

JEFFERSON PARK - MAYFIELD

6551 and 6559 Wilson Mills Rd , Mayfield Heights, OH 44124



**THE MASICA
COMPANY**

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 6551 Wilson Mills Road, Mayfield Heights, OH, 44124. This versatile property boasts prime visibility and accessibility, making it an ideal location for businesses seeking to establish or expand their presence. With ample parking and a modern aesthetic, this space offers flexible floor plans to accommodate a variety of needs. Whether for retail, office, or service-oriented and medical ventures, tenants will appreciate the convenience and potential this property provides. Join the thriving business community and position your enterprise for success at this prominent address.

PROPERTY HIGHLIGHTS

- Prime visibility and accessibility
- Ample parking
- Modern aesthetic
- Flexible floor plans
- Ideal for retail, office, or service-oriented businesses
- Join a thriving business community
- Convenient location

OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (MG)
Number of Units:	3
Available SF:	1,257 - 3,338 SF
Lot Size:	1.25 Acres
Building Size:	11,370 SF

SPACES	LEASE RATE	SPACE SIZE
6551 Wilson Mills, Suite 106	\$17.00 SF/yr	1,400 - 3,129 SF
6559 Wilson Mills, Suite 101	\$17.00 SF/yr	3,338 SF
6551 Wilson Mills, Suite 104	\$17.00 SF/yr	1,257 SF

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Patrick Craig

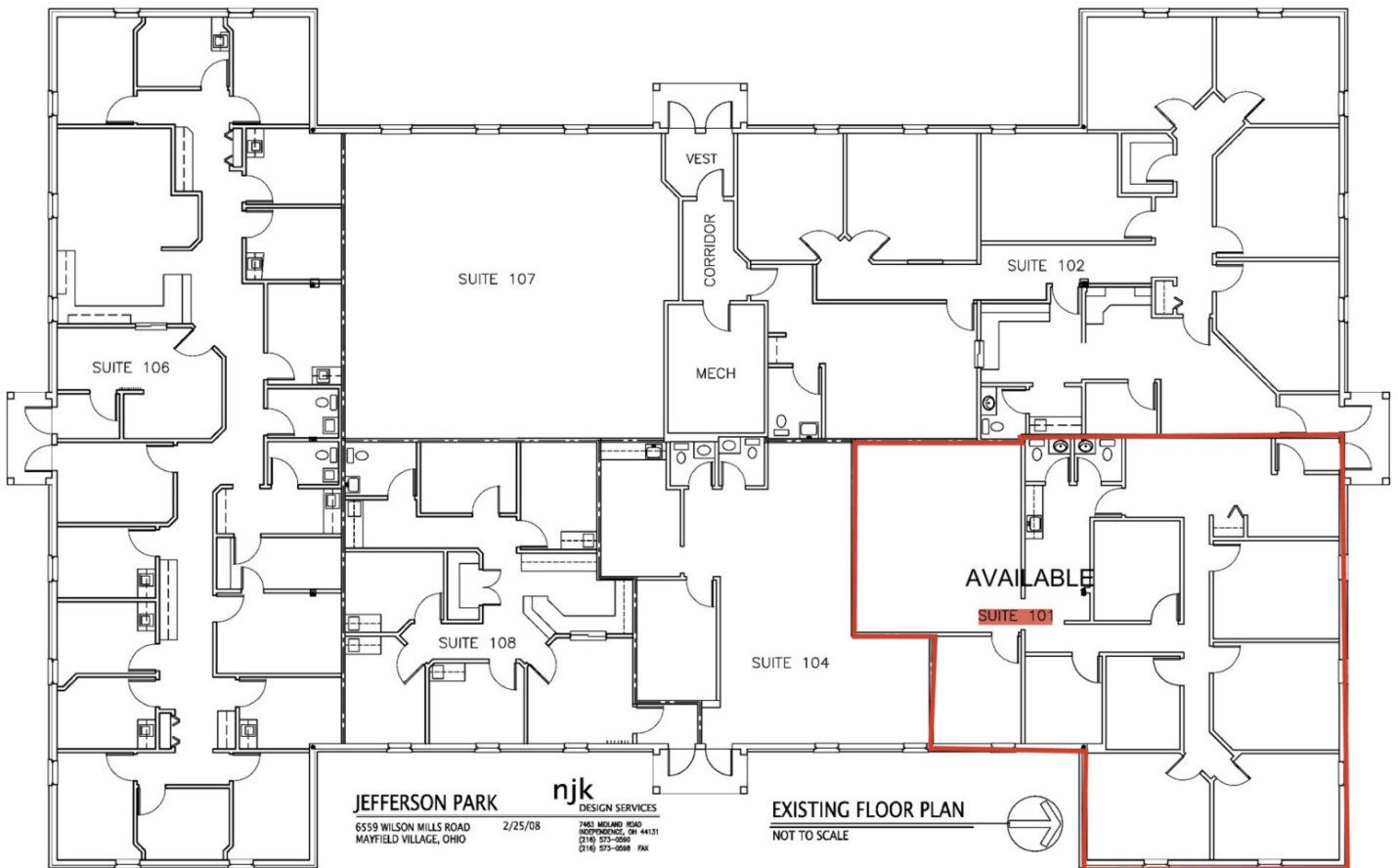
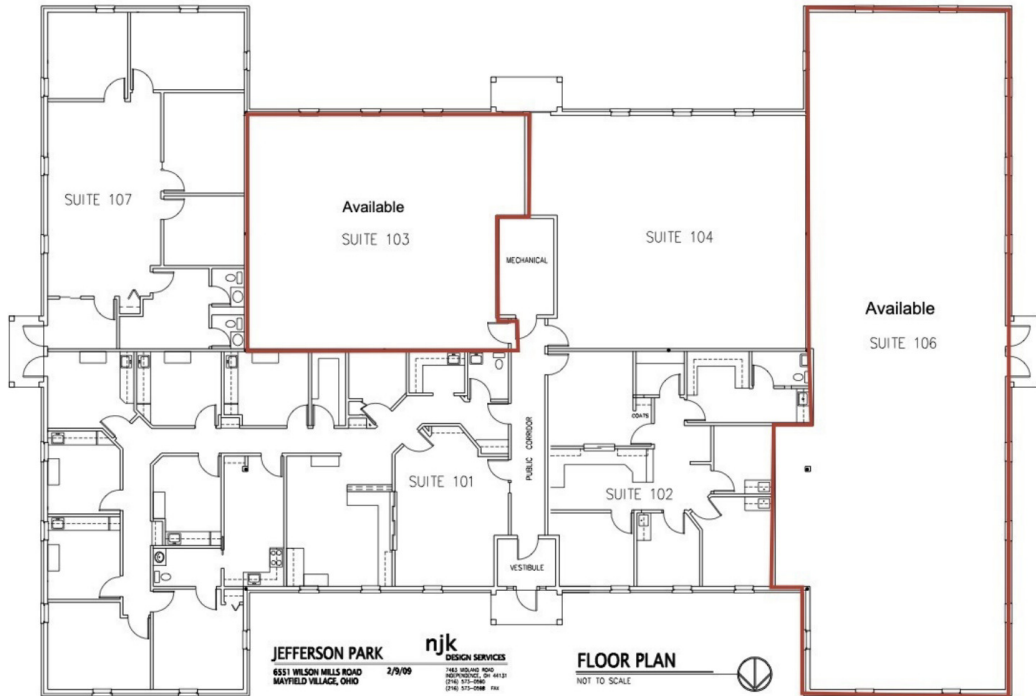
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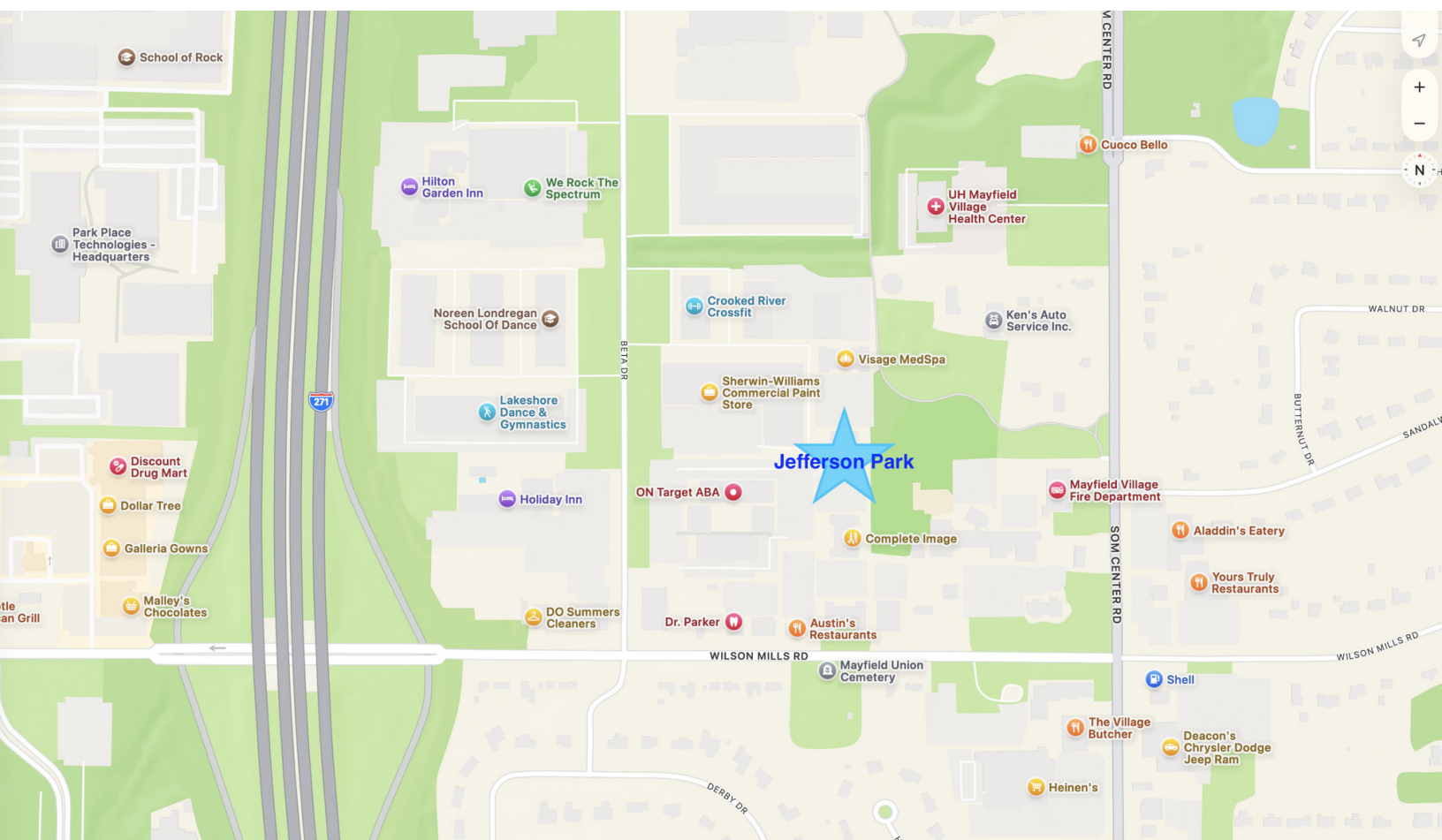
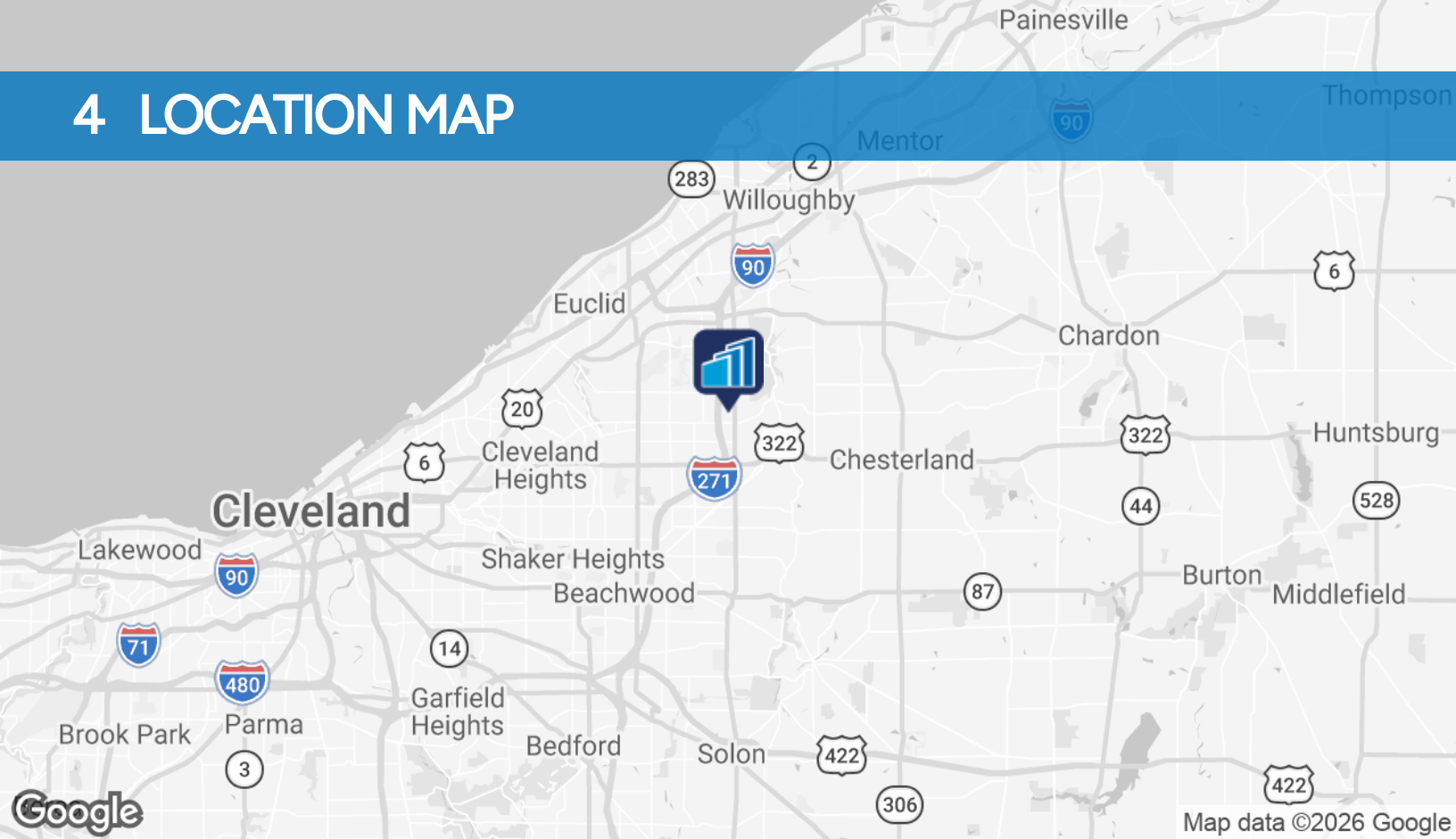
2 ADDITIONAL PHOTOS



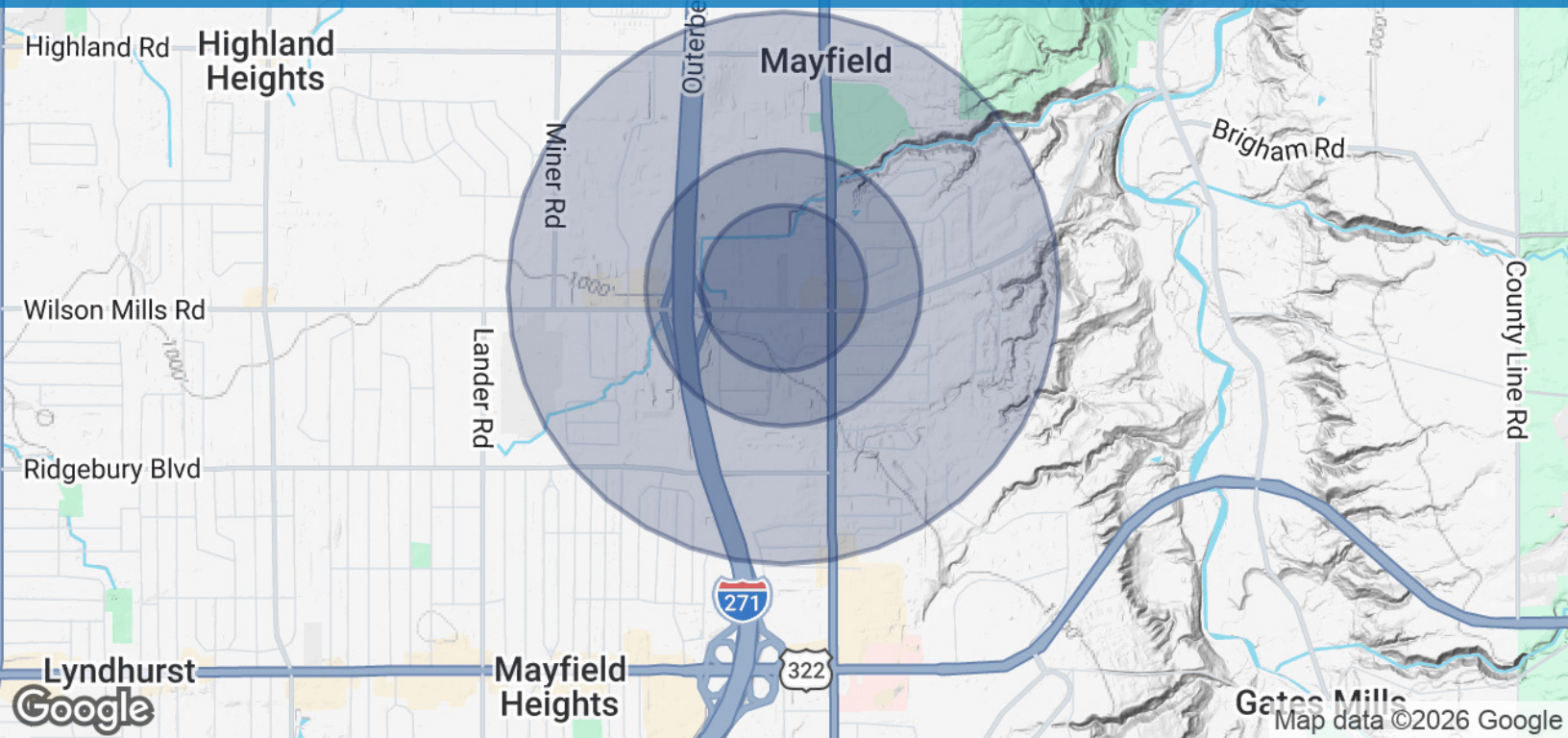
3 ADDITIONAL PHOTOS



4 LOCATION MAP



5 DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	276	946	6,316
Average Age	45.7	47.0	42.6
Average Age (Male)	47.0	48.5	43.8
Average Age (Female)	45.3	46.5	44.8

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	399	3,117
# of Persons per HH	2.4	2.4	2.0
Average HH Income	\$128,866	\$130,061	\$96,301
Average House Value	\$291,987	\$281,702	\$266,392

2023 American Community Survey (ACS)