



FOR LEASE
12309 PROSPECT ROAD
STRONGSVILLE, OH 44136

LEASE RATE: \$650/MO (INCLUDES UTILITIES)



PROPERTY HIGHLIGHTS

- Available: 370 SF
- First floor office suite with 3 windows for natural light
- Landlord pays utilities, landscaping, and snow removal fees
- Parking: ± 20 spaces
- Traffic Count: $\pm 13,205$ on Prospect Road
- Highway Access: 3 miles to I-71/Royalton Road interchange



LISTING AGENT

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330.722.5002





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PROPERTY OVERVIEW

First floor office space with 370 SF available. This bright office features 3 nice-sized windows that provide abundant natural light. Landlord pays all utilities.

LOCATION OVERVIEW

Located on Prospect Road near the intersection of Westwood and Prospect in the city of Strongsville. Three miles from I-71, near retailers Mr. Tire, Slim and Chubby's, and Kurtz Brothers.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	6,114	44,960	122,268
Total Units	2,686	20,512	55,167
Median Income	\$98,970	\$96,809	\$93,212

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



FIRST FLOOR OFFICE SPACE WITH NATURAL LIGHT



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