



FOR SALE/LEASE
4625 Richmond Road
Warrensville Heights, Ohio 44128

**SALE PRICE
REDUCED!!**

**OPPORTUNITY TO OWN WITH TOP OF
MARKET SIGNAGE IN THRIVING AREA**



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3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200 • Fax 216.520.1828
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Property Highlights

- Average daily car count: 22,270
- Premier signage opportunity on booming Richmond Road corridor
- Moments from Ahuja Medical Center, Eaton HQ & Chagrin Highlands amenities
- Rare opportunity to own an ideally sized single-use building - approx. 4,000 SF with over-sized monument sign
- Avoid Chagrin / Pinecrest congestion in nearby Warrensville Heights
- 27 parking spaces (over 5 per 1,000 SF)
- Full in-out drive-thru garage which may stay as drive thru or be converted to additional office / showroom space
- **SALE PRICE REDUCED TO: \$645,000.00**
- Lease rate: \$15.00/SF NNN

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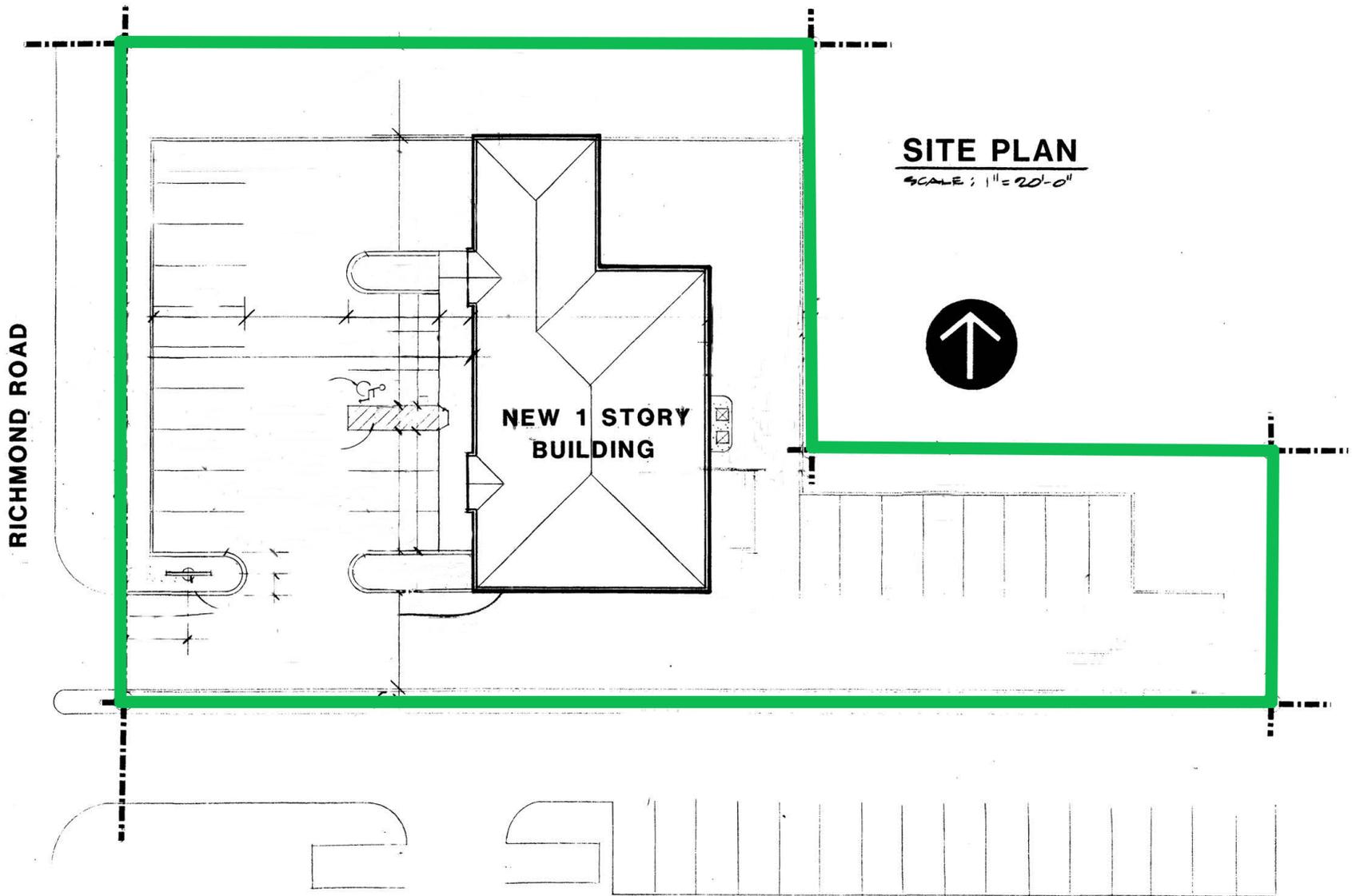
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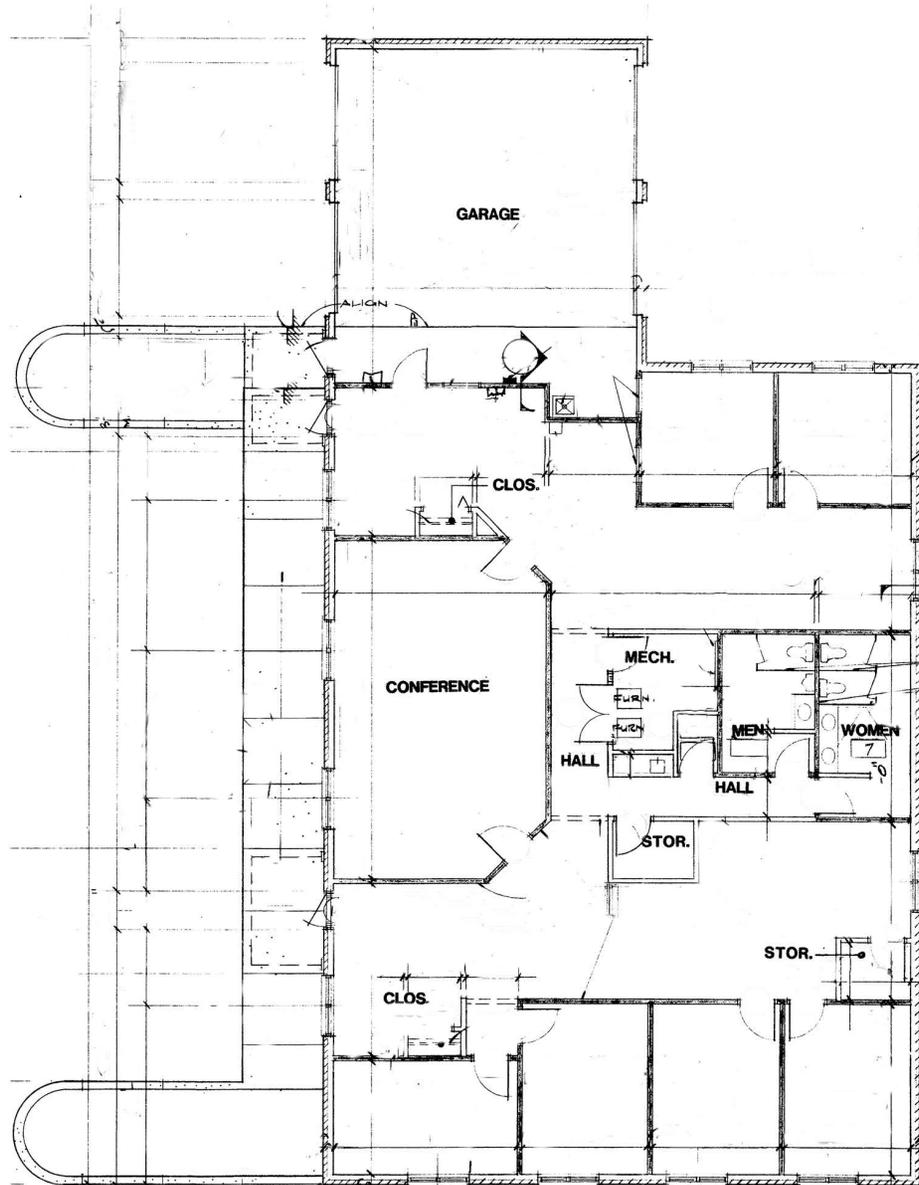
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SITE PLAN



FLOOR PLAN



Aerial Map

