

ARNOLD J. EISENBERG

Retail Leasing Specialist

24500 Chagrin Blvd., Suite 120
Beachwood, Ohio 44122



Presented by
Arnold J. Eisenberg, Inc
&
Tvorik Realty

7380 York Rd
Parma, Ohio



Property Features

- FOR SALE OR LEASE 3,750 SF BUILDING ON 0.41 ACRES
- PRICE REDUCED FROM \$285,000 TO \$260,000
- SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS
- TWO UNITS (2,750 SF & 1,000 SF)
- LOCATED ON YORK RD. JUST NORTH OF HIGH-TRAFFIC INTERSECTION WITH W. PLEASANT VALLEY RD. (Recently Widened)
- HIGHLY-VISIBLE LOCATION WITH GOOD PARKING
- ON THE EDGE OF THE CUYAHOGA COMMUNITY COLLEGE WESTERN CAMPUS (OVER 12,000 ANNUAL ENROLLMENT)

Contact

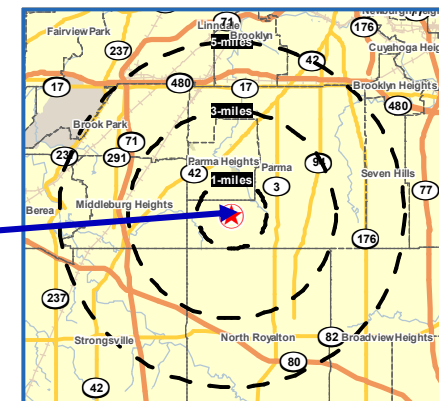
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Arnold J. Eisenberg, Inc., has been specializing in retail leasing, tenant / landlord representation, management, and consulting for the last 50 years. Arnold J. Eisenberg, Inc. is also a founding member of the Retail Brokers Network with over 75 offices of the best commercial real estate brokers across the United States, Canada, and Mexico.

Demographics

	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
Population	11,008	87,797	210,994
Households	4,831	37,893	90,236
Average HH Income	\$62,338	\$68,188	\$66,783
Daytime population	5,283	35,101	85,806



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Site Plan



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Aerial



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