

COURTHOUSE BOULEVARD PROFESSIONAL OFFICES

4500 COURTHOUSE BOULEVARD
STOW, OH 44224

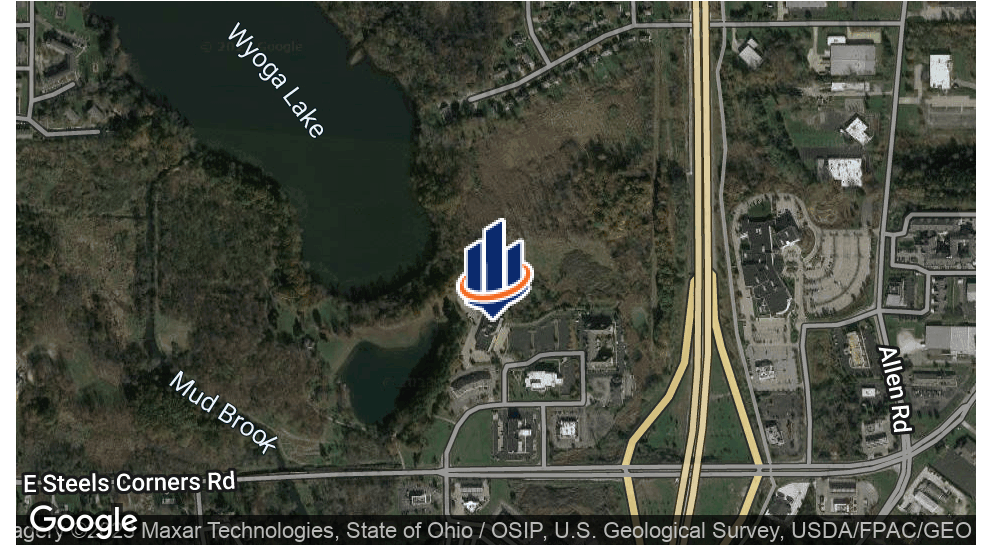
Aaron Davis
Senior Advisor
O: 330.221.7297
aaron.davis@svn.com



4500



Property Summary



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$13.00 SF/yr (NNN) |
| Building Size: | 38,256 SF |
| Available SF: | 4,782 - 8,967 SF |

PROPERTY OVERVIEW

Class A building with 8,967 SF of second floor Professional Office space available. The space consists of private offices, large open bullpen and a kitchenette. Located in Stow's Community Reinvestment Area which offers real property tax exemptions to current & new Stow businesses. Comes with an abundance of incentives offered by Owner, which includes but is not limited to a period of rent abatement.

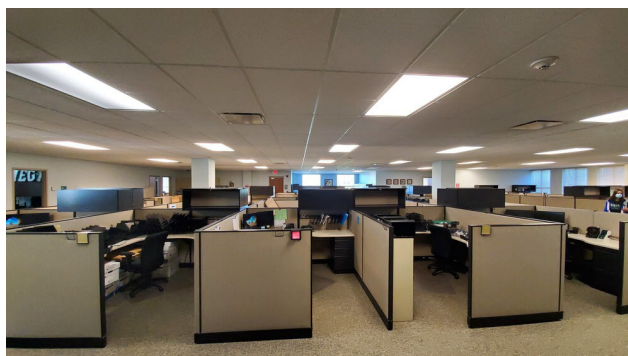
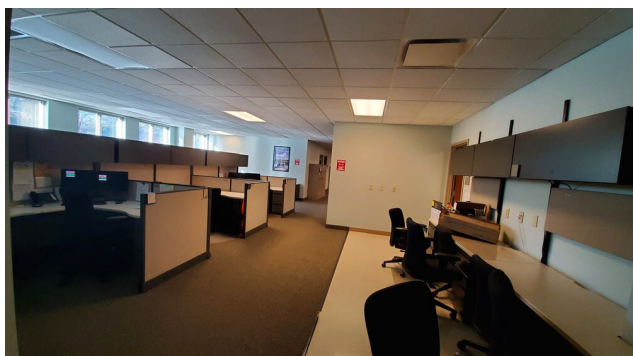
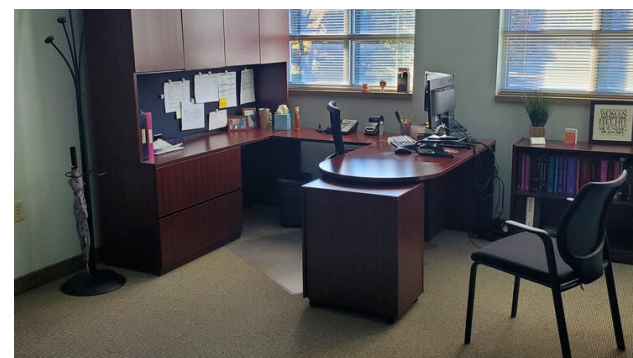
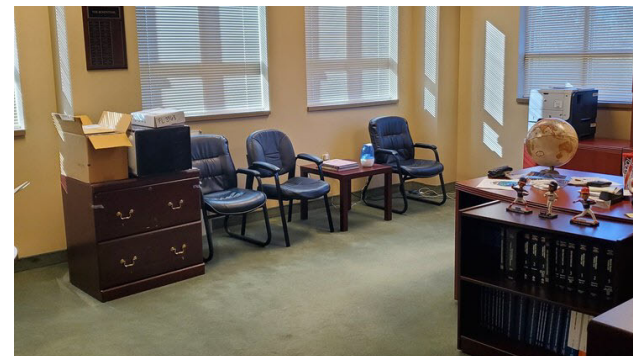
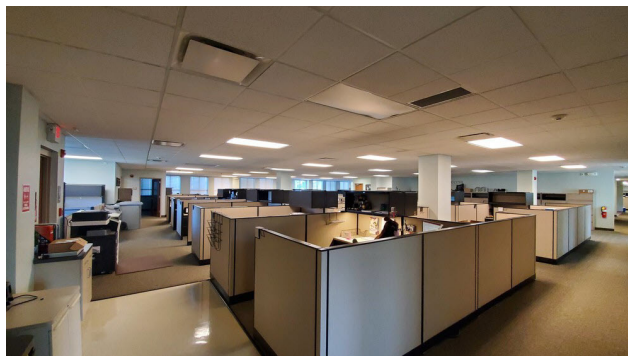
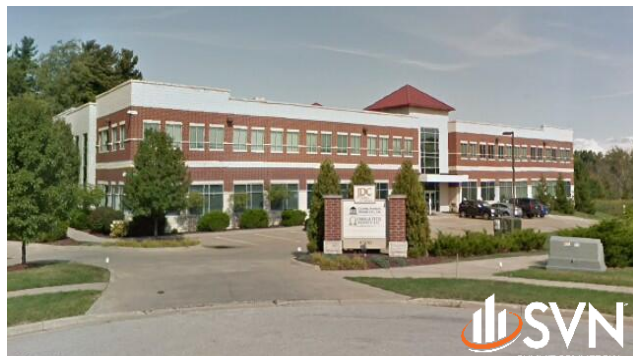
PROPERTY HIGHLIGHTS

- Superior location situated off Steels Corners exit on Rt. 8
- Class A building with outside seating & park-like setting
- Divisible Floorplan
- Elevator access
- Private offices w/ windows
- Tons of natural light
- Plenty of on site parking
- Rent Abatement Available
- Located in Stow's Community Reinvestment Area & tenant could be approved for those incentives

Additional Photos



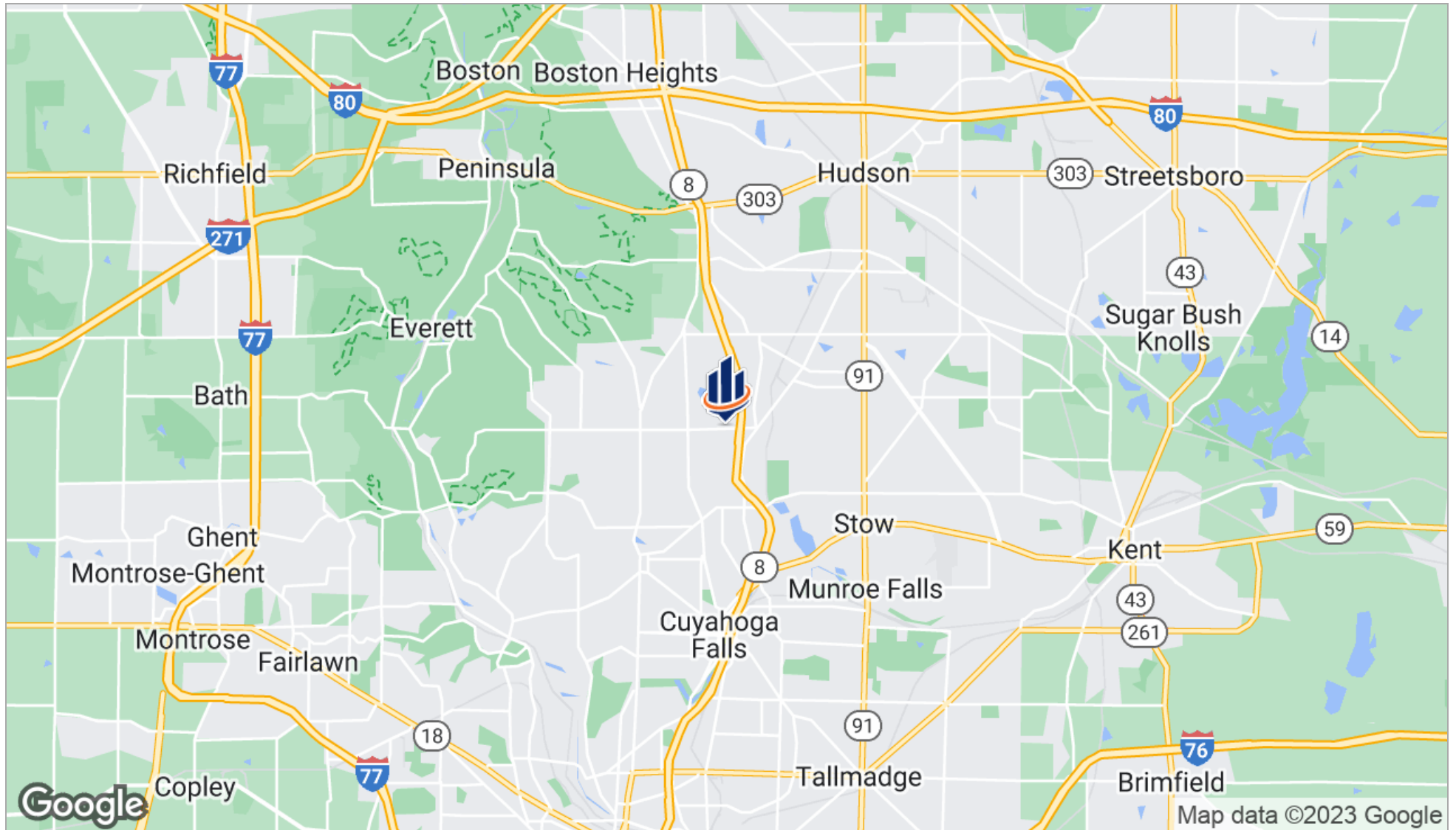
Additional Photos



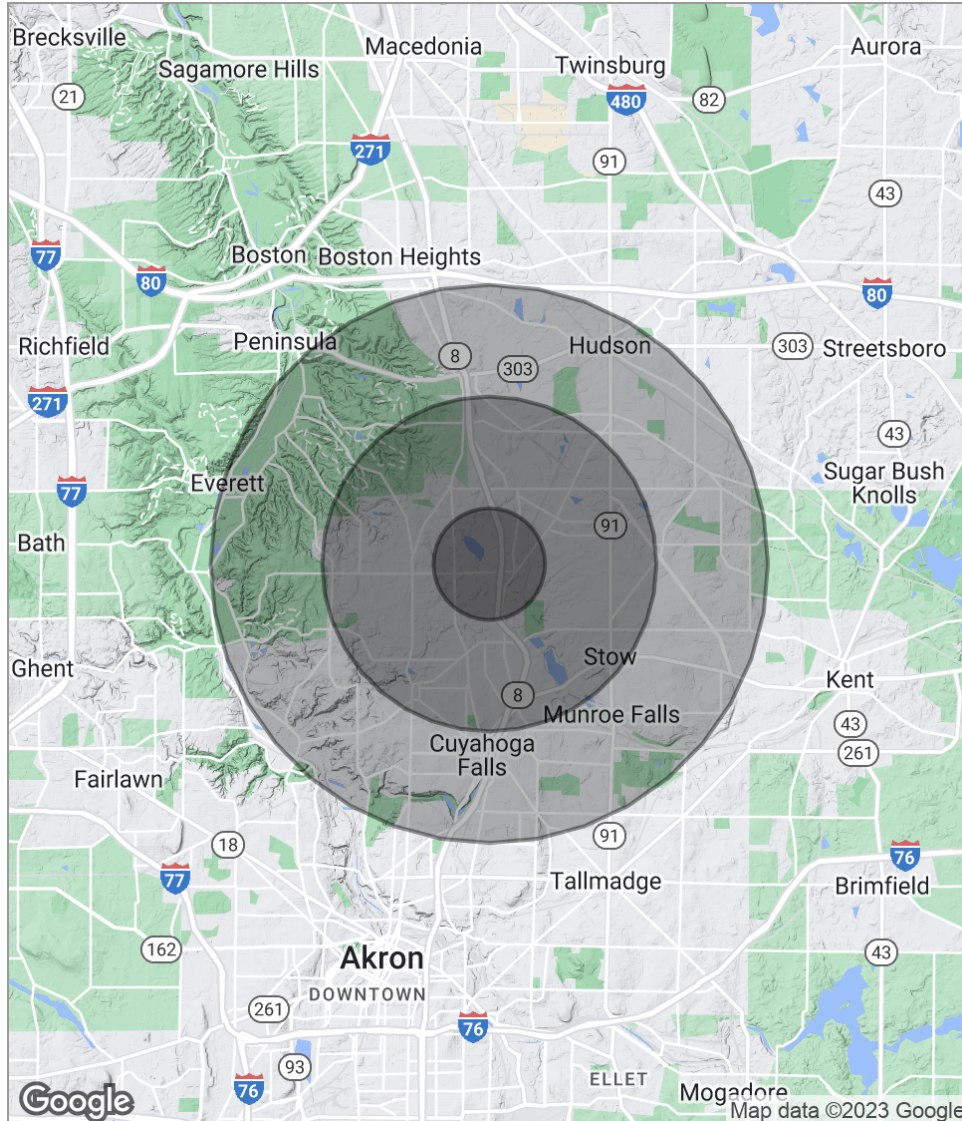
Floor Plans



Location Maps



Demographics Map



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 3,530 | 44,159 | 129,051 |
| Median age | 33.7 | 39.7 | 39.3 |
| Median age (Male) | 34.2 | 38.7 | 38.0 |
| Median age (Female) | 31.8 | 40.7 | 41.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,542 | 18,569 | 54,922 |
| # of persons per HH | 2.3 | 2.4 | 2.3 |
| Average HH income | \$68,388 | \$70,677 | \$65,464 |
| Average house value | \$185,739 | \$180,469 | \$189,418 |

* Demographic data derived from 2020 ACS - US Census