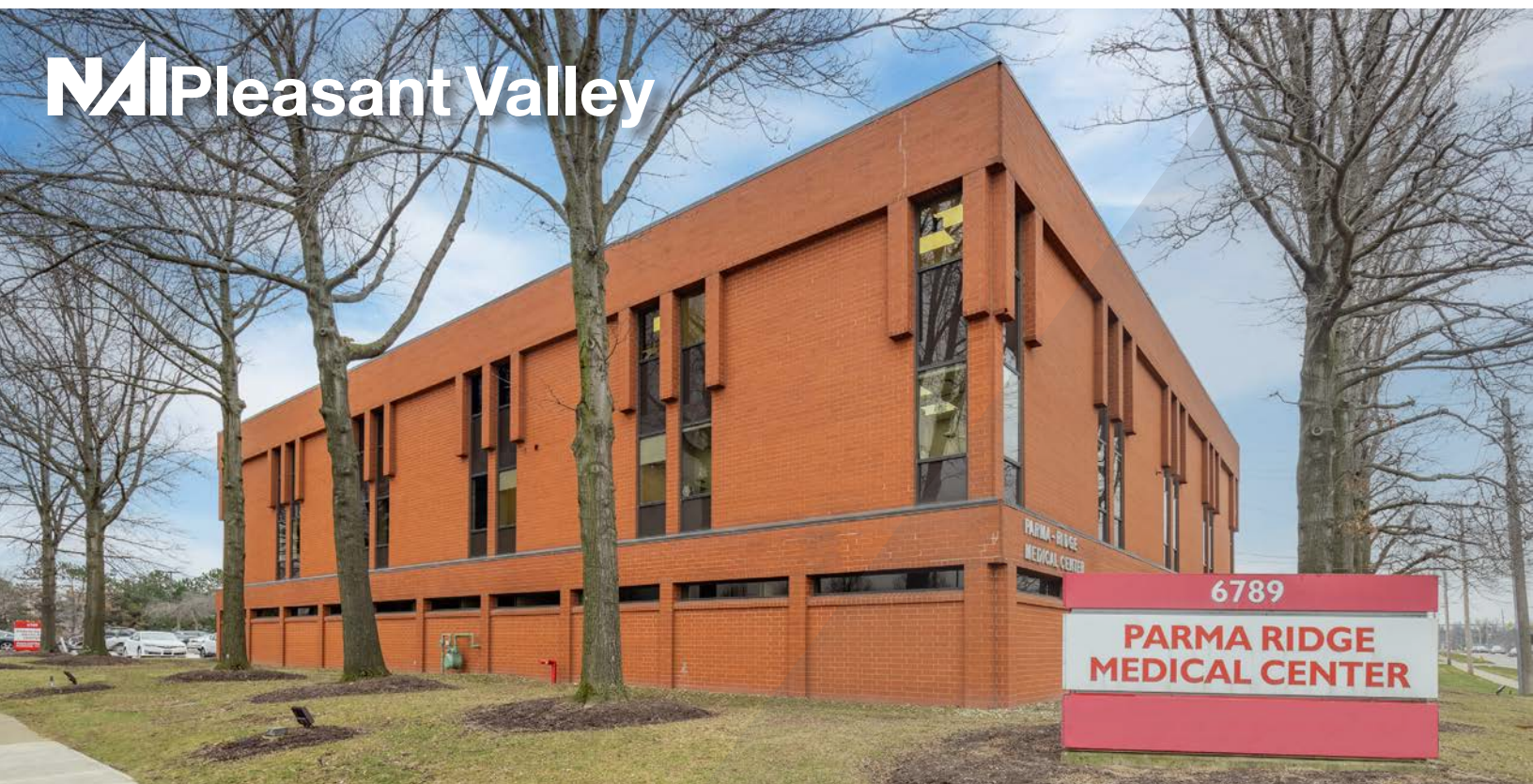


# PARMA RIDGE MEDICAL CENTER

6789 Ridge Road | Parma, OH 44129

**NAIP** Pleasant Valley

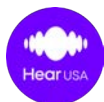


## FOR LEASE: 3-STORY, 29,832 SF MEDICAL OFFICE BUILDING

### Property Features

- Building Signage Opportunity
- Three-Story, 29,832 SF Medical Office Building
- 9,000 Contiguous Square Feet
- Ideal Location for Urgent Care, Optometrist, etc.
- Potential Patient Drop-Off Creation
- Located adjacent to University Hospitals Parma Medical Center
- Five miles from University Hospitals Southwest General Hospital
- Across the street from The Shoppes at Parma.
- Convenient access to I-71 and I-480

### Key Tenants



OHIO'S CENTER  
FOR  
ORAL • FACIAL • IMPLANT SURGERY



For more information:



**Noah  
Broadbent**

440.708.8578

[noah.broadbent@naipvc.com](mailto:noah.broadbent@naipvc.com)



**Joe  
Hauman**

440.591.3723

[joe.hauman@naipvc.com](mailto:joe.hauman@naipvc.com)

**Building Owned By  
HEALTHCARE REALTY**

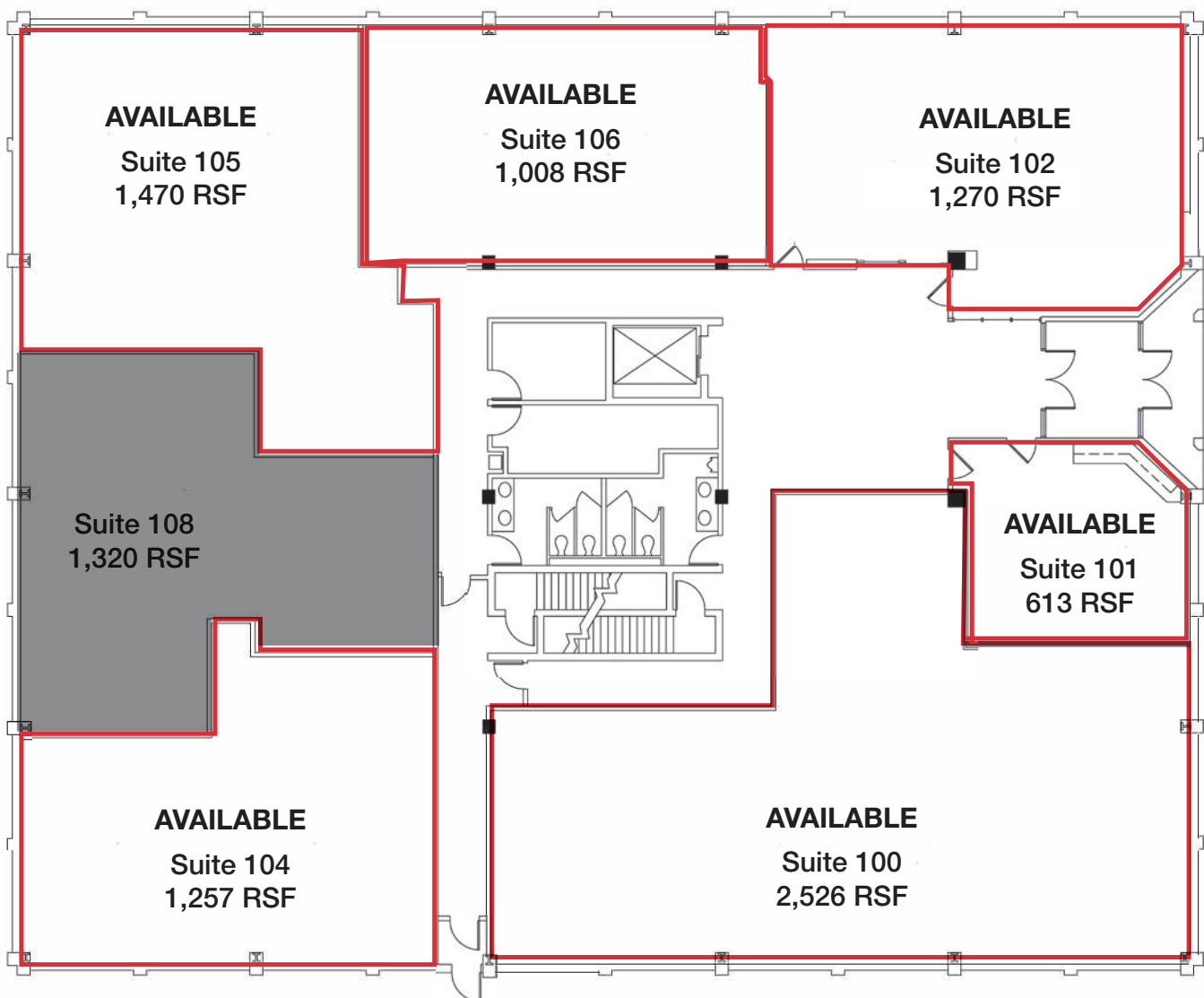
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6060 Rockside Woods Blvd., Suite 402  
Independence, Ohio 44131  
216 831 3310  
[naipvc.com](http://naipvc.com)

# FLOOR PLAN

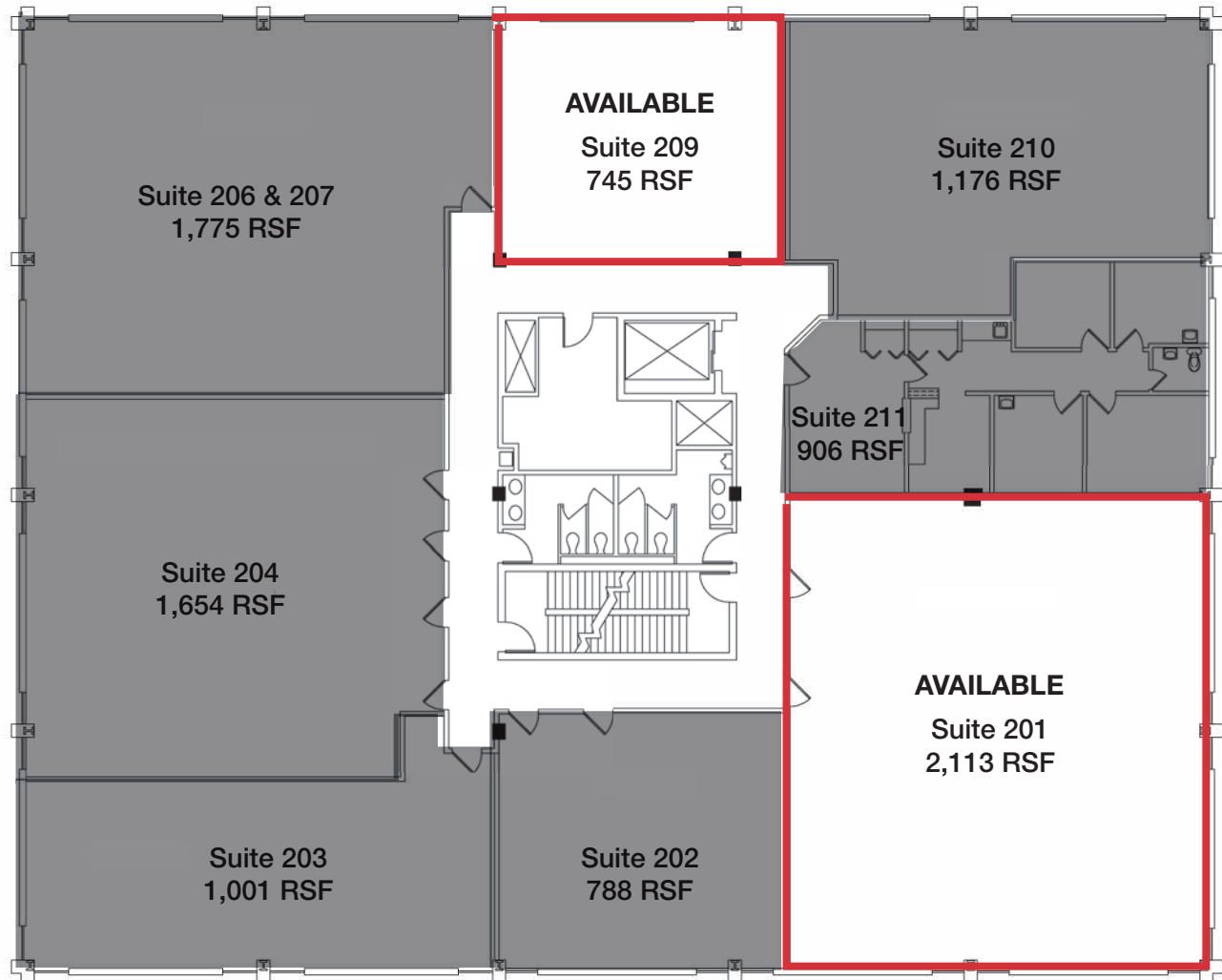
## 1ST FLOOR SPACE

MAIN LOBBY



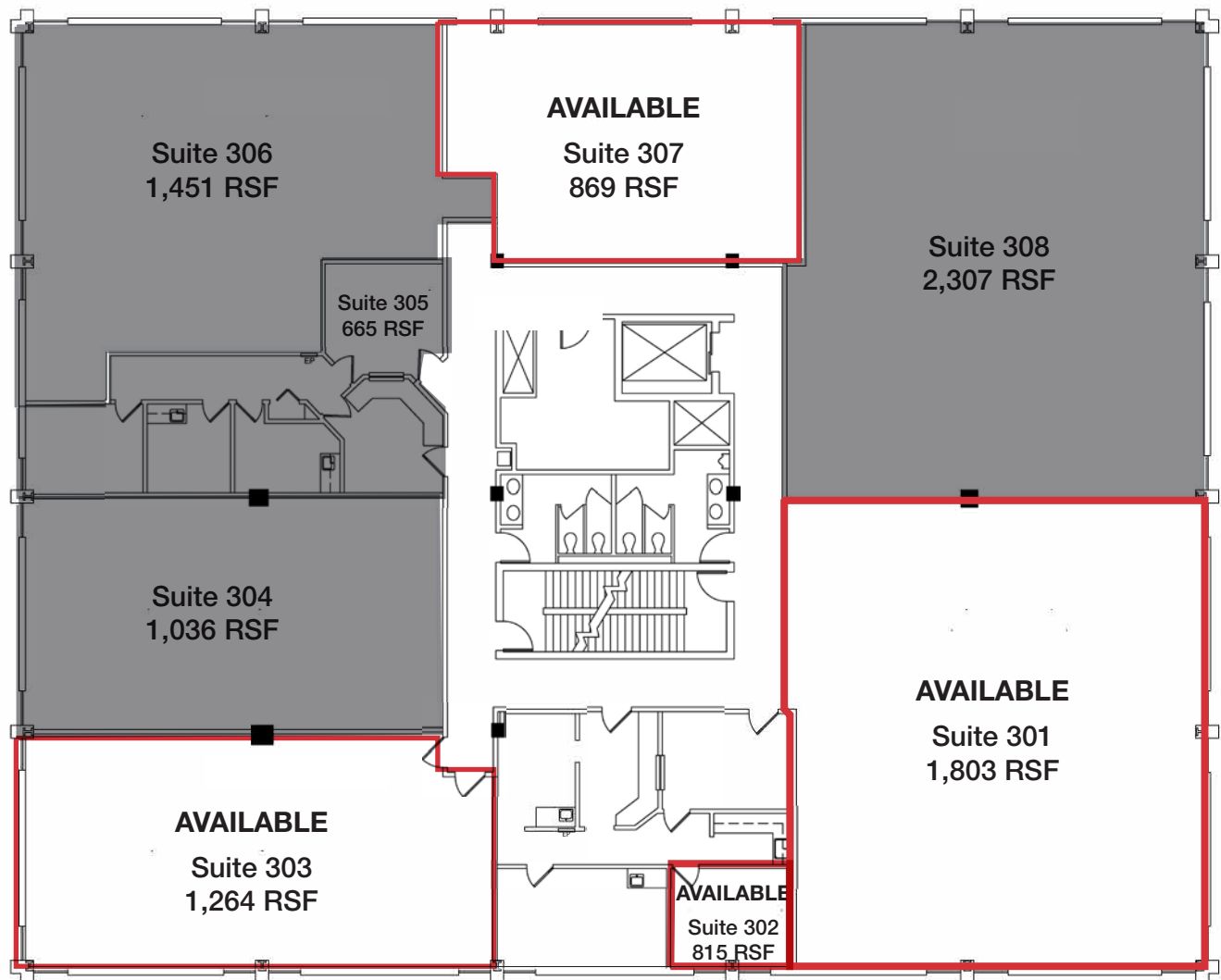
# FLOOR PLAN

## 2ND FLOOR SPACE



# FLOOR PLAN

## 3RD FLOOR SPACE



## PARMA OFF-CAMPUS MEDICAL



### NEIGHBORING CITIES

PARMA	07 MINS
PARMA HEIGHTS	07 MINS
MIDDLEBURG HEIGHTS	12 MINS
NORTH ROYALTON	12 MINS
INDEPENDENCE	15 MINS
STRONGSVILLE	21 MINS



### DEMOGRAPHICS - 3 MILE

POPULATION	105,513
AVG. HH INCOME	\$61,672
TOTAL HOUSEHOLDS	43,454
MEDIAN AGE	43.8



### HEALTHCARE SPEND - 2 MILE

PER CAPITA	\$680
AVE HOUSEHOLD	\$1,588
TOTAL SPENDING	\$35,849,790



### RESTAURANTS

STARBUCKS	02 MINS
MCDONALDS	02 MINS
ARBYS	02 MINS
CHICK-FIL-A	03 MINS
CHIPOTLE	03 MINS
PANERA	03 MINS

# LOCATION



The Property is located adjacent to University Hospitals Parma Medical Center, a 332-bed medical center which has been recognized as one of the leading health care centers in the region. It is also located just five miles from University Hospitals Southwest General hospital, a 350-bed hospital which is home to several nationally recognized physicians, state-of-the-art technology, and a full range of medical, surgical, and emergency services.

