

ALBION OFFICE CONDO FOR SALE OR LEASE



**10850 PEARL ROAD
STRONGSVILLE, OH 44136**

SALE PRICE: \$150,000 | LEASE RATE: \$950/MO + CAM



PROPERTY HIGHLIGHTS

- Available: 714 SF
- Sale Price per SF: \$210.08/SF
- Lease Price per SF: \$15.96/SF
- CAM: \$2.76/SF
- Suite D7 consists of 3 offices, a reception area, and restroom
- Gas and electric paid by tenant
- Signage available
- Parking: ±5 spaces
- Traffic Count: ±22,000
- Highway Access: Minutes from I-80



LISTING AGENTS

Dillon Swank

dillon@gerspachergroup.com

Morgan Faunce

morgan@gerspachergroup.com

330.722.5002



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PROPERTY OVERVIEW

Suite D7 is a 714 SF office suite available for sale at \$150,000 or lease at \$950 per month, plus \$164 per month in CAM charges. The space includes 3 private offices, a reception area, and a restroom, making it well-suited for small professional users. Gas and electric utilities are paid directly by the tenant. The property offers signage opportunities and approximately ±5 on-site parking spaces. With traffic counts of approximately ±22,000 vehicles per day and convenient access just minutes from I-71 and the Ohio Turnpike (I-80), the location provides strong visibility and excellent regional connectivity.

LOCATION OVERVIEW

Located along Pearl Road (U.S. Route 42), the property benefits from excellent visibility within one of Strongsville's primary commercial corridors. The site offers convenient access just minutes from Interstate 71 and the Ohio Turnpike (I-80), providing strong regional connectivity throughout Northeast Ohio. Positioned near Strongsville Town Center and a wide range of retail, dining, and service amenities. This location offers high traffic exposure and accessibility for both clients and employees.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	5,544	53,383	139,912
Total Units	2,847	24,251	63,820
Median Income	\$76,575	\$90,963	\$85,519

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



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