



1265 RIDGE ROAD  
HINCKLEY, OH 44233

SALE PRICE: \$635,000 | LEASE RATE: \$12-15/SF + UTILITIES



### PROPERTY HIGHLIGHTS

- Building Size: 4,910 SF | approximately 2 AC
- 3 Suites Available for Lease: 1,550 SF - 4,910 SF
- Amenities: Units Individually Temperature Controlled, Security System, Fire Suppression for IT/Tech Room, Garage for Additional Parking/Storage, and Generac 22KW Back-Up Generator
- Well Water and Septic | HVAC - Central Air | Forced Gas
- Power: Single Phase, 120/240 V
- Signage: Available at Road
- Parking: 28+ Parking Spaces (1 per office)
- Zoning: B-2 Hinckley Town Center, Hinckley Township
- Annual Real Estate Taxes: \$8,636.48
- No Income Tax in Hinckley Township



### LISTING AGENTS

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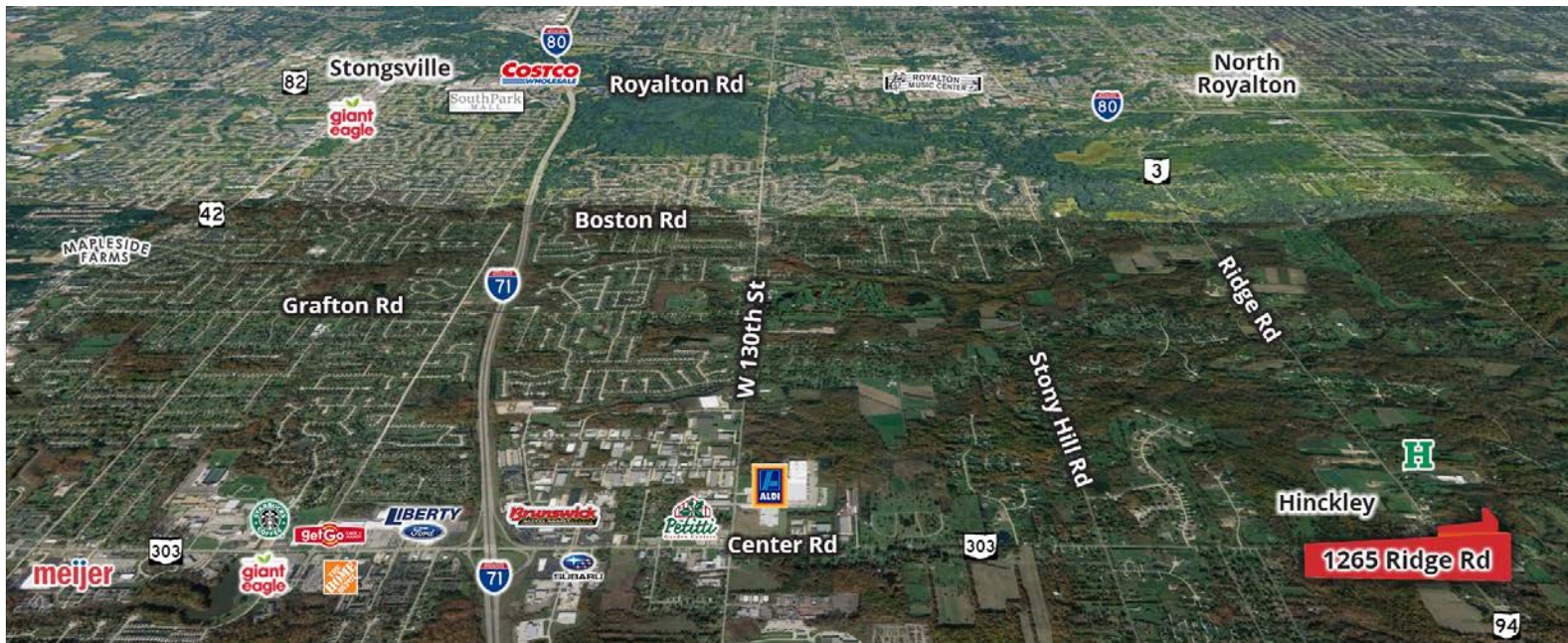
**330.722.5002**





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## PROPERTY OVERVIEW

This well-maintained multi-unit office property offers 4,910 SF on approximately 2 acres and features a flexible layout suited for office users, owner-occupants, or investors. The building includes three distinct suites: a 1,680 SF main floor with six offices, a 1,680 SF upper floor with ten offices, and a 1,550 SF lower level featuring a private office, open bullpen, and private conference room. Main and upper floor tenants benefit from shared common areas, including a lobby, conference room, full kitchenette, and additional restrooms. Suites are individually temperature-controlled, and the property is equipped with a security system and a fire suppression system serving an IT/tech room. Additional amenities include a garage for storage or parking, on-site dumpster, road signage, and 28+ parking spaces, providing at least one space per office. Zoned B-2 Hinckley Town Center, the property offers well water and septic, single-phase power, and the advantage of no local income tax, making it an attractive opportunity in a business-friendly township.

## LOCATION OVERVIEW

This property is situated in the scenic community of Hinckley Township in Medina County, within the greater Northeast Ohio office market, which continues to support professional, medical, and small to mid-sized office users. The property has convenient access to I-71, I-271, and I-76, with the Ohio Turnpike (I-80) just six miles north and Cleveland Hopkins International Airport approximately 15 minutes away, providing strong regional connectivity to Cleveland, Akron, and Columbus. Combined with proximity to established business parks and outdoor amenities such as the Cleveland Metroparks Hinckley Reservation, this location is well-suited for businesses seeking accessibility, stability, and a high-quality suburban setting.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	1,261	10,796	58,107
Total Units	506	4,241	24,251
Median Income	\$134,602	\$134,336	\$108,677

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





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AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Main Floor	1,680 SF	Gross	\$2,100 per month	6 offices, private restroom, and access to shared common areas.
Upper Floor	1,680 SF	Gross	\$1,820 per month	10 offices, private restroom, and access to shared common areas.
Lower Floor	1,550 SF	Gross	\$1,550 per month	Office, open bullpen, private conference room, private kitchenette, and private restroom.

SHARED COMMON AREA INCLUDES: LOBBY, RESTROOM, CONFERENCE ROOM, AND FULL KITCHENETTE

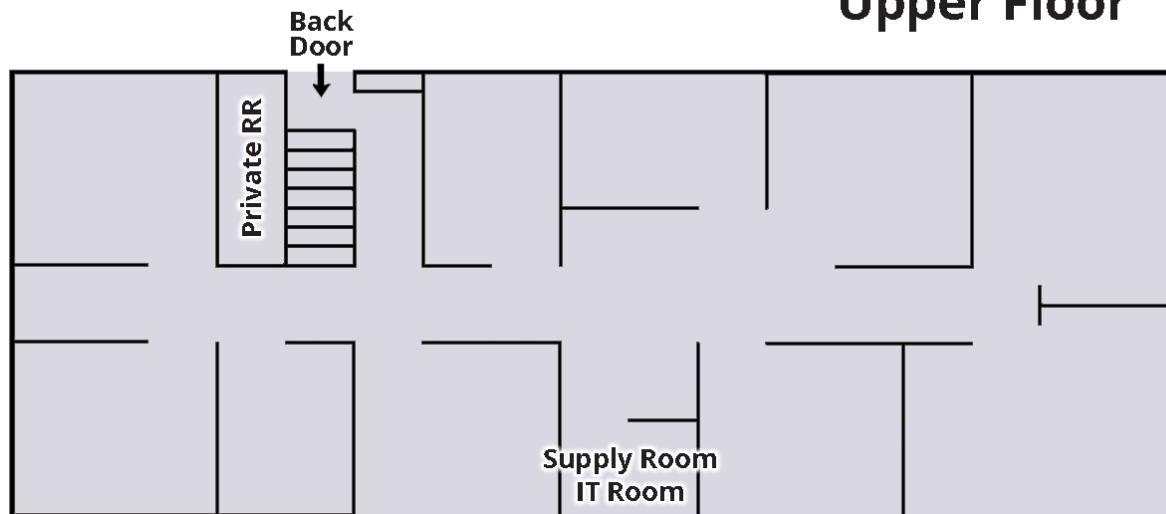




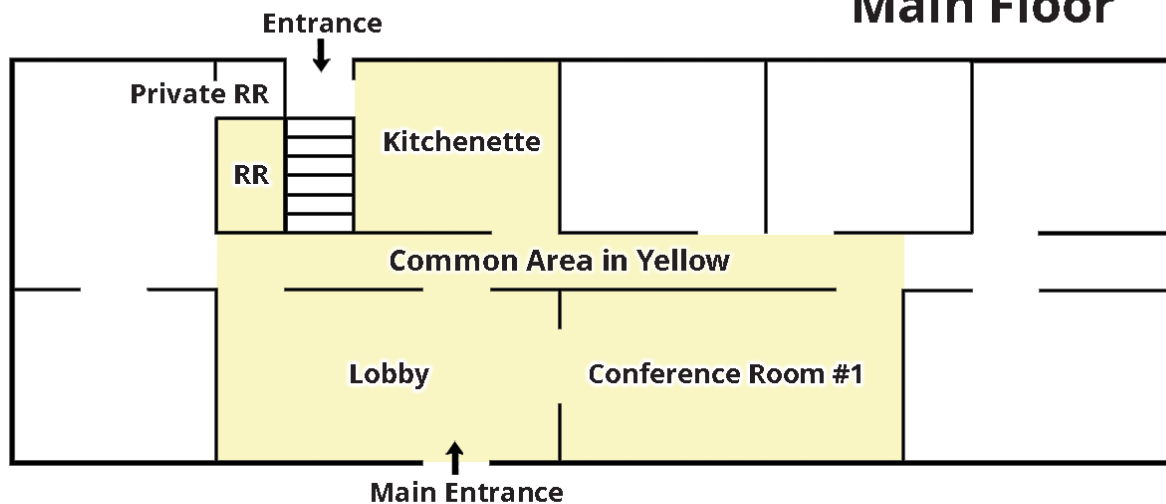
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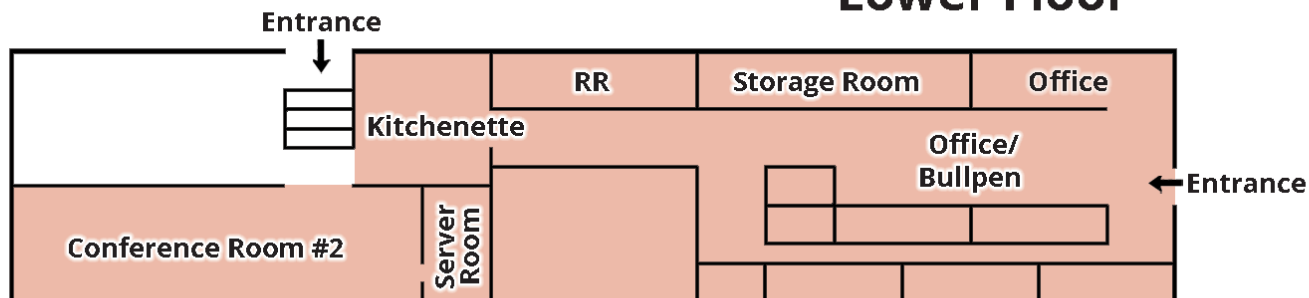
### Upper Floor



### Main Floor



### Lower Floor



FOR SALE OR LEASE - MULTI-UNIT OFFICE BUILDING IN HINCKLEY



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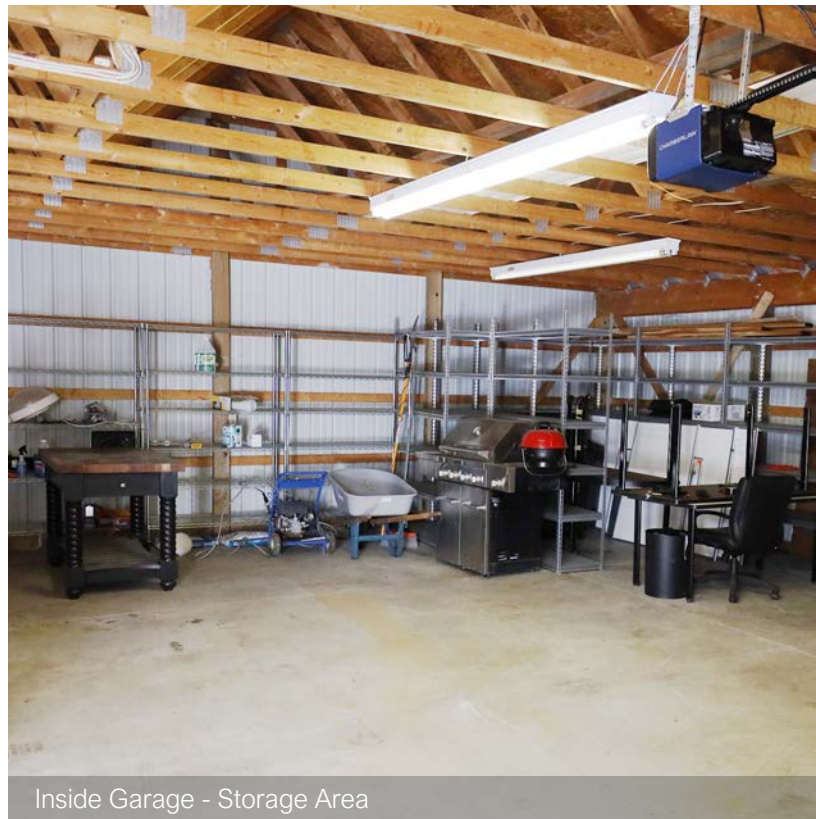
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Lower Level Entrance



Garage

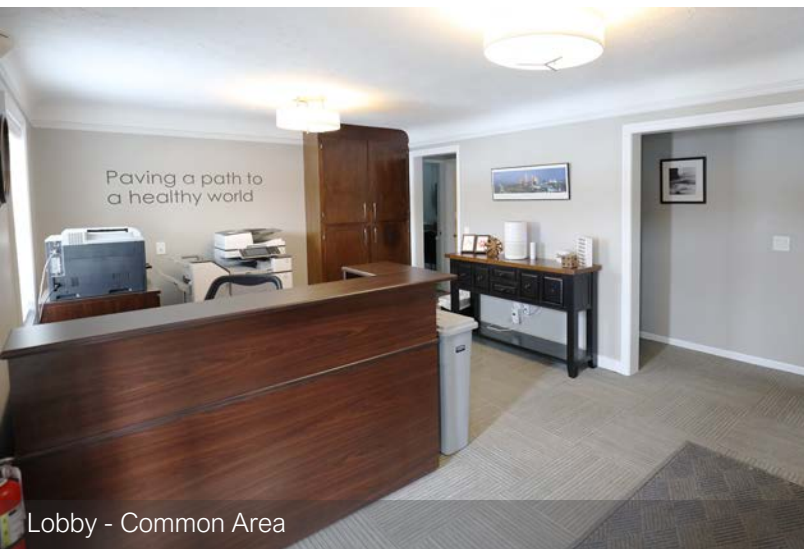


Inside Garage - Storage Area



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