



FREESTANDING OFFICE/RETAIL FOR LEASE

7059 AVON BELDEN ROAD, NORTH RIDGEVILLE, OHIO 44039

7059 AVON BELDEN RD NORTH RIDGEVILLE, OHIO

HIGHLIGHTS

- Nice 5,000 SF building used as an office/warehouse
- Parcel #: 0700021117098 & 0700021117096
- Zoned for office or retail
- Busy intersection of SR 83 and Center Ridge Road
- Traffic count at intersection over 27,000 VPD
- 5-mile population of over 121,600 with a median age of 41
- Average household income of \$92,560 within a 5-mile radius

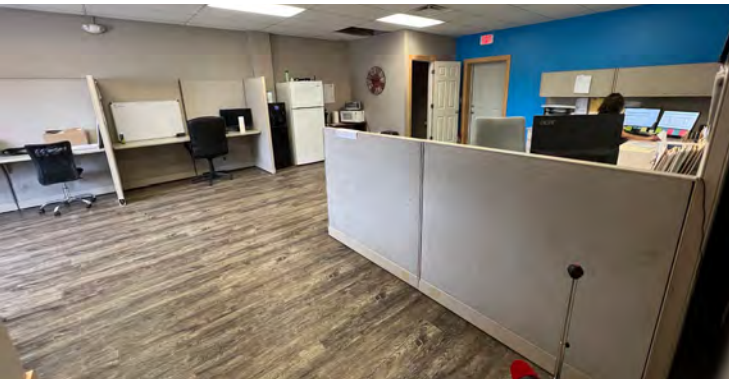
AVAILABLE SPACE

4,982 SF

LEASE RATE

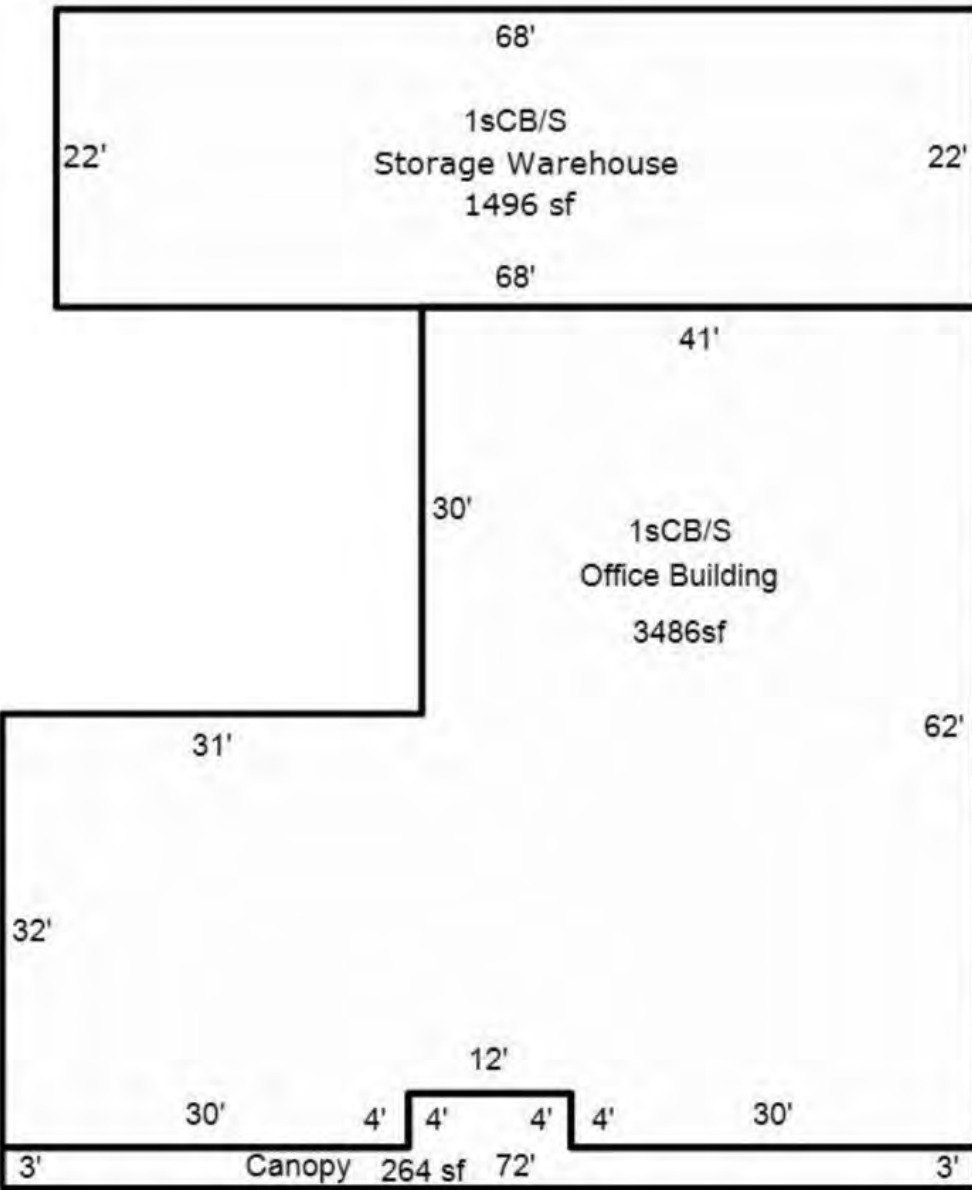
\$14.00/SF

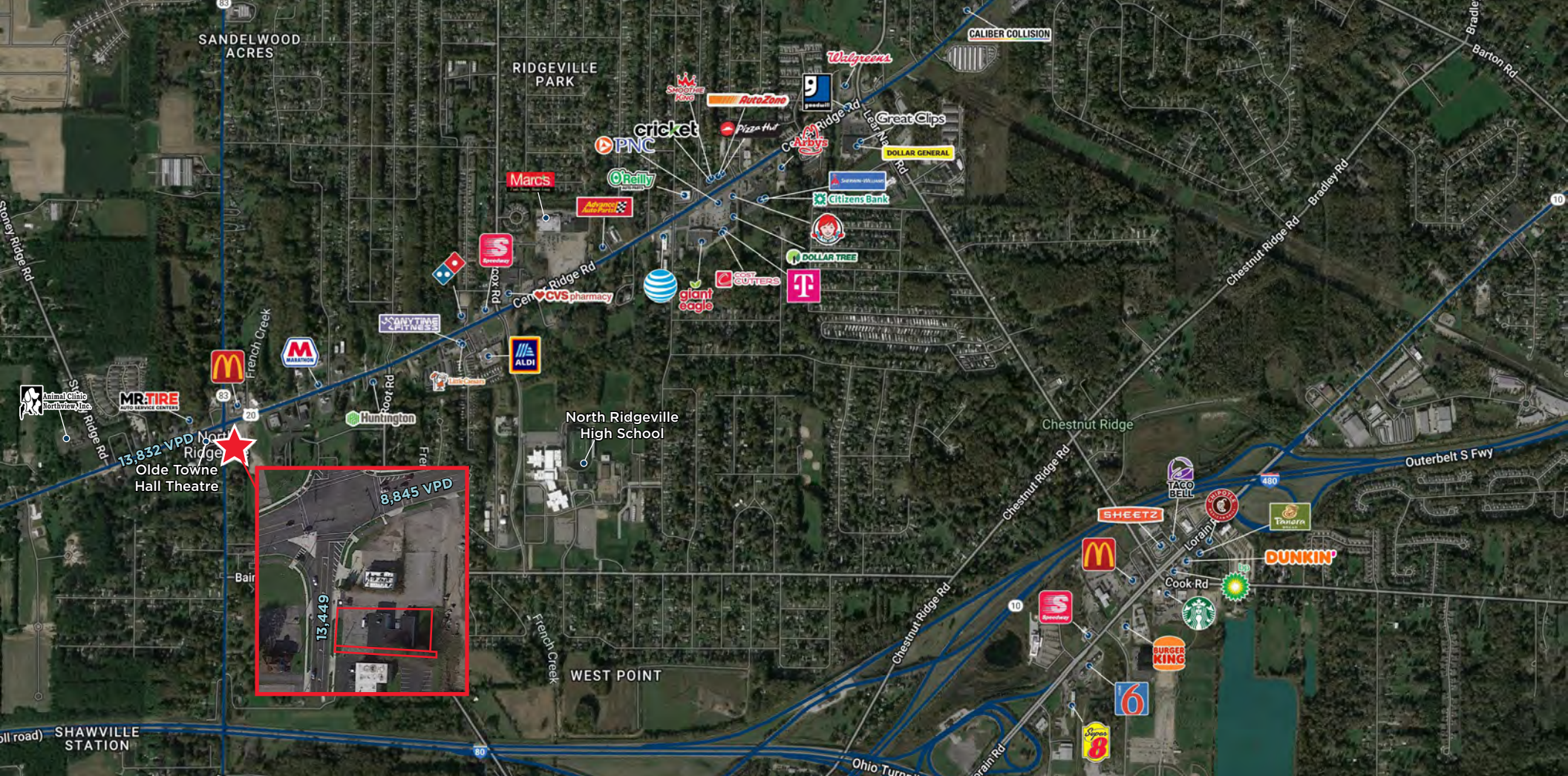




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