

**11,920 SF OFFICE
BUILDING FOR SALE**



EXCEPTIONAL OWNER-USER OFFICE OPPORTUNITY
4645 Richmond Rd, Warrensville Heights, OH 44128

CONTACT:

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PROPERTY OVERVIEW

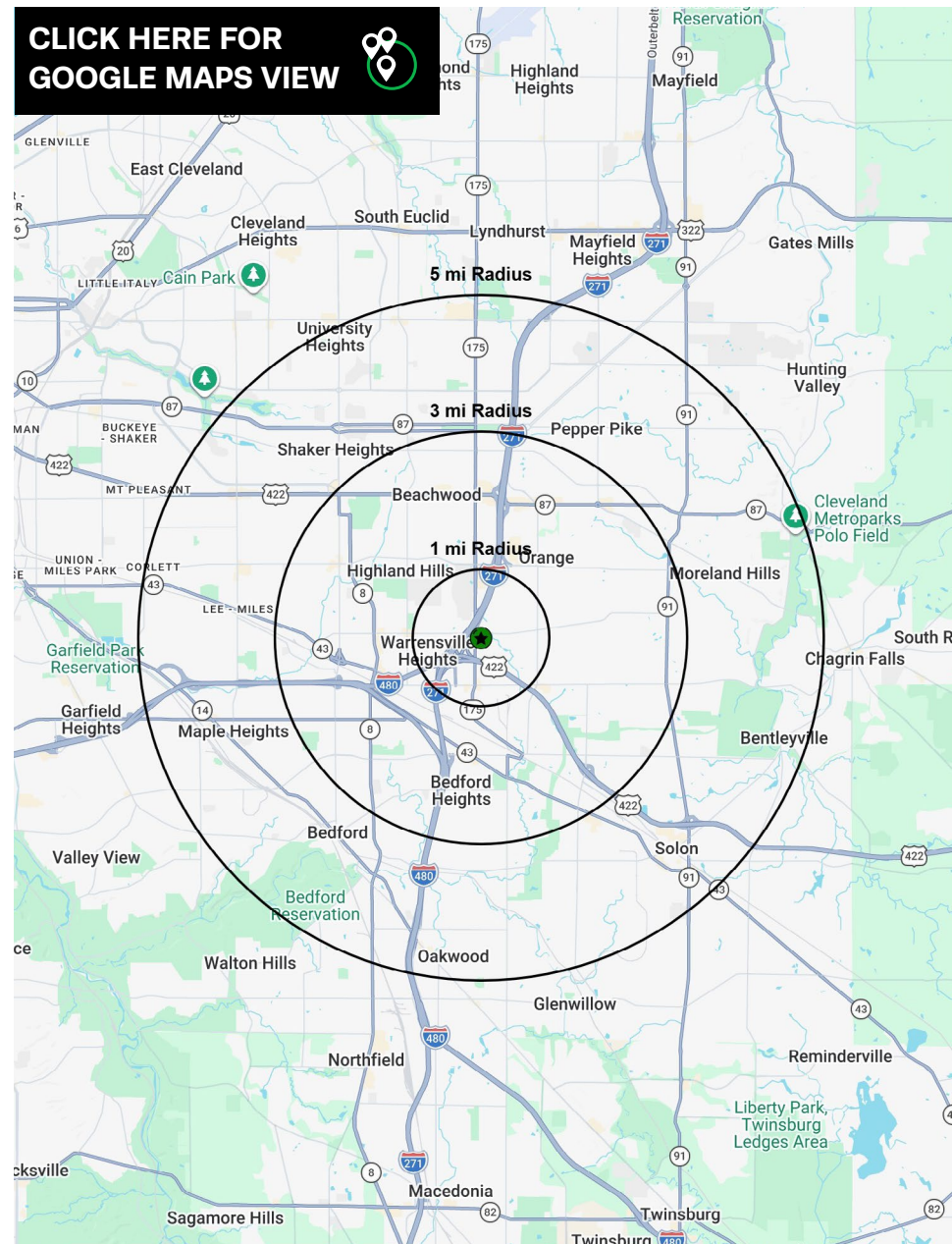
PROPERTY SUMMARY

- Well-maintained 11,920 SF office building in Warrensville Heights
- Ideal for medical, healthcare, educational, nonprofit or professional office use, with the ability to accommodate a single owner-occupant or multiple tenants.
- Convenient to major healthcare institutions, including University Hospitals Ahuja Medical Center and Cleveland Clinic South Pointe Hospital
- Surrounded by Harvard Park, Pinecrest & Chagrin Boulevard/Beachwood corridor, offering convenient access to numerous restaurants, retail and services
- Minutes from Cuyahoga Community College's Eastern Campus and Corporate College East
- Immediate access to I-271 and I-480
- Offered For Sale at \$895,000

DEMOGRAPHICS

	3-MILE	5-MILE
POPULATION	50,915	170,260
HOUSEHOLDS	23,077	74,357
AVERAGE HH INCOME	\$113,958	\$123,471
MEDIAN HH INCOME	\$81,730	\$89,436
DAYTIME POPULATION	80,947	182,260

CLICK HERE FOR
GOOGLE MAPS VIEW



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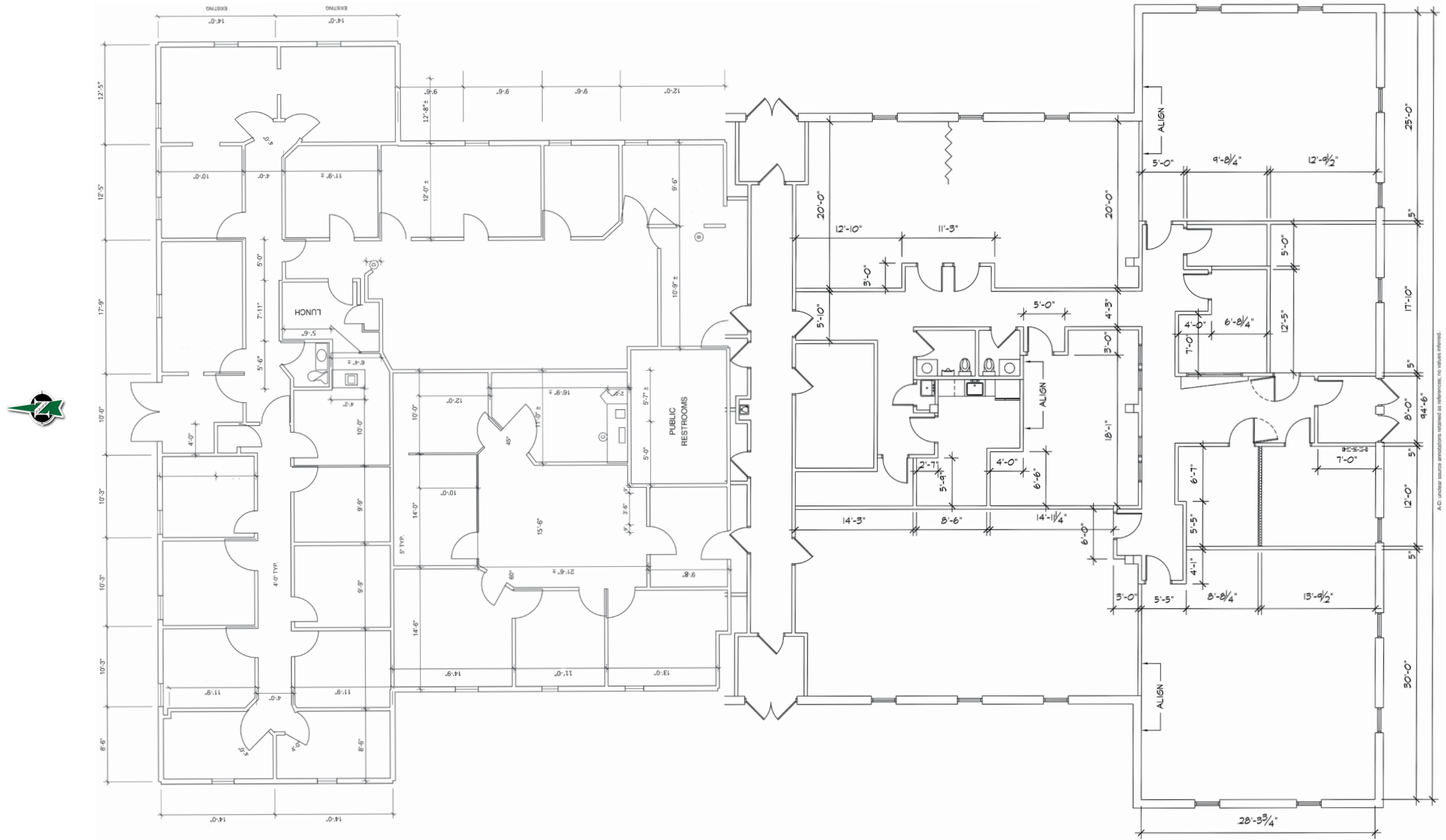
PICTURES



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FLOOR PLAN



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MACRO AERIAL

