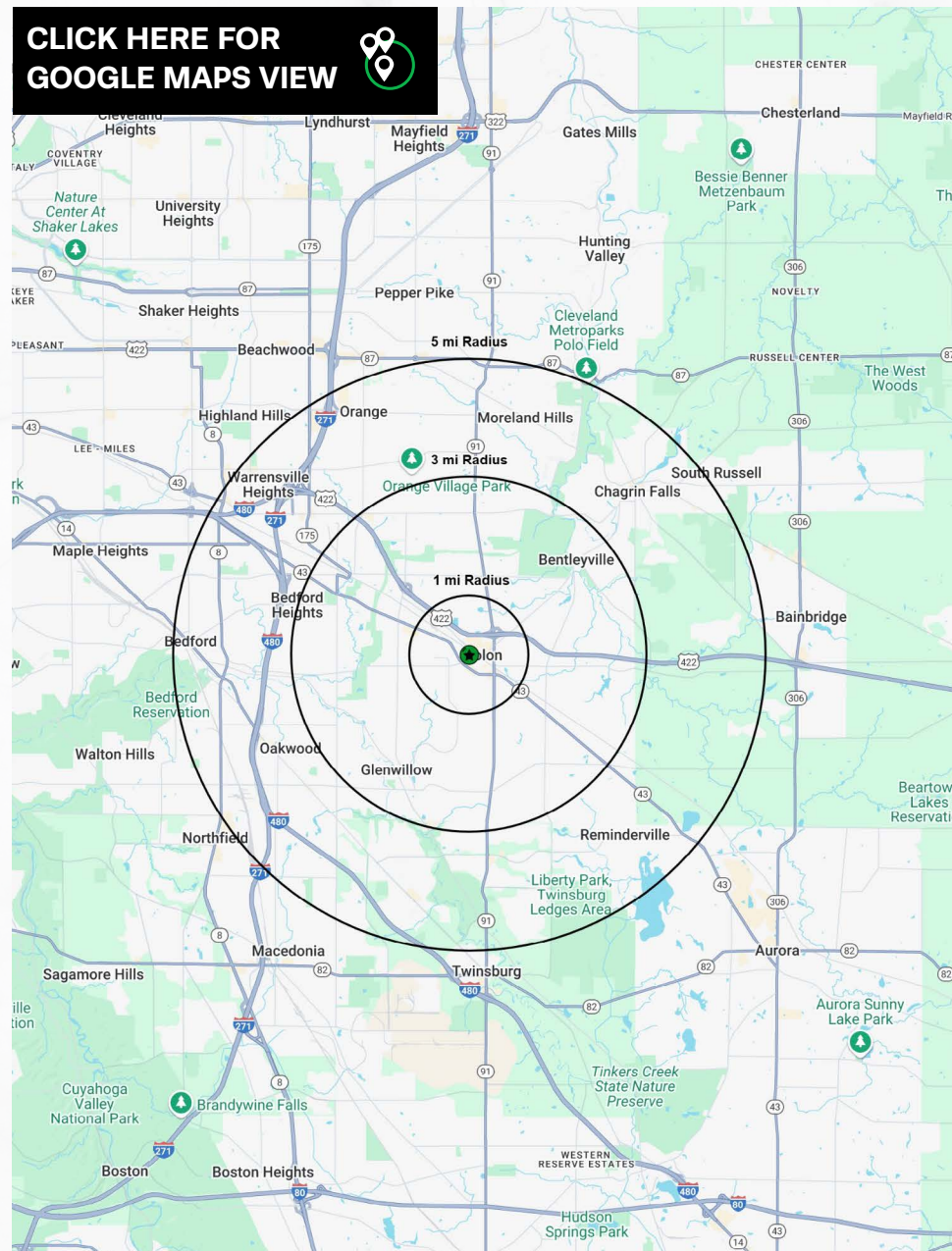
HOUSEHOLDS	1,807	11,132	40,334
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AVERAGE HH INCOME	\$137,301	\$196,772	\$154,249
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MEDIAN HH INCOME	\$93,064	\$130,661	\$104,678
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DAYTIME POPULATION	15,447	44,525	110,354
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CLICK HERE FOR  
GOOGLE MAPS VIEW





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## EDUCATION DEMOGRAPHICS

### EDUCATION – SOLON CITY SCHOOLS

#### 1-MILE RADIUS:



8%

No High School  
Diploma



18%

High School  
Graduate



16%

Some  
College



51%

Bachelor's/  
Grad/Prof  
Degree

#### 3-MILE RADIUS:



4%

No High School  
Diploma



17%

High School  
Graduate



14%

Some  
College



57%

Bachelor's/  
Grad/Prof  
Degree

#### 5-MILE RADIUS:



4%

No High School  
Diploma



23%

High School  
Graduate



17%

Some  
College



48%

Bachelor's/  
Grad/Prof  
Degree

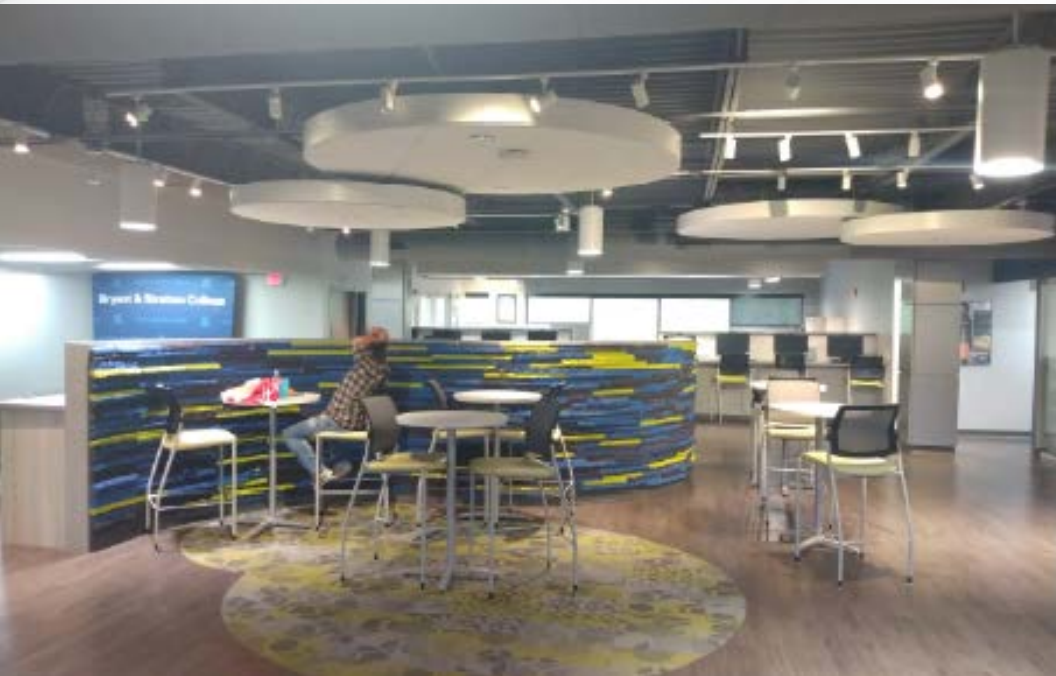




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PICTURES





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THE DISTRICT FUTURE DEVELOPMENT

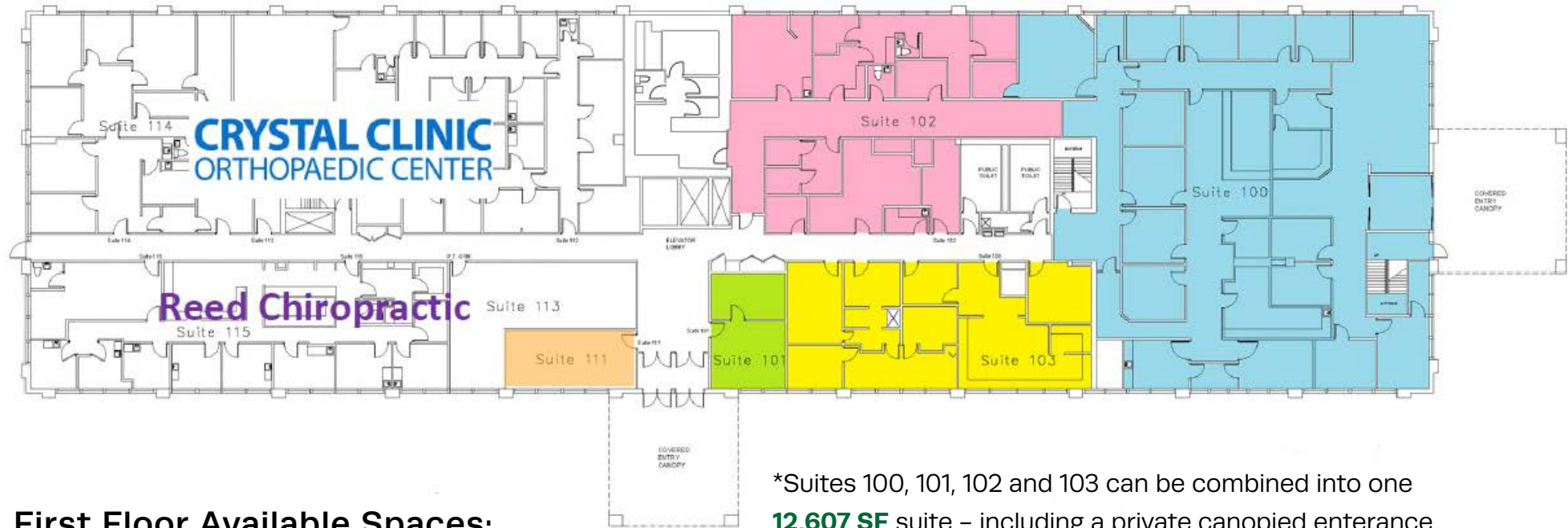




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SITE PLAN



## First Floor Available Spaces:

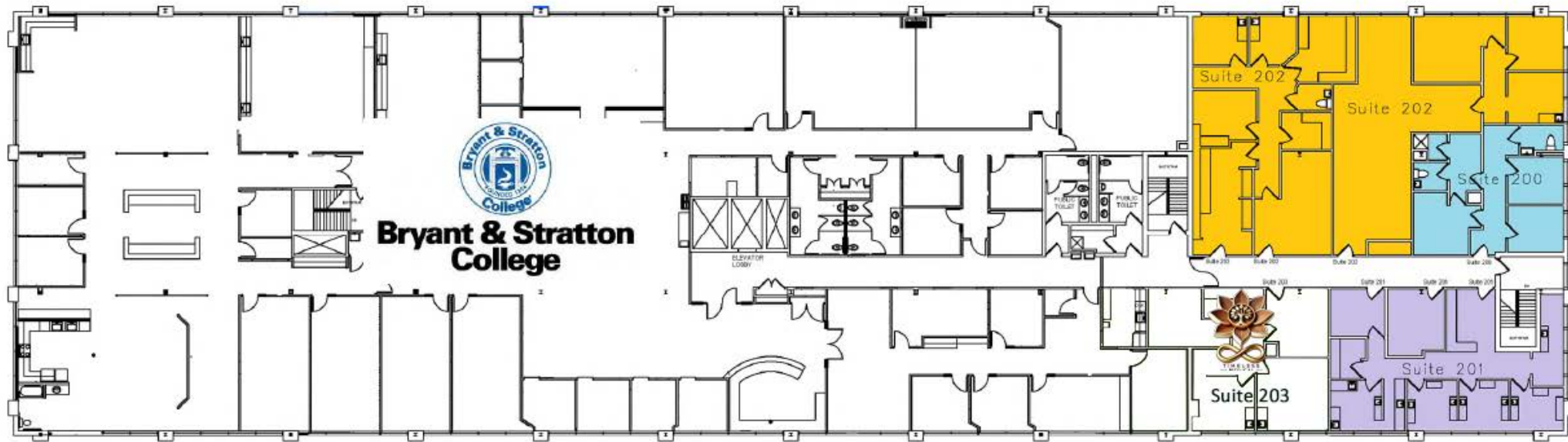
SUITE	SIZE	DESCRIPTION
SUITE 100	6,483 SF	Contiguous with Suite 102 for 10,442 SF. Includes private canopied entrance.
SUITE 101	460 SF	Contiguous with Suite 103 for 2,165 SF.
SUITE 102	3,959 SF	Contiguous with Suite 100 for 10,442 SF. Includes private canopied entrance.
SUITE 103	1,705 SF	Contiguous with Suite 101 for 2,165 SF.
SUITE 111	404 SF	



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SITE PLAN



## Second Floor Available Spaces:

SUITE	SIZE	DESCRIPTION
SUITE 200	833 SF	Available in 60 days
SUITE 201	1,323 SF	Dental Practice layout: Available in 60 days
SUITE 202	1,467-3,110 SF	Divisible to 1,467 & 1,643 SF suites



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MICRO AERIAL





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MACRO AERIAL

