



7011 MILL ROAD  
BRECKSVILLE, OH 44141

LEASE RATE: \$14/SF + NET FEES & UTILITIES



## PROPERTY HIGHLIGHTS

- Available: 3,600 SF | 1 Unit
- Lease Rate: \$14/SF + \$1.98/SF Net Fee
- Net Fee = Pro-Rated Share of Taxes and Building Insurance
- Suite 7011 (3,600 SF) \$4,200/MO - Consists of a Full Restaurant with Commercial Kitchen & Bar, Walk-in Cooler, Hood System, Large Dining Area (70 Seats), and 2 ADA-Compliant Restrooms
- Utilities are Separately Metered; Tenant Responsible for Gas | Electric | Water | Sewer & Trash
- Signage Available on Marquee Board and Above Unit
- Approximately ±65 Parking Spaces



## LISTING AGENTS

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## PROPERTY OVERVIEW

7011 Mill Road in the Brecksville Strip Center has one 3,600 SF suite available. Situated on 0.87 acres, this property includes both front and rear parking. Suite 7011 features a full restaurant build-out, complete with a commercial kitchen that includes a four-basin sink, full bar, walk-in cooler, hood system, large dining area, and a small performers' stage. The suite also contains two small offices, 2 ADA-compliant restrooms, a rear entrance, and a loading dock door.

## LOCATION OVERVIEW

7011 Mill Road sits just north of Brecksville Center with walkable access to downtown Brecksville and surrounding amenities. The property is approximately 7 minutes (3.8 miles) from I-77 and 22 minutes (15.8 miles) from downtown Cleveland. In addition, Cleveland Hopkins International Airport is approximately 25 minutes (19.4 miles) from the property.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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



**STRIP CENTER AVAILABLE FOR LEASE**

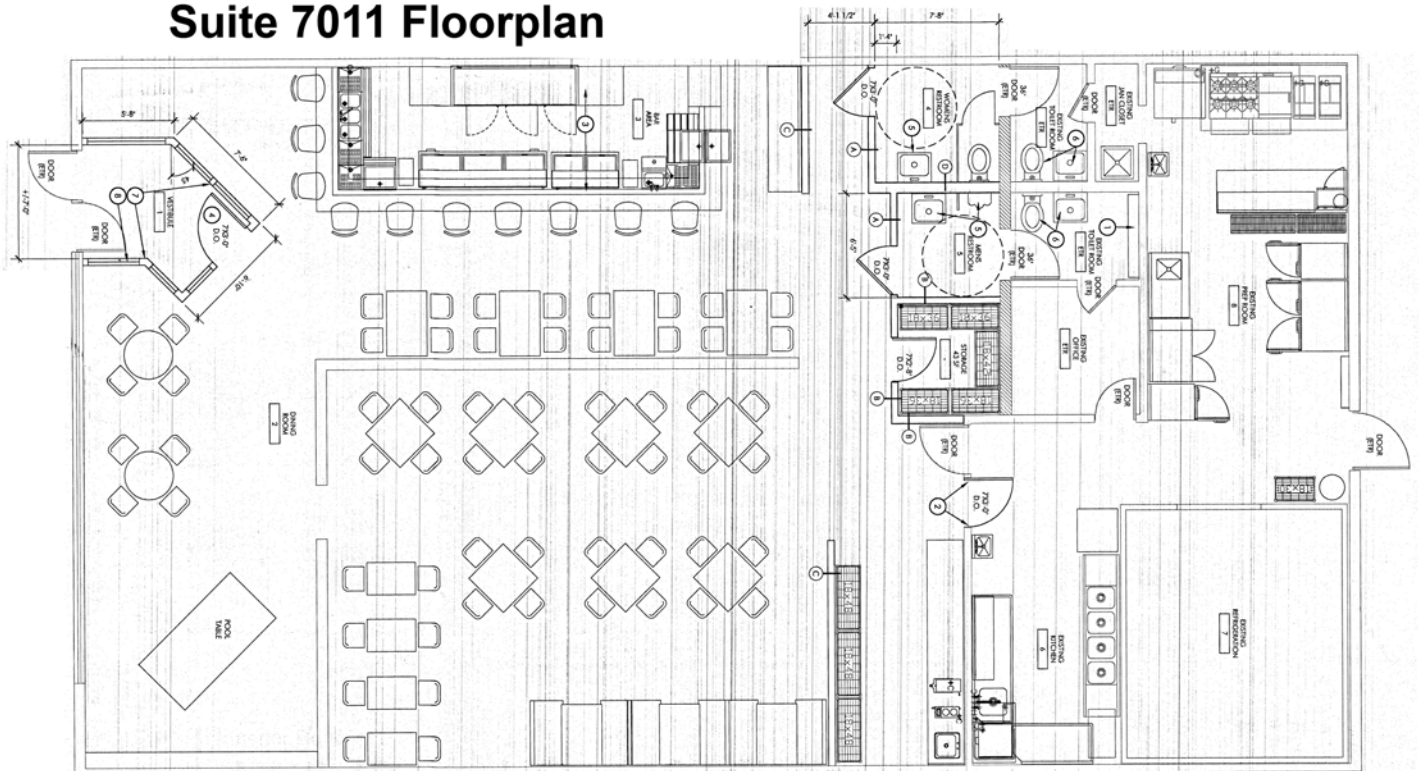


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### Suite 7011 Floorplan



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Suite 7011



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