



MAYFIELD RIDGE: ENDLESS POSSIBILITIES

5919 Mayfield Road
Mayfield Heights, OH 44124



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COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP
3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700

SALE OR LEASE

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MAYFIELD RIDGE: ENDLESS POSSIBILITIES

5919 Mayfield Road, Mayfield Heights, OH 44124



PROPERTY DESCRIPTION

12,460 Sq. Ft., offering a high-end, turnkey operation. The set-up is conducive for any type of professional school, showroom, seminar space, or corporate sales operation. Endless possibilities!

PROPERTY HIGHLIGHTS

- Easy ingress and egress with traffic signal
- Major retail and business district
- Serves a strong demographic base in Cleveland's Eastern Suburbs
- ONE mile from I-271 interchanges
- Near Beachwood Place, Legacy Village, Golden Gate, and East Gate

OFFERING SUMMARY

Sale/Lease Price:	Provided to Pre Qualified, Pre Approved Prospects (only)
Space Size:	12,460 SF with potential for expansion

PREMIUM BUILDOUT FEATURES

- Large Showroom: Over 5,000 SF of bright, windowed space with deluxe ceramic tile.
- The auditorium is over 2,100 SF and includes flexible partition walls, dividing up to four classroom spaces.
- Student/Participant lockers / Collaboration Area
- Administrative offices: Five private offices and private admin restroom
- Additional large conference room/classroom
- Public restrooms, centrally located.
- Laundry room

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POSSIBLE USES

- Luxury Spa
- Seminar/Training Center/School
- Professional Sales and Training Operation
- Showroom
- Corporate Headquarters
- Excellent for: Growing Businesses, New business concepts or Franchise
- Owner / User

YOUR OPPORTUNITY

BELOW ARE THE REQUIREMENTS OF BUSINESS OWNER, PARTNERS, AND INVESTORS FOR CONSIDERATION OF THIS UNIQUE OPPORTUNITY:

- Minimum Net Worth: \$1,000,000
- Minimum liquidity to cover anticipated cost of renovation and initial operating capital
- Credit Score: Minimum 700
- Signed Agency Disclosure Statement form
- Completed Application
- Seller financing to Qualified Buyers

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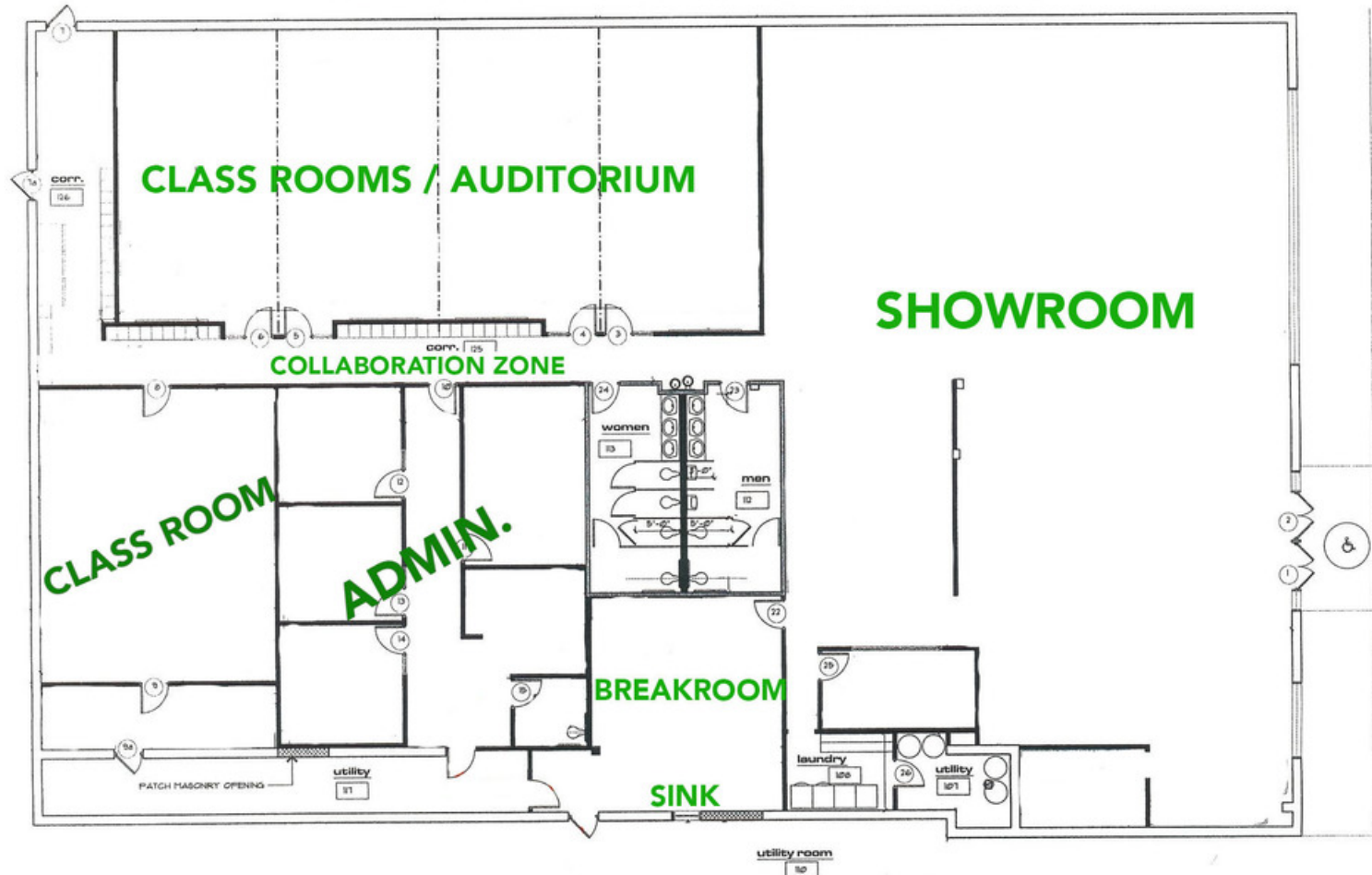




FLOOR PLAN

5919 Mayfield Road, Mayfield Heights, OH 44124

POTENTIAL EXPANSION AREA



***FOR LOCATION PURPOSES ONLY**

***NOT DRAWN TO SCALE**

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YOUR OPPORTUNITY!

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1	-	12,460 SF	NNN	Price Upon Request



SALE

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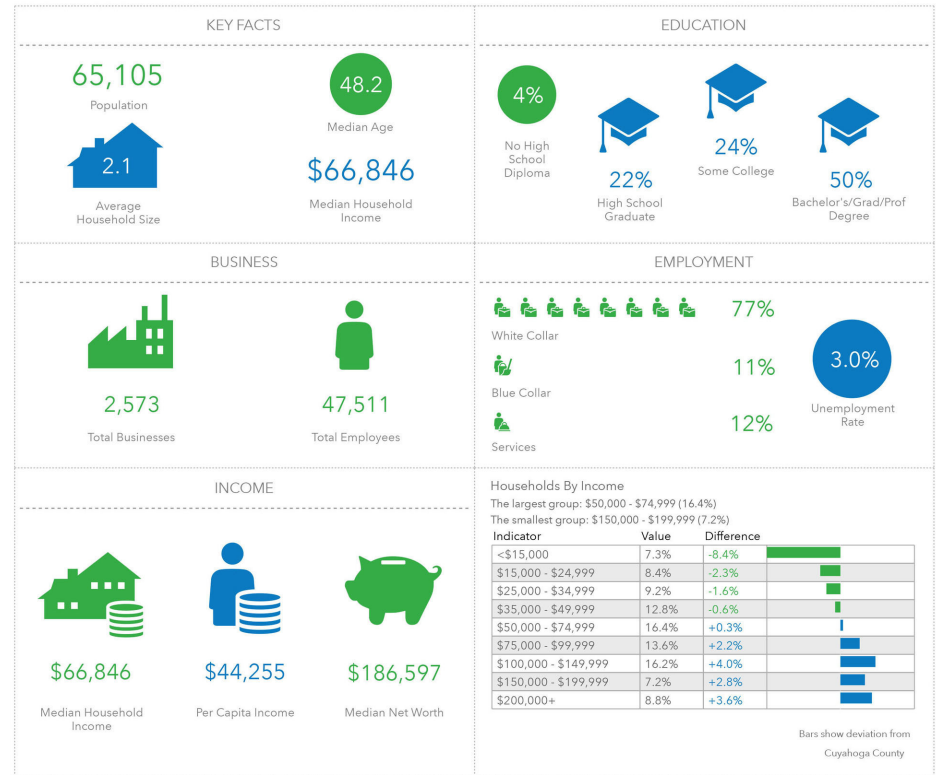
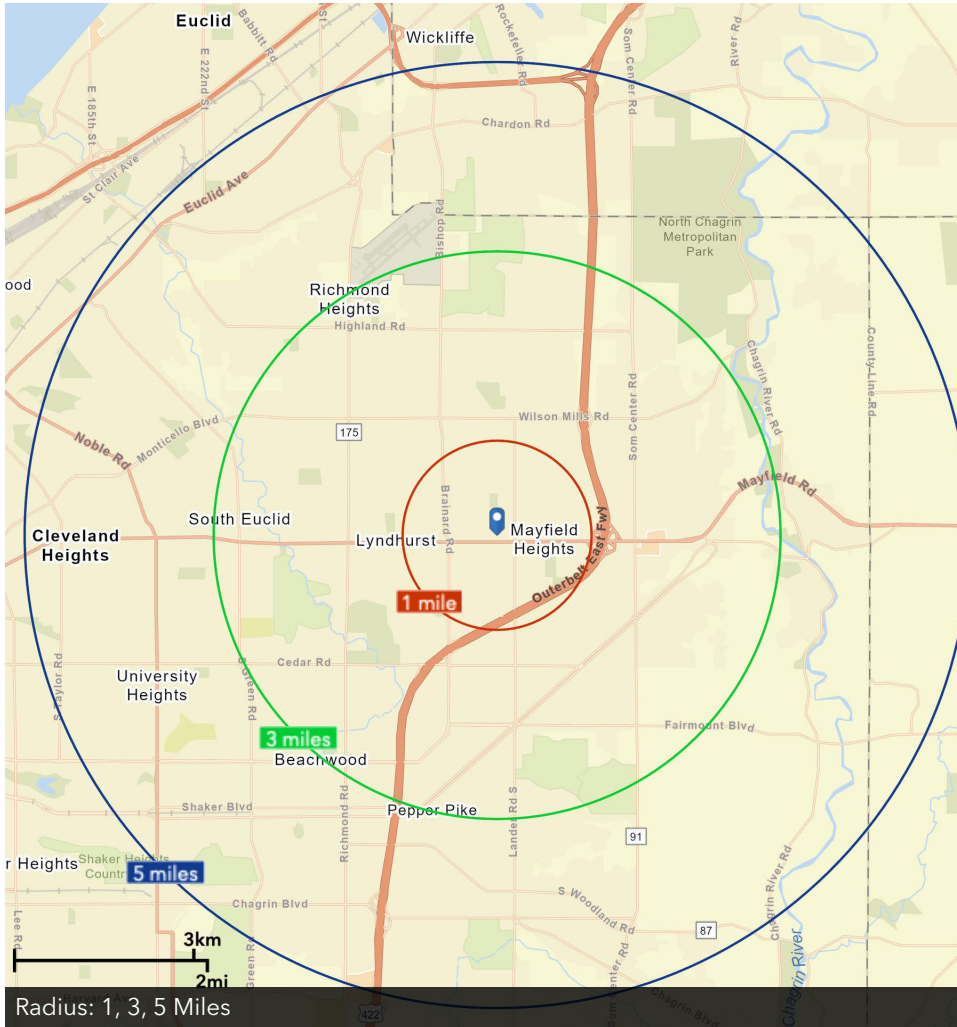
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DEMOGRAPHICS: RADIUS

5919 Mayfield Road, Mayfield Heights, OH 44124



Radius: 3 Mile Report

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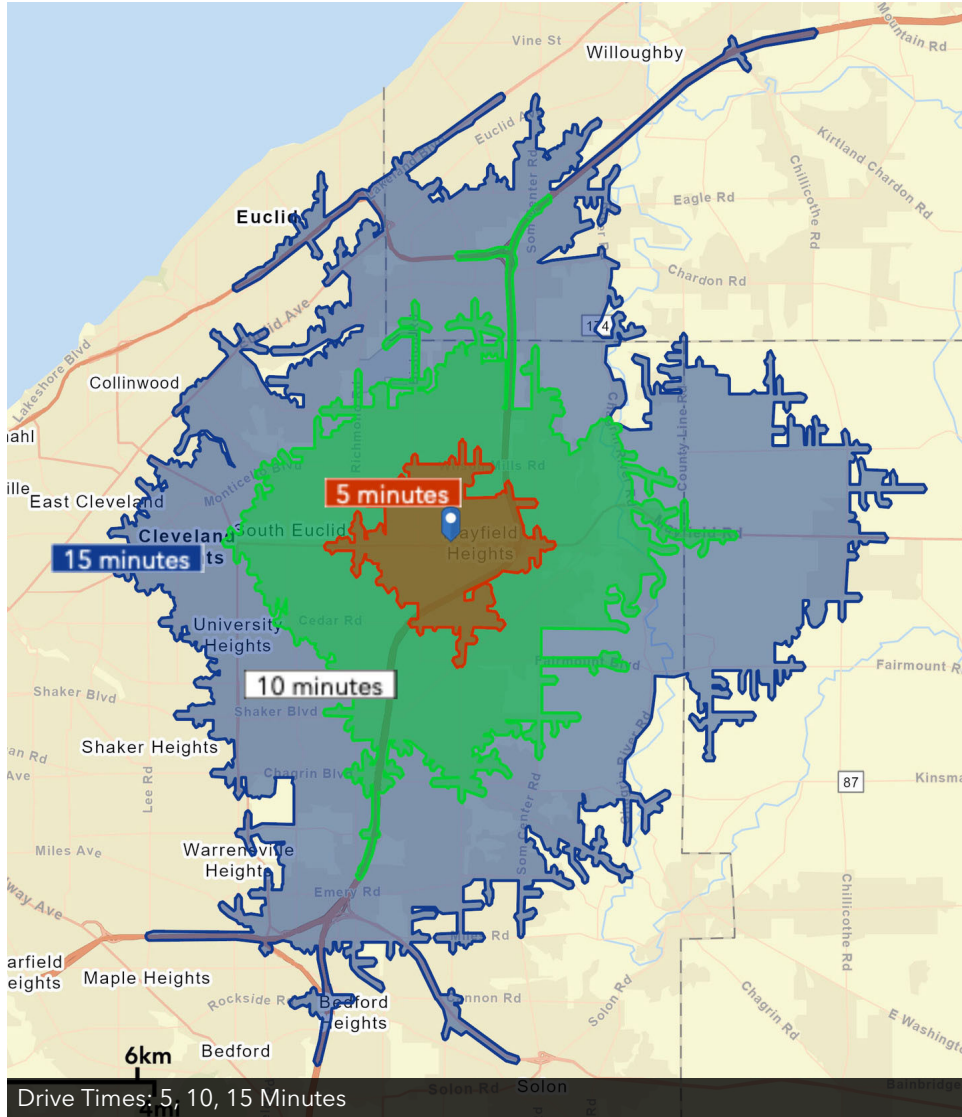
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DEMOGRAPHICS: DRIVE TIMES

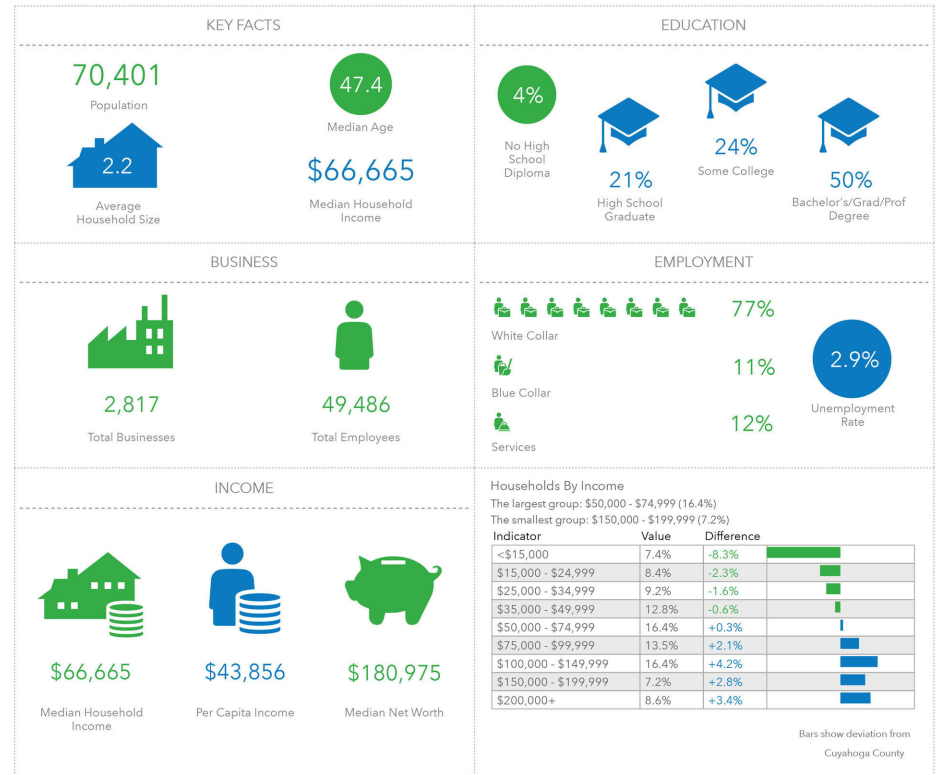
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Drive Time: 10 Minute Report