

6555 Dean Memorial Parkway

FOR SALE

6555 DEAN MEMORIAL PARKWAY, BOSTON HEIGHTS, OH 44236

INVESTMENT OFFICE - 100% Occupied



VIDEO

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Explore the exceptional investment opportunity at 6555 Dean Memorial Parkway, a premier 21,682 SF office building with 18,170 SF of Class A office and an additional 3,512 SF of heated storage space. Built in 1976 and meticulously renovated in 2016, 2019, and 2020, this property offers modern amenities and features to meet the needs of discerning tenants. Zoned Retail Business and boasting 100% occupancy, the property is a testament to its strong rental history and established, stable tenant base. With ample parking, high visibility, and proximity to major transportation routes, this property presents a compelling prospect for office building investors seeking a lucrative and well-maintained commercial real estate opportunity. Your investment can be passive, owner-occupied, and with future development opportunities. This investment offers Sale to Leaseback as preferred by the Seller.

The Tenant is a well-established legal practice with over 25 years of continuous operation and a multi-generational ownership structure, now entering its third generation of family leadership. The firm has built a strong reputation for client-focused representation in matters involving workplace injuries and serious illness, supported by a hands-on, service-driven approach. This long-standing operational history and family continuity reflect a durable business model and deep-rooted commitment to its location, positioning the Tenant as a stable, reliable occupant in a sale-leaseback structure.

LOCATION DESCRIPTION

Discover the vibrant surroundings of 6555 Dean Memorial Parkway, located in the dynamic Boston Heights, OH. This thriving area offers convenient access to major highway and transportation routes including State Route 8 (direct access to property from Hines Hill Rd Exit), Interstate 271, and The Ohio Turnpike, making it an ideal location for an office or office building investment. Nearby points of interest include the picturesque Cuyahoga Valley National Park, providing opportunities for outdoor recreation, as well as the large retail footprints of nearby Costco (.2 miles) and RT 8 and RT 82 in nearby Macedonia (5 miles). With its strategic positioning, this location presents a compelling opportunity for commercial real estate investment.

OFFERING SUMMARY

Sale Price:	\$3,295,000
Number of Units:	2
Lot Size:	3.084 Acres
Building Size:	21,682 SF
NOI:	\$307,103.62
Cap Rate:	9.32%



Greg DiGeronimo

ADVISOR

216.789.0902

greg.digeronimo@sperrycga.com

OH #SAL.2024003376

Each office independently owned and operated.

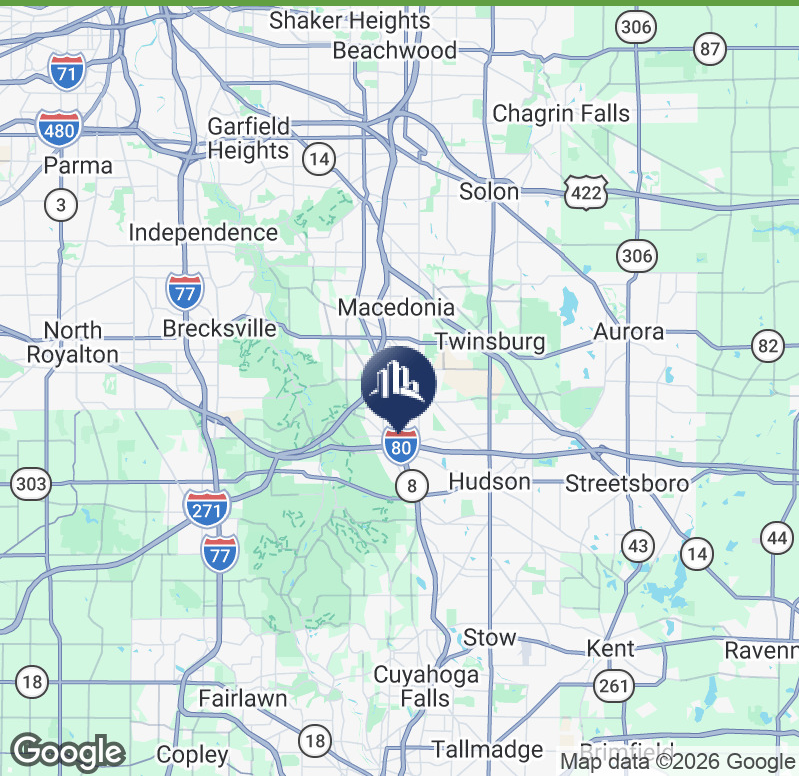
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Office Building



Building Name	6555 Dean Memorial Parkway
Property Type	Office
Property Subtype	Office Building
APN	1300961 & 1300892
Building Size	21,682 SF
Lot Size	3.084 Acres
Building Class	A
Year Built	1976
Year Last Renovated	2020
Number of Floors	1
Average Floor Size	18,170 SF
Parking Spaces	54
Construction Status	Existing
Roof	Bitumen roof- 2015
Number of Buildings	1

- Gross Income: \$363,400.00
- Operating Expenses: \$56,296.38
- NOI: \$307103.62
- Cap: 9.32
- 18,170 SF Office Building and 3512 SF of Storage Space
- Built in 1976, renovated in 2016, 2019, 2020
- Zoned Retail Business
- Prime location in Boston Heights
- 100% occupancy
- Modern amenities and features
- Well-maintained and updated
- Strong rental history
- Ample parking for tenants and visitors
- High visibility and accessibility
- Proximity to major transportation routes
- Established and stable tenant base



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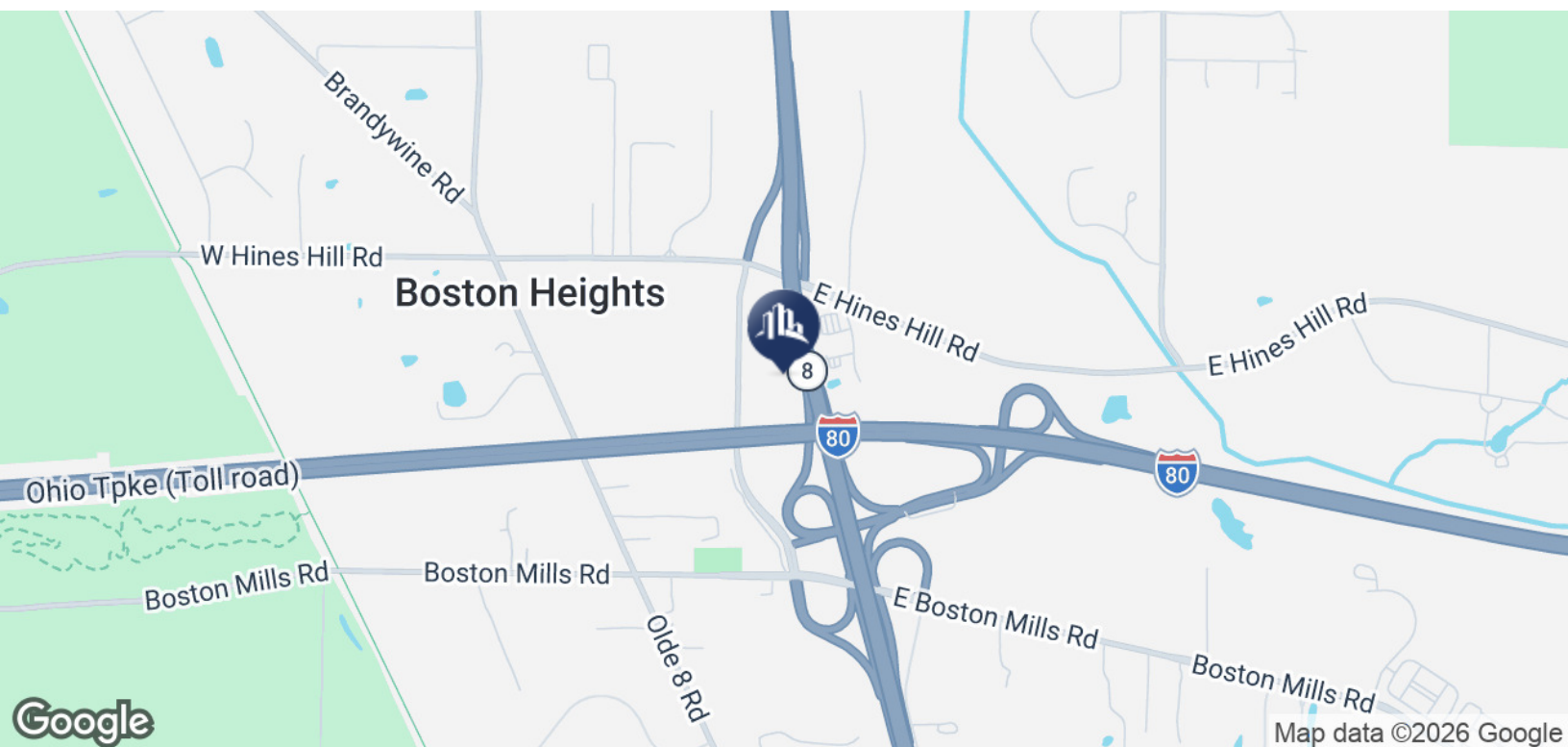
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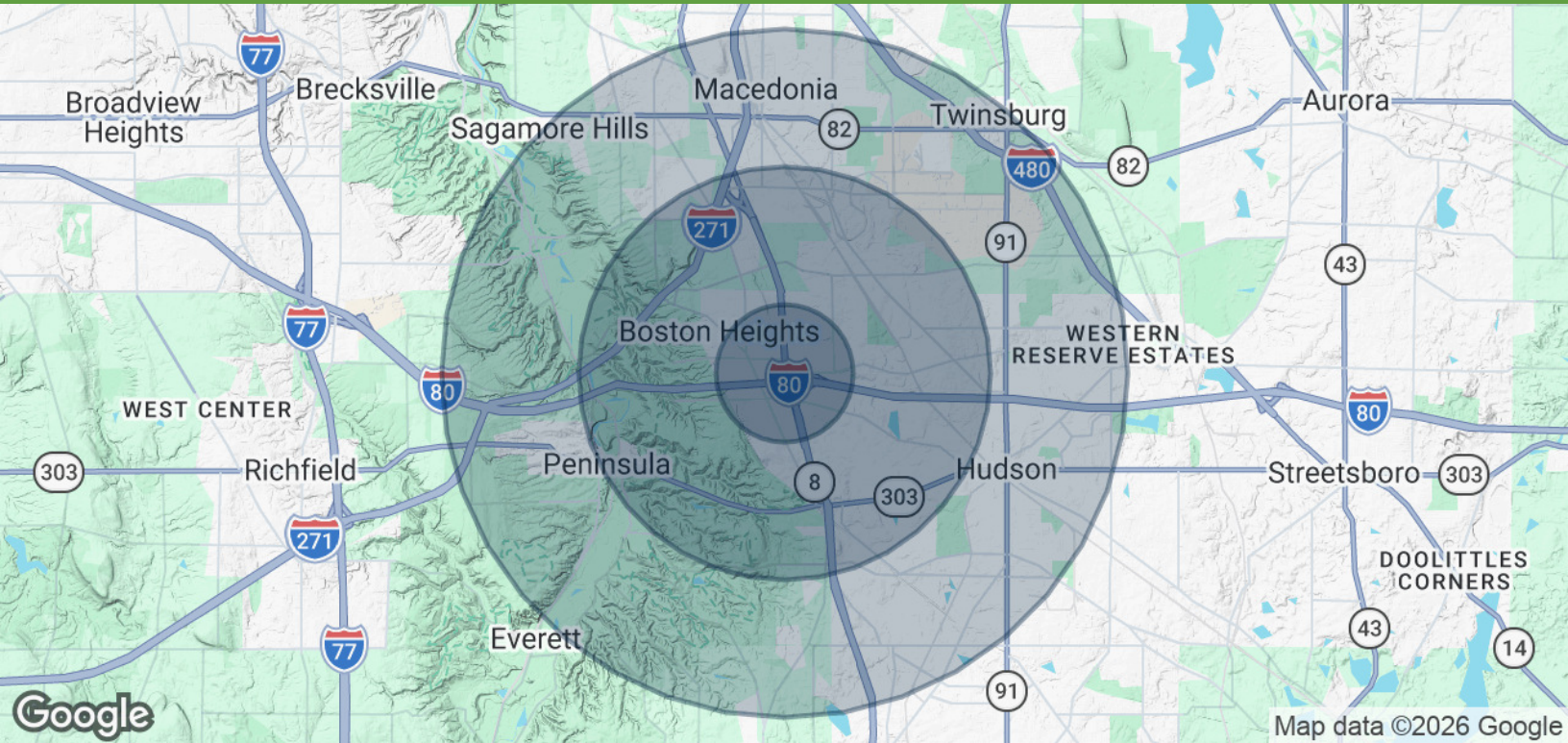
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	718	15,852	51,924
Average Age	43	43	43
Average Age (Male)	43	42	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	262	5,948	19,915
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$170,046	\$170,790	\$157,515
Average House Value	\$541,643	\$444,307	\$408,202

2020 American Community Survey (ACS)



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