



REDUCED RATE

OFFICE OR RETAIL SPACE FOR LEASE

BOSTON SQUARE II

19712-19844 W 130th Street, Strongsville, Ohio 44136

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Available Spaces

Unit	SF	Max Contiguous
19748	4,150 SF	4,150 SF
19784	2,000 SF	2,000 SF
19832	2,973 SF	4,774 SF
19844	1,801 SF	4,774 SF

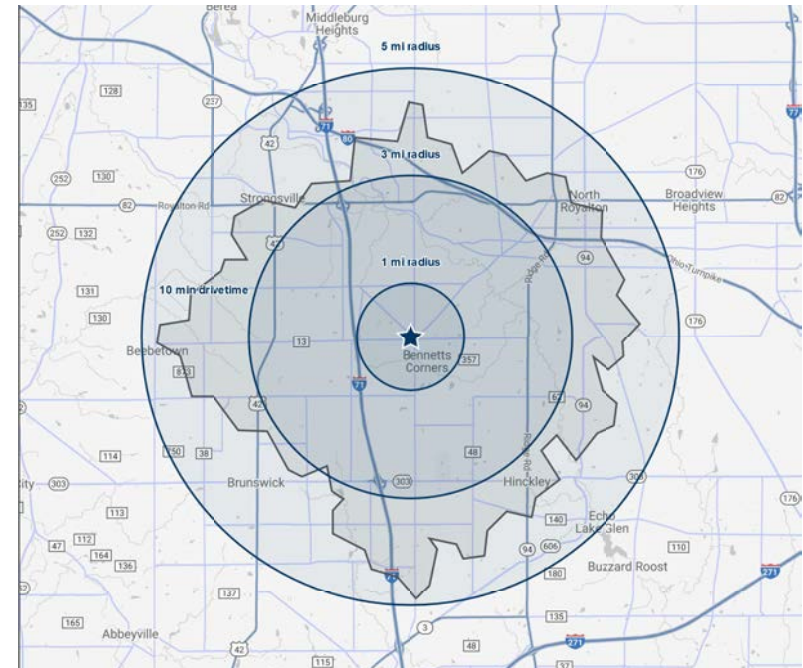
Lease Rate: \$10.00/SF NNN

Property Highlights

- Wide variety of suite sizes available, ranging from 1,600 SF to ± 8,900 SF of contiguous space
- Join Merit Dental, Great Clips, Vital Eyes Optometry and more
- Move-in ready spaces
- Median household income of \$85,545 within 3-miles
- Nearby tenants include: Walgreens, CVS, US Bank, Bodhi Yoga, Rego's Neighborhood Market
- 14,482 VPD at W. 130th Street and Bennet/Hunt Roads

NEIGHBORHOOD DEMOGRAPHICS

		1 Mile	3 Mile	5 Miles	10-Minute Drive
	POPULATION	7,125	42,171	115,107	159,110
	HOUSEHOLDS	2,551	16,267	46,342	64,604
	MEDIAN HH INCOME	\$102,918	\$85,545	\$78,411	\$77,794
	AVERAGE HH INCOME	\$118,316	\$107,593	\$100,215	\$99,130
	DAYTIME POPULATION	2,240	18,286	48,286	69,513
	TOTAL BUSINESSES	103	1,222	3,468	4,935



19713 W. 130th Street - Merit Dental	2,979 SF
19748 W. 130th Street - Available	4,078 SF
19760 W. 130th Street - Great Clips	1,200 SF
19722 W. 130th Street - Giovanni's Pizza	1,600 SF
19784 W. 130th Street - Available	2,000 SF
19796 W. 130th Street - Vital Eyes	2,000 SF
19820 W. 130th Street - Studio 3 Salon & Spa	2,500 SF
19832 W. 130th Street - Available	2,973 SF
19844 W. 130th Street - Available	1,801 SF
19880 W. 130th Street - Tutor Time	10,000 SF



Tutor Time
10,000 SF

Available - 1,801 SF

Available - 2,973 SF

Studio 3 - 2,500 SF

Vital Eyes - 2,000 SF

Available - 2,000 SF

Giovanni's Pizzeria
1,600 SF

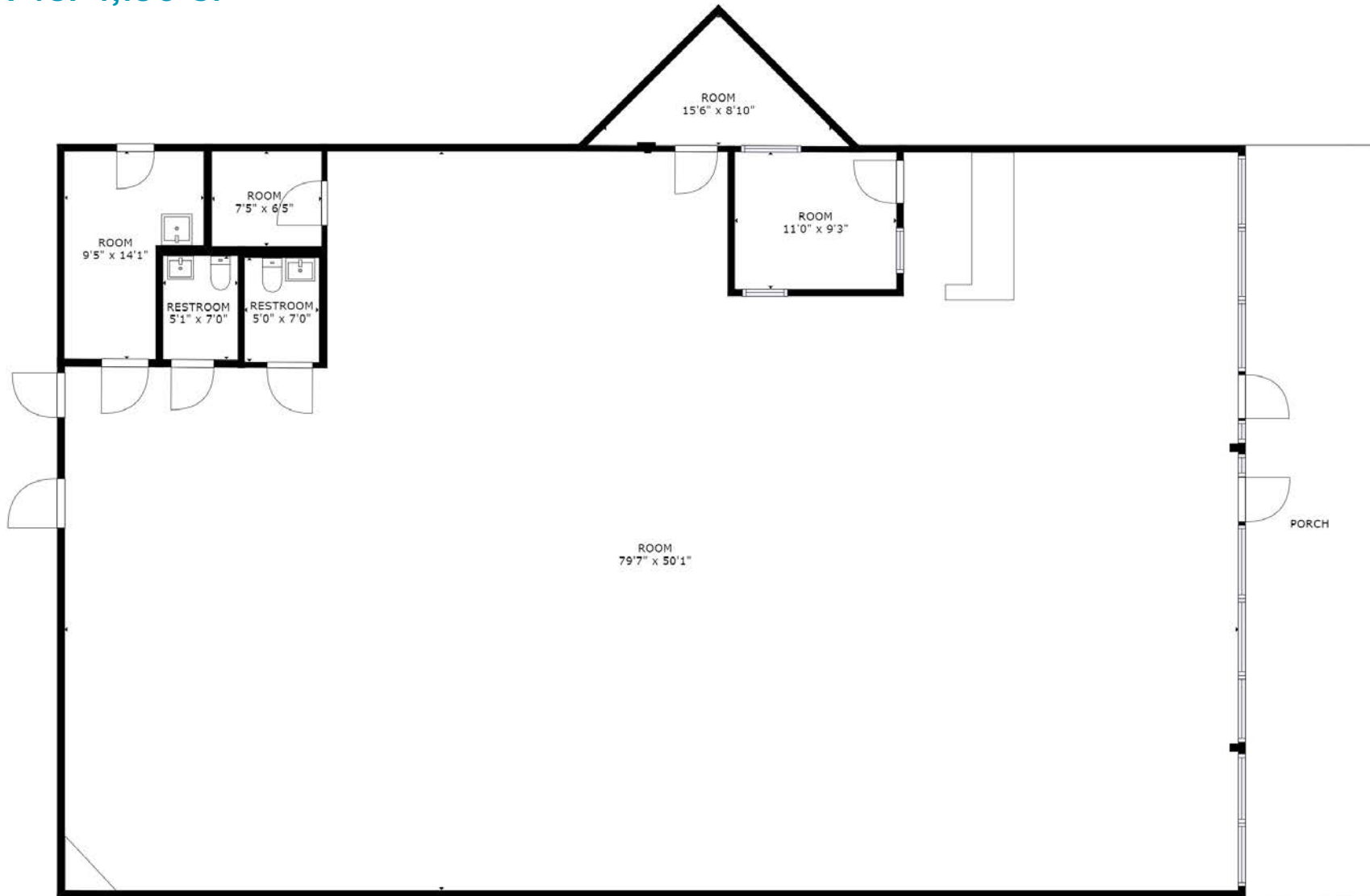
Great Clips - 1,200 SF

Available - 4,078 SF

Merit Dental
2,979 SF

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Unit 19748: 4,150 SF



FLOOR 1

NANCI V. FERRANTE, MCR / Senior Vice President / nferrante@crescorealestate.com / +1 216 525 1496
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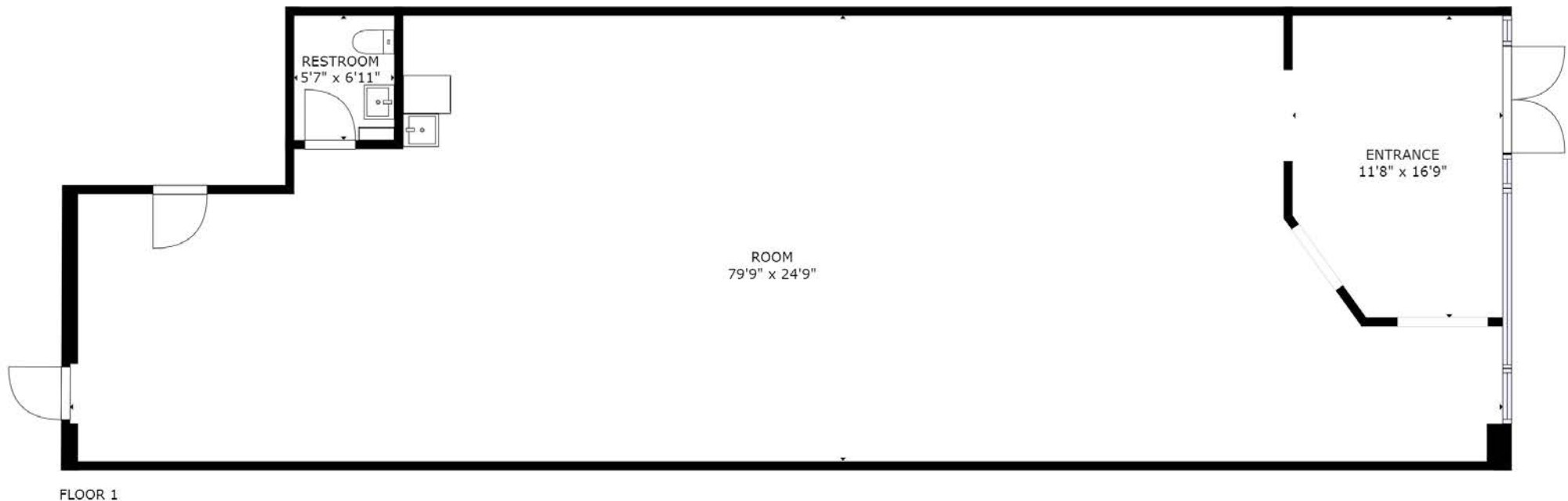


**CUSHMAN &
WAKEFIELD**



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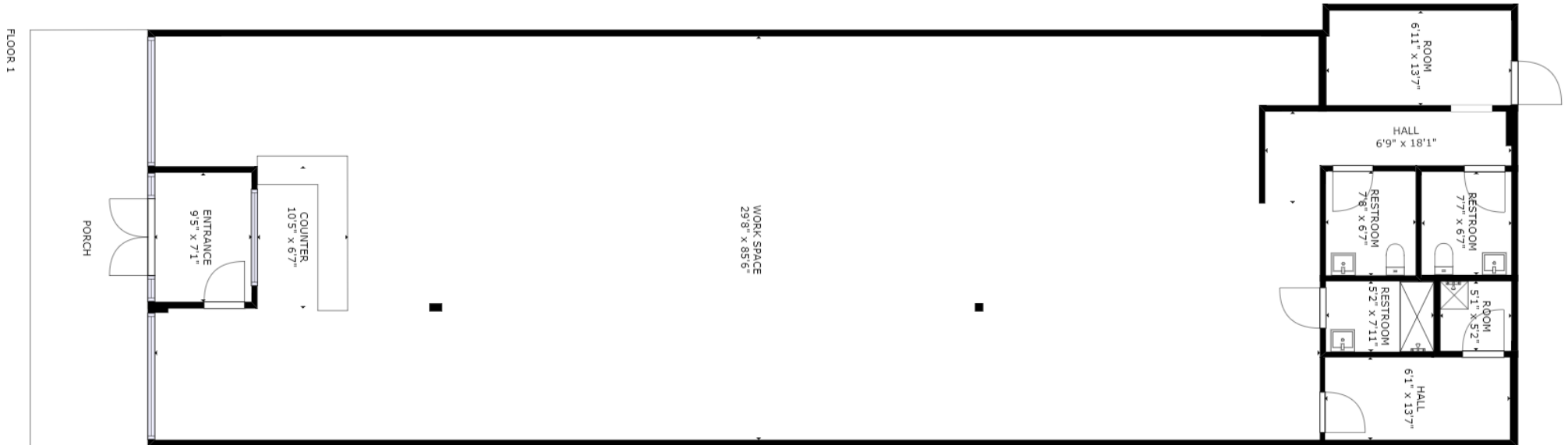
Unit 19784: 2,000 SF



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Unit 19832: 2.973 SF

Contiguous with Unit 19844: 4.774 SF



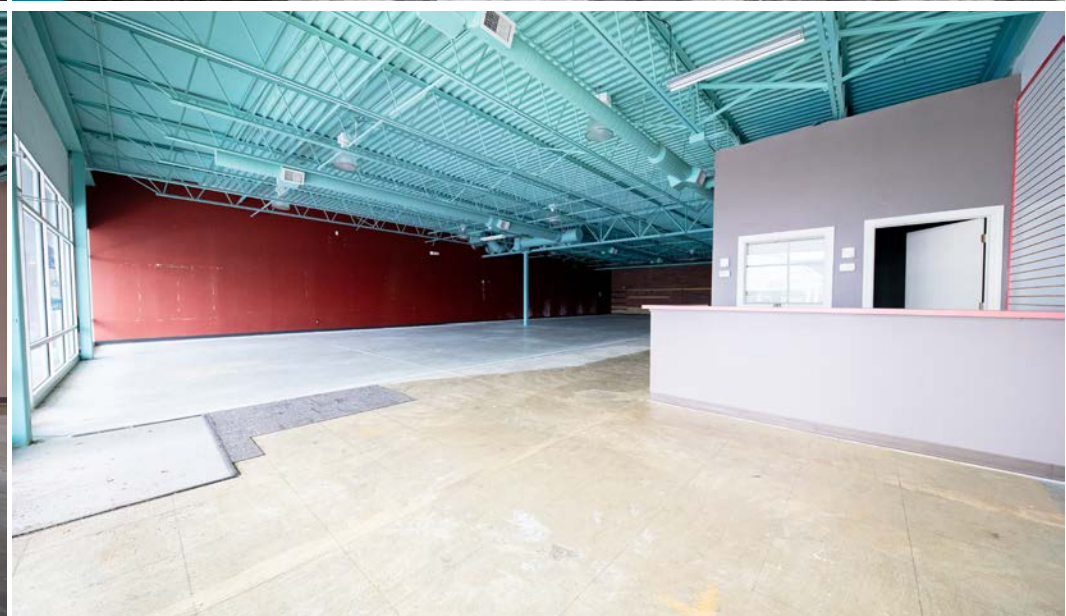
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Unit 19844: 1,801 SF

Contiguous with Unit 19832: 4,774 SF



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