

**8,920 SF
FOR LEASE**

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PROFESSIONAL OFFICE FOR LEASE IN STOW

3909 DARROW RD, STOW, OH 44224

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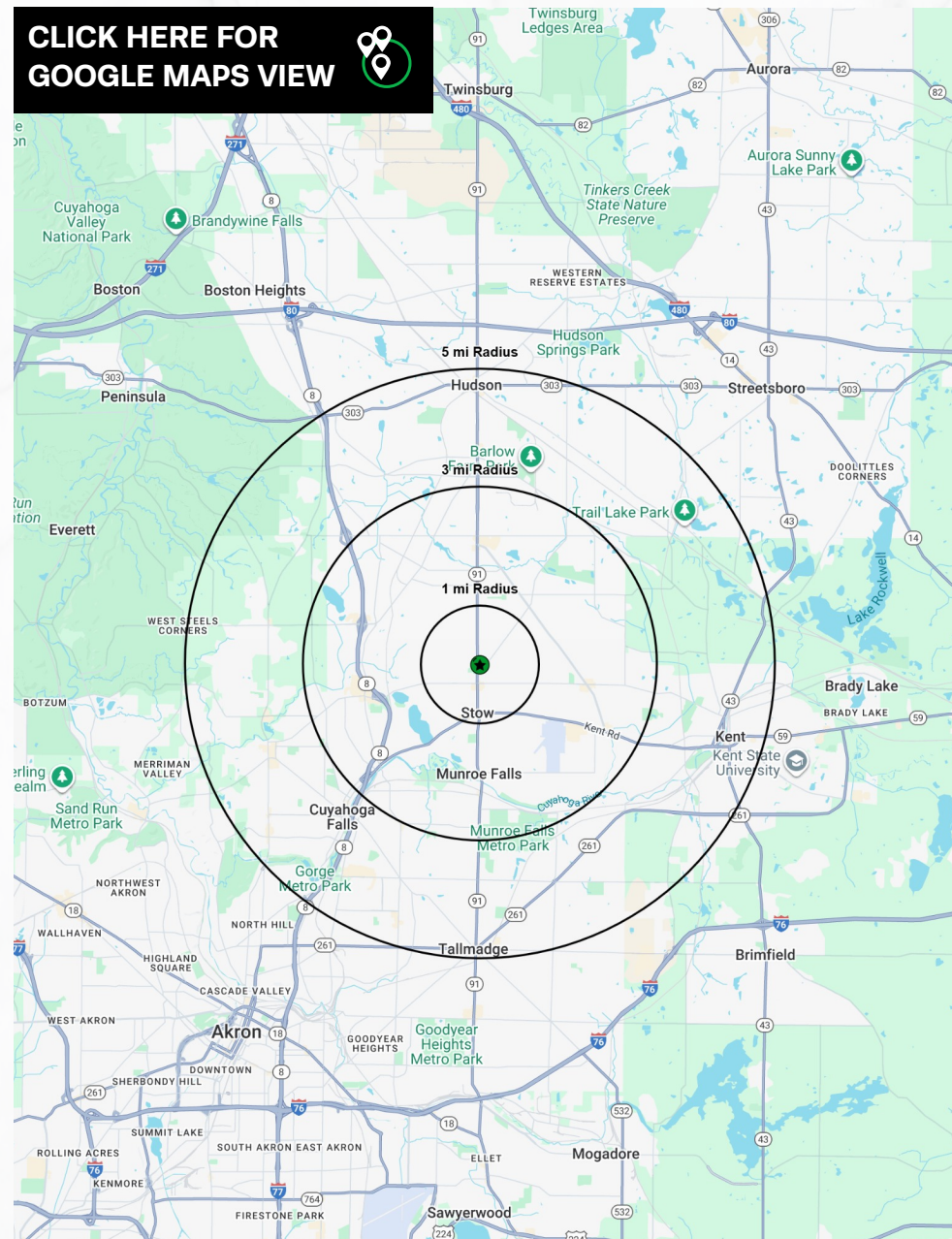
PROPERTY OVERVIEW

PROPERTY SUMMARY

- 8,920 SF professional office on 91 in Stow – for lease
- Over 19,000 vpd on Darrow Rd in heart of Stow
- (3) Suites available ranging from 1,300– 8,920 SF
- Private offices, bullpen rooms, conference rooms, kitchenette
- Close proximity to the Busiest Intersection in Summit County
- Visit: <http://www.hannacre.com/johnlubinski> for more info

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	8,904	58,883	134,592
HOUSEHOLDS	3,721	25,752	59,397
AVERAGE HH INCOME	\$122,105	\$117,570	\$115,538
MEDIAN HH INCOME	\$97,491	\$88,637	\$85,943
DAYTIME POPULATION	4,496	42,295	102,361

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GOOGLE MAPS VIEW



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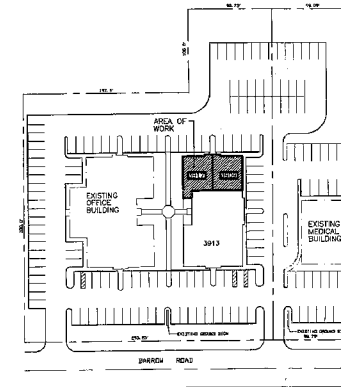
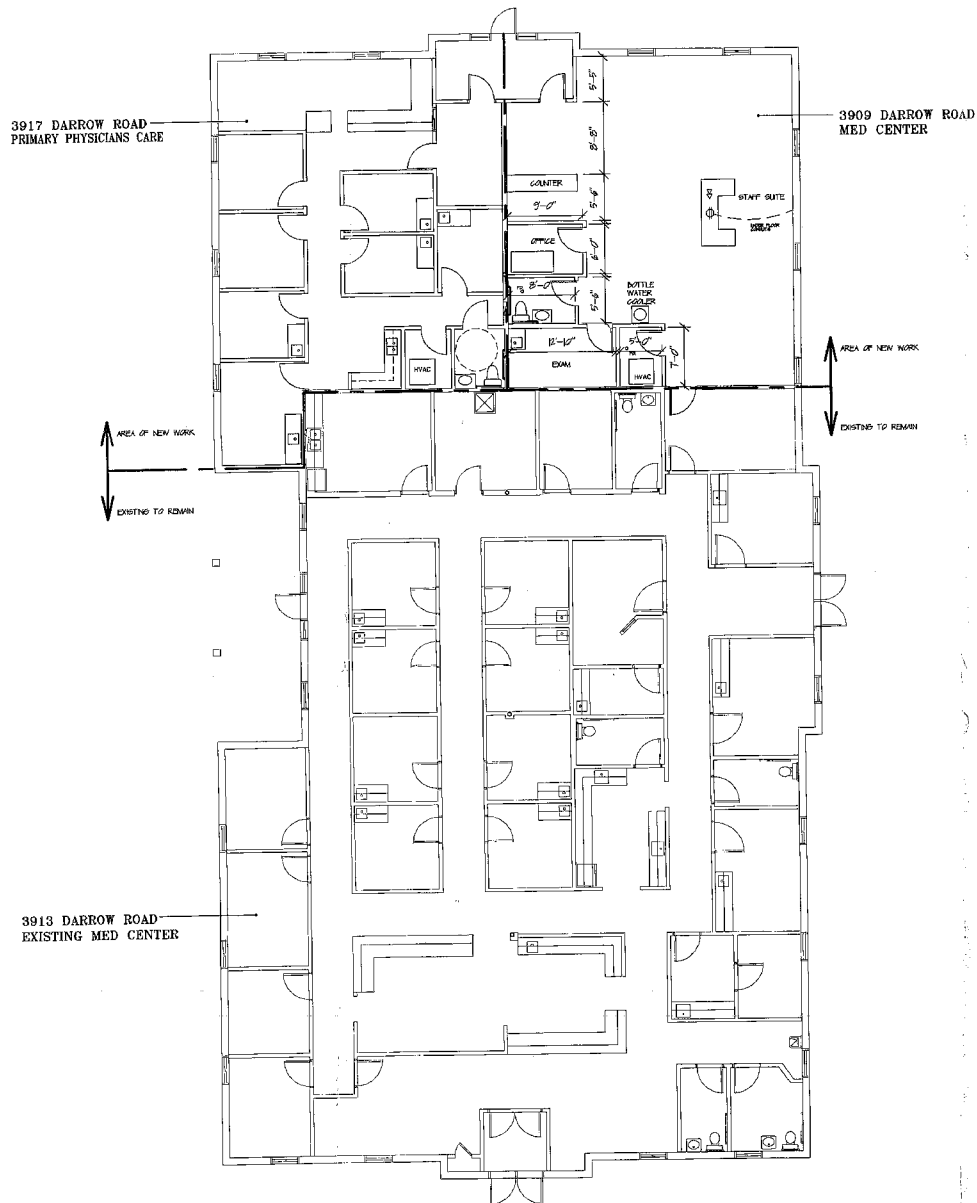
PICTURES



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SITE PLAN



SITE PLAN
NOT TO SCALE

O.B.C. DATA

USE GROUP:	"B" BUSINESS NON-SEPARATED
CONSTRUCTION TYPE:	5B UNPROTECTED
ALLOWABLE BUILDING AREA:	9000 SQ.FT.
TENANT AREAS:	(EXISTING) MED CENTER (3913) 6000 SQ.FT. (NEW) MED CENTER (3909) 1447 SQ.FT. (NEW) PRIMARY PHYSICIANS CARE (3917) 1541 SQ.FT. (TOTAL) 8988 SQ.FT.
OCCUPANT LOADS:	MED CENTER (3909) 1447 SQ.FT. $\div 100 = 15$ PRIMARY PHYSICIANS CARE (3917) 1541 SQ. FT. $\div 100 = 15$
FURNACE ROOMS:	LESS THAN 400,000 BTU = 0 HOUR FIRE RATING
EXIT ACCESS CORRIDORS:	FIRE RESISTANCE RATING = 0 HOUR FIRE RATING (USE "B" LESS THAN 30 OCCUPANTS)
FIRE PROTECTION:	NONE

INDEX TO DRAWINGS

SP-1	SITE PLAN & GENERAL DATA
A-1	FLOOR PLAN
P-1	PLUMBING PLAN
M-1	MECHANICAL
E-1	CEILING & LIGHTING PLAN
E-2	POWER PLAN

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MICRO AERIAL



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