

# 13349-13395 Snow Road

# FOR LEASE

## BROOK PARK, OH 44142

## Office Building



**NOW OFFERING  
FREE RENT**

**TWO MONTHS FREE!**

### VIDEO

#### PROPERTY DESCRIPTION

Only ONE Suite LEFT at 13349-13395 Snow Road, Brook Park, OH, 44142 - an exceptional leasing opportunity for your business. This property offers prime commercial space with high visibility and ease of access, making it ideal for retail, office, or service-oriented tenants. Suite 2 is 336 SF at \$800/month (\$28.57/SF). There are common restrooms and the office is on the second floor. Great office for single users!

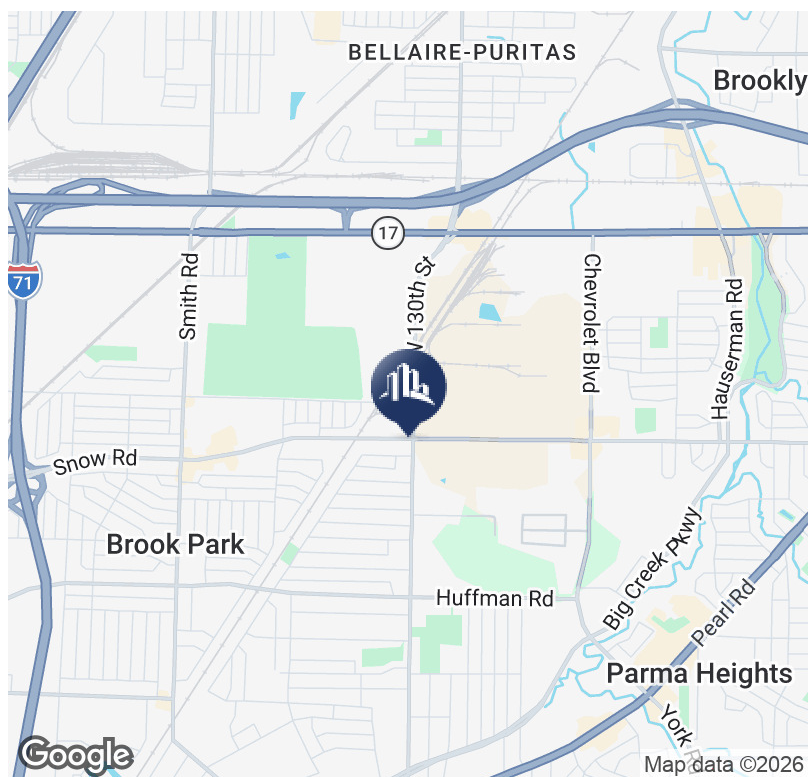
Property owner willing to update the units to suit with new paint and carpet prior to move in!

#### LOCATION DESCRIPTION

This property is located in Brook Park, Ohio, the area surrounding the property offers a blend of suburban charm and convenient amenities. Just a short drive from Cleveland Hopkins International Airport, the location provides easy access for business travelers. Nearby, tenants will find a variety of dining options, including popular chains and local eateries. For outdoor enthusiasts, the nearby Brookside Reservation offers a peaceful retreat with walking trails and scenic views. Plus, with retail centers and hotels in close proximity, the area ensures convenience for both employees and visitors

#### OFFERING SUMMARY

Lease Rate:	\$800 per month (Gross)
Number of Units:	1
Available SF:	336 SF
Building Size:	8,883 SF



THE MASICA COMPANY

**Valeria Long**  
**ADVISOR**  
 216.293.8900 x4  
 valeria.long@sperrycga.com  
 OH #SAL.2022003074

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

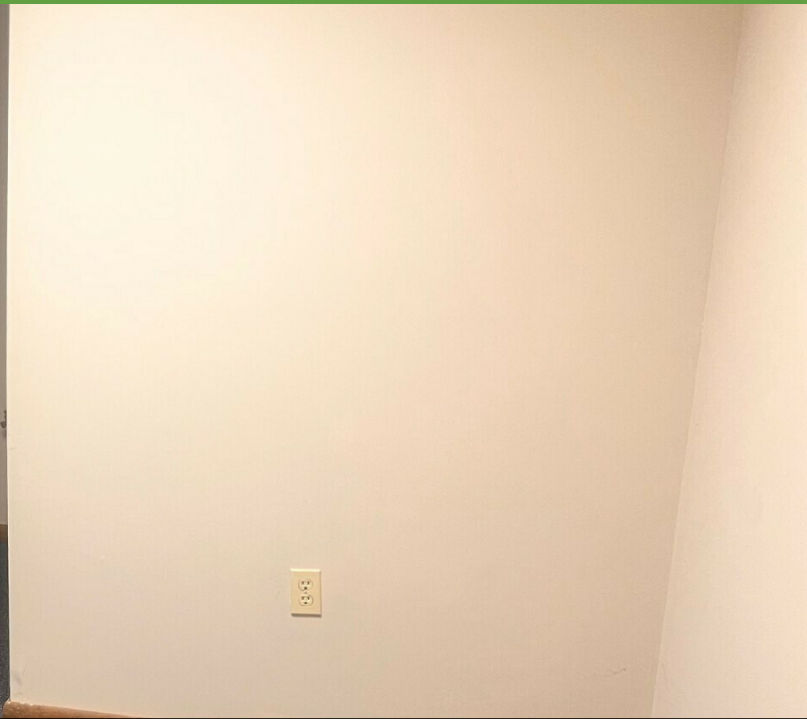
[www.SperryCGA.com](http://www.SperryCGA.com)

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Fresh paint and carpet available prior to move-in



2nd Office in Office



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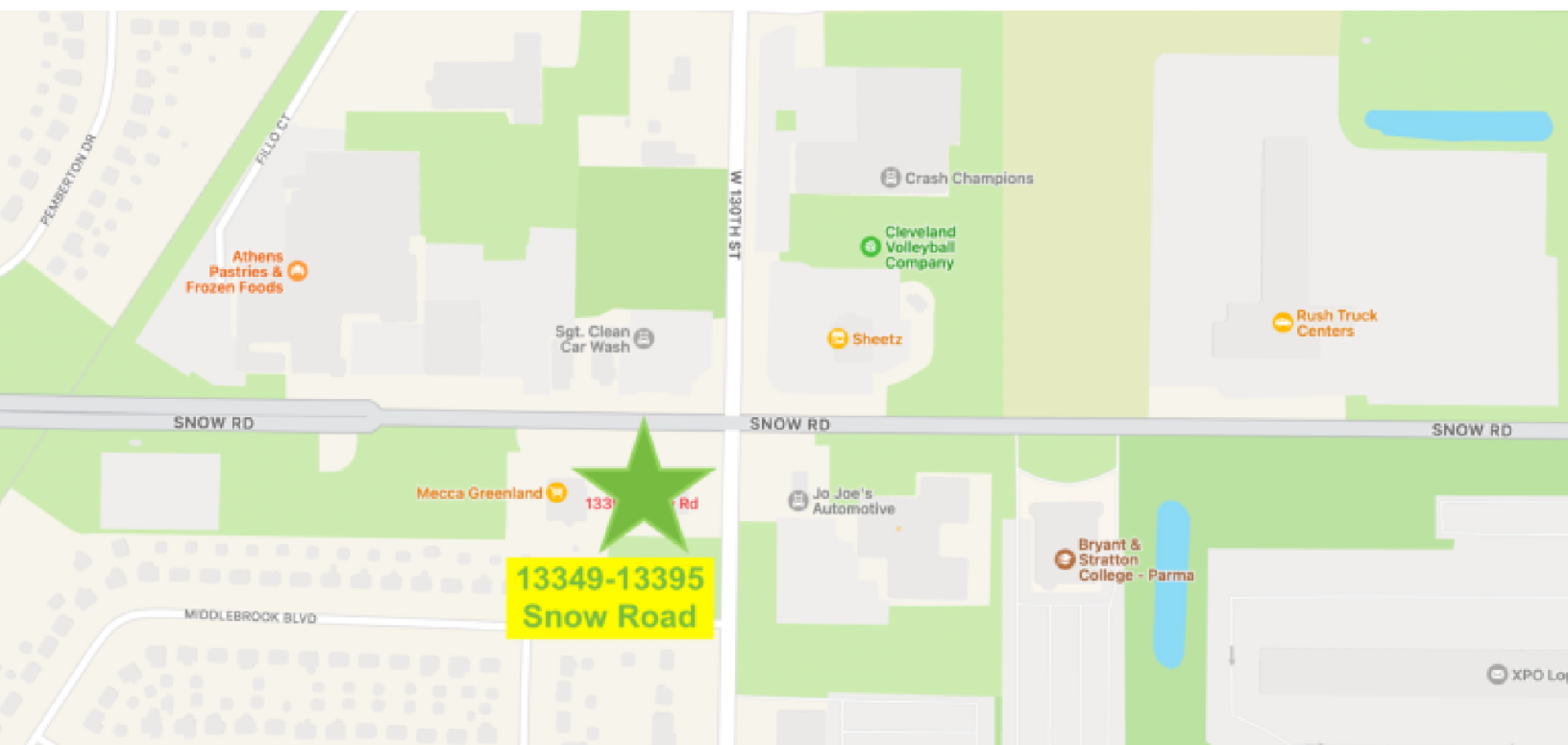
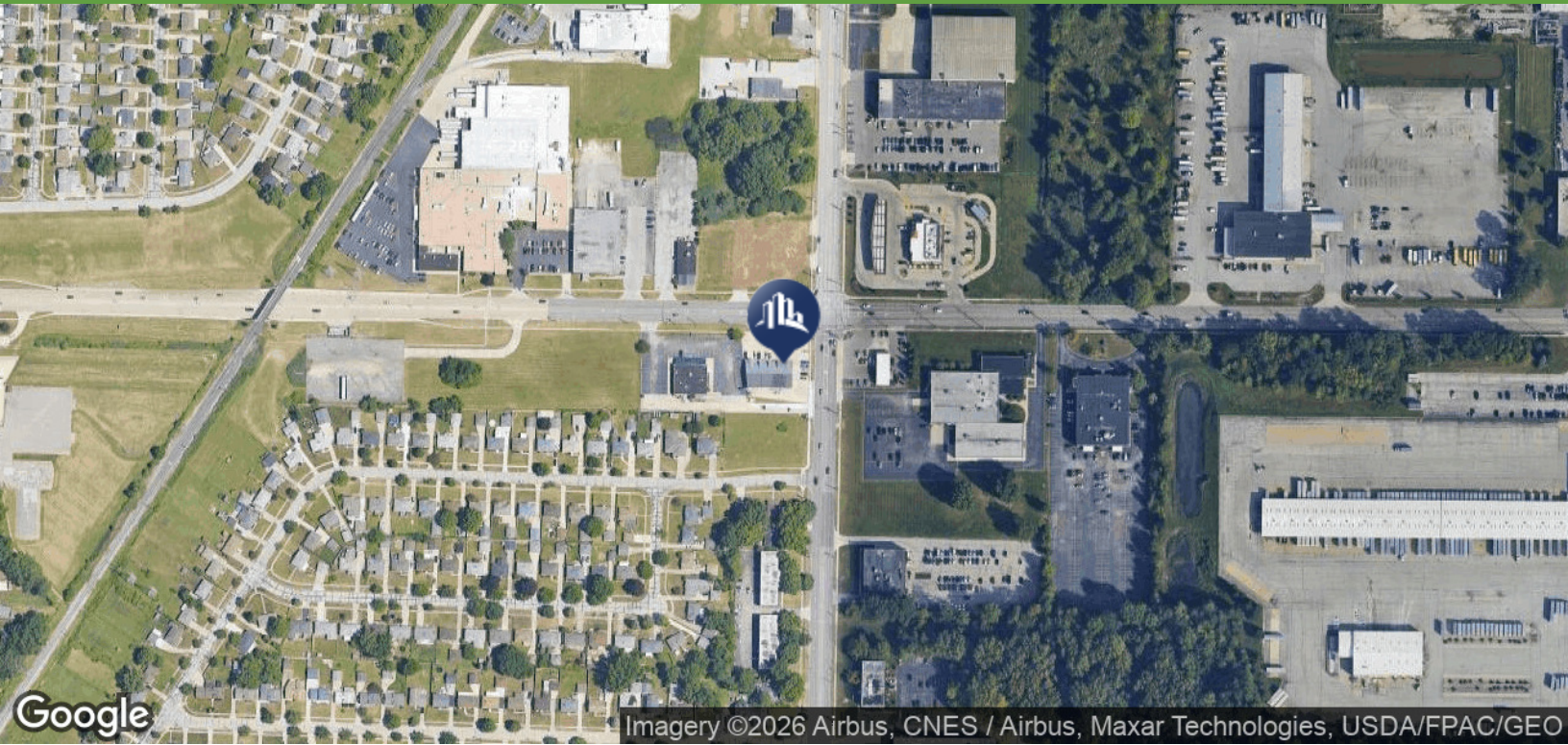
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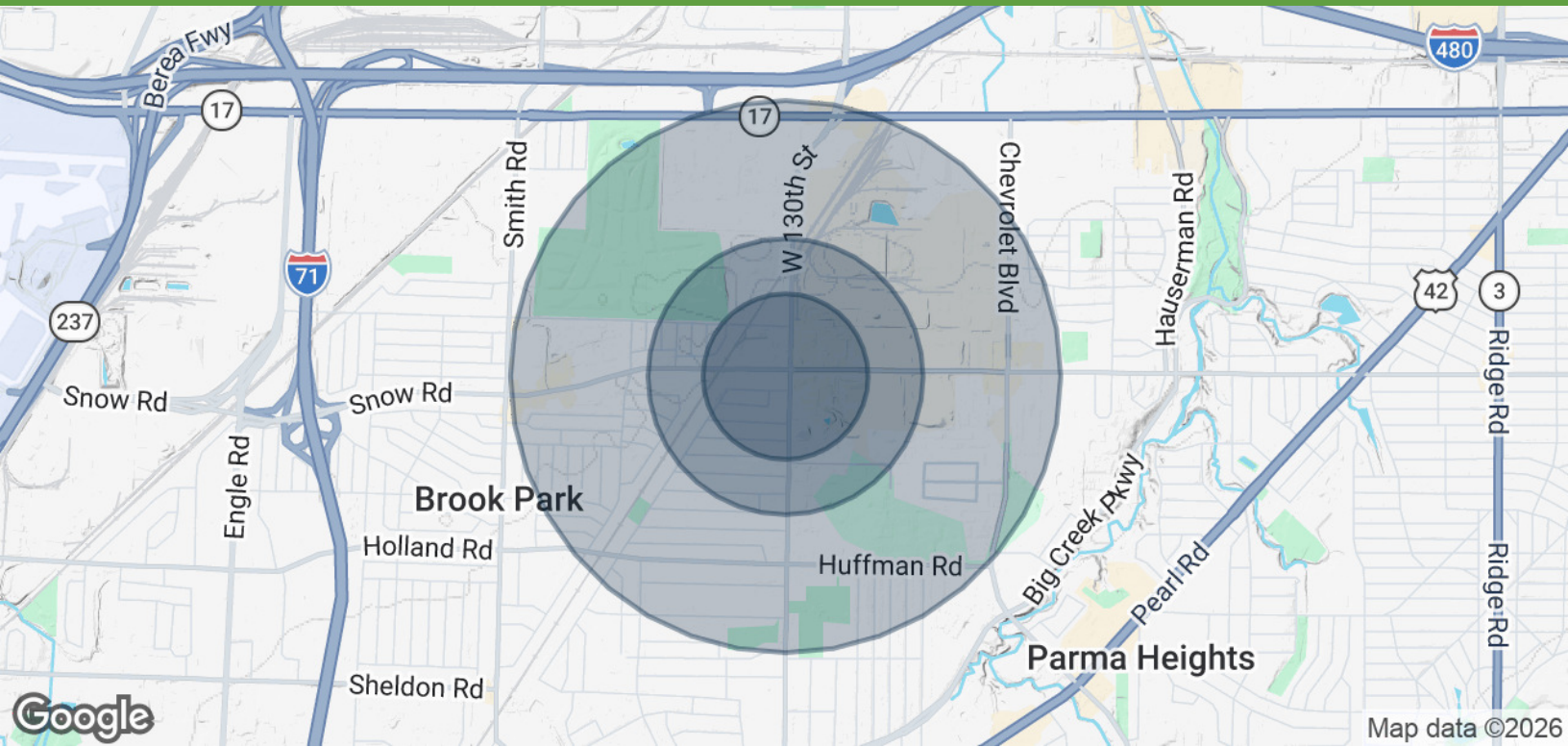
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	670	1,634	8,887
Average Age	44	44	44
Average Age (Male)	42	42	43
Average Age (Female)	46	46	46

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	302	753	4,087
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$79,057	\$77,930	\$80,686
Average House Value	\$174,342	\$171,355	\$177,577

2020 American Community Survey (ACS)



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