

FOR LEASE

ROTHROCK POINTE PROFESSIONAL OFFICE

NOW COMPLETE!

840 ROTHROCK ROAD

Fairlawn [Copley], OH 44333

PRESENTED BY:

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LEASING SUMMARY

LEASE RATE:	\$15.00 - 16.00 SF/Yr
BUILDING SIZE:	7,680 SF
AVAILABLE SF:	891 SF
LOT SIZE:	1.05 Acres
YEAR BUILT:	2021
ZONING:	Commercial
COMPLETION:	August 31, 2021

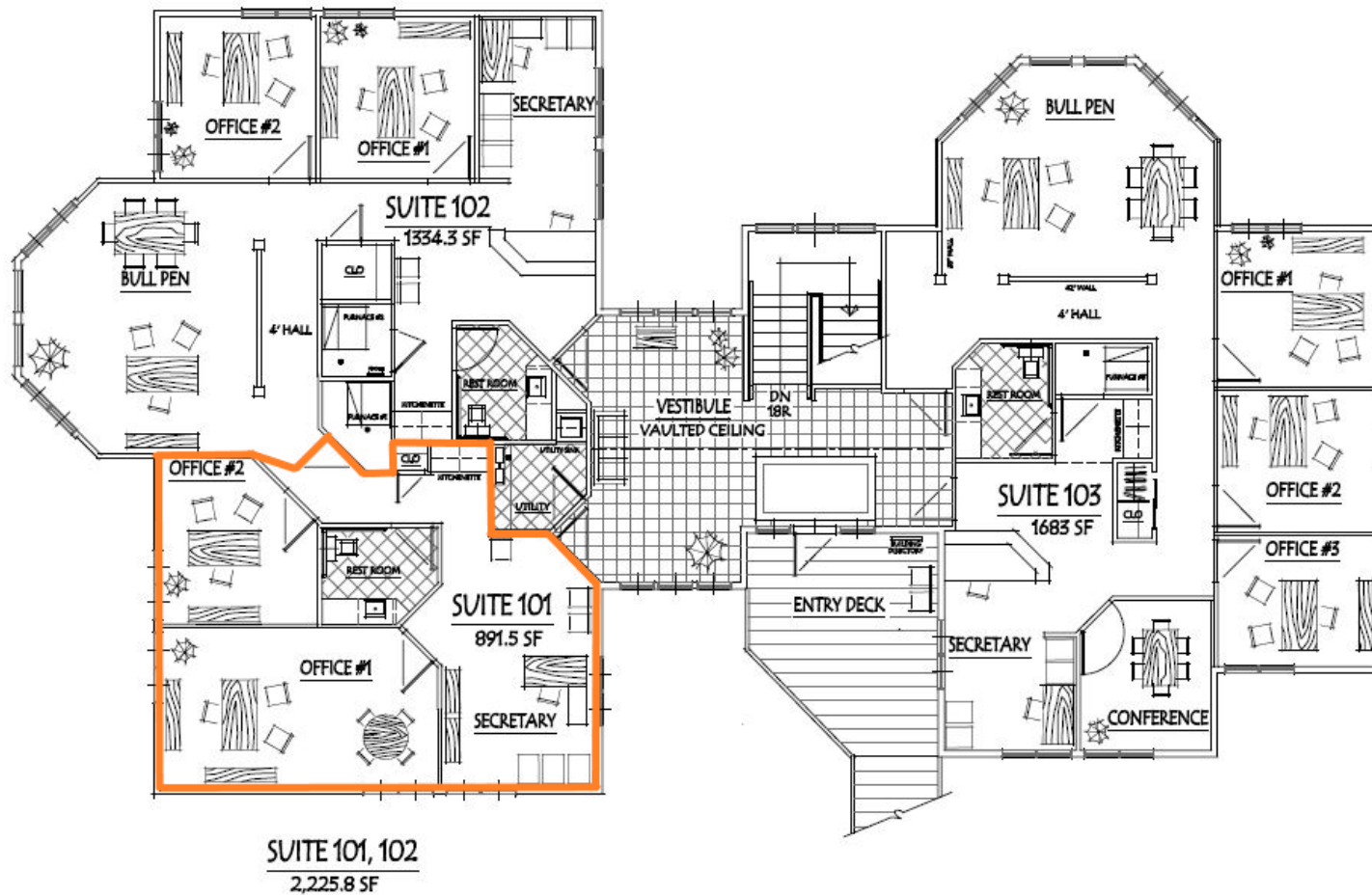
OVERVIEW

Construction complete! Rothrock Pointe, designed with beautiful style and character, brings unique professional office suites to the suburban office market. Rothrock Pointe is the perfect combination of first-in-class office in a park-like setting and still only feet away from I-77. Rothrock Pointe will also be view-able from the new round-a-bout at Rothrock and Cleve-Massillon.

HIGHLIGHTS

- Only 1 suite remaining
- First-in-class professional office
- FairlawnGig and Spectrum available
- Superb highway access, right off of I-77
- Two minutes from Fairlawn/Montrose restaurant and retail amenities
- Both levels accessible from parking lot

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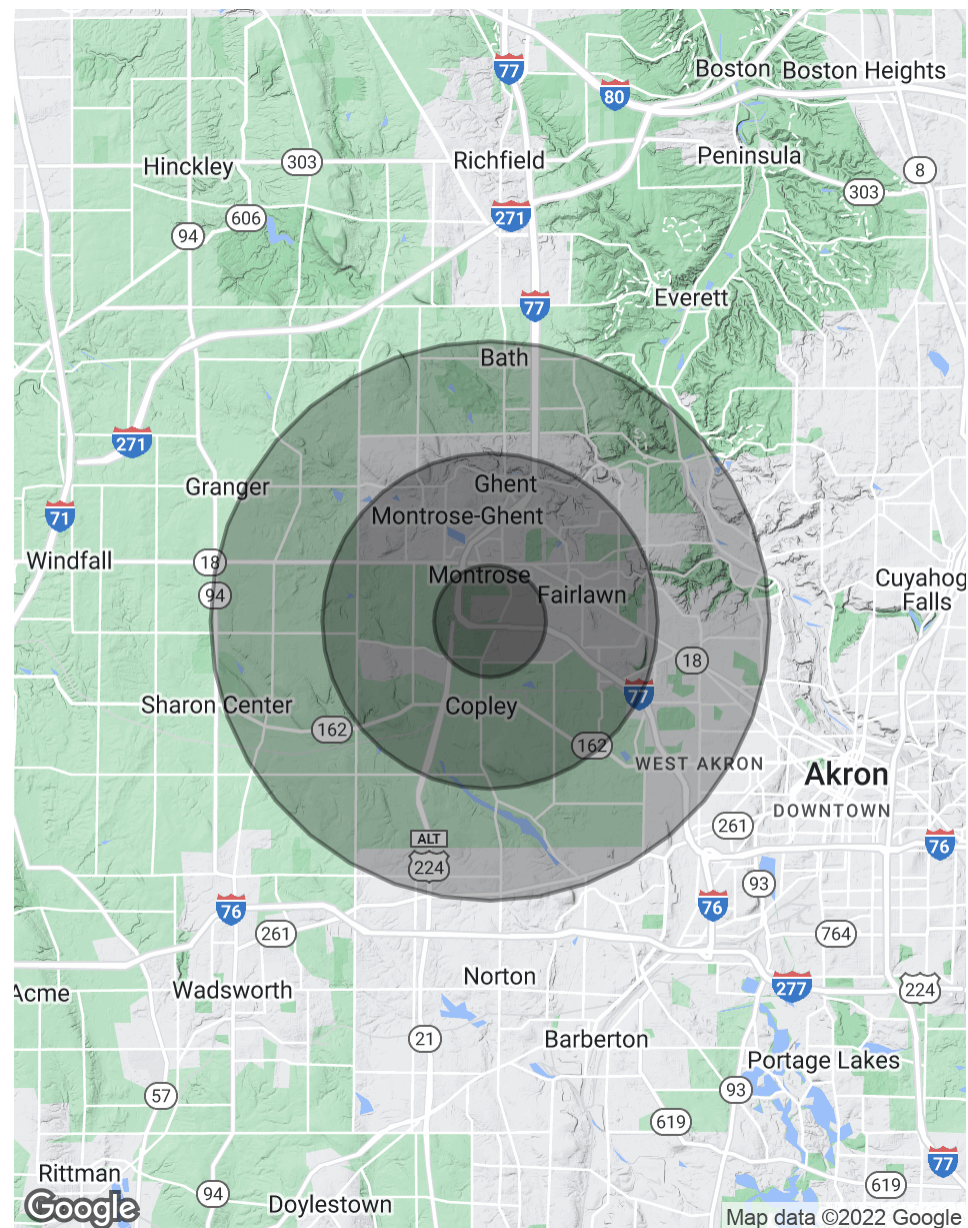
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,956	27,042	58,607
AVERAGE AGE	38.6	42.8	43.1
AVERAGE AGE (MALE)	38.8	42.6	42.3
AVERAGE AGE (FEMALE)	38.2	43.1	44.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,129	10,512	23,625
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$108,645	\$100,275	\$94,487
AVERAGE HOUSE VALUE	\$297,894	\$277,190	\$271,203

* Demographic data derived from 2020 ACS - US Census



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