

# 46 N. MAIN STREET

Chagrin Falls, Ohio 44022

2nd Floor Office Space | For Lease



**ALEXANDER L. RUSSO, SIOR** | Senior Vice President | [arusso@crescorealestate.com](mailto:arusso@crescorealestate.com) | +1 216 525 1495  
**BOB GARBER, SIOR** | Principal | [bgarber@crescorealestate.com](mailto:bgarber@crescorealestate.com) | +1 216 525 1467



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## NEIGHBORING TENANTS

M Italian, Heinen's, CVS Pharmacy, Yours Truly, Jeni's, Starbucks, Flipside Burgers, Huntington Bank, Key Bank, 17 River Grille, Cuffs Clothing, Chagrin Valley Little Theatre and the Inn of Chagrin Falls

## COMMENTS

- Unique Class A office space in Chagrin Falls
- 5,000 SF of office space located on the second floor
- Total of 19 offices; 2 executive offices and 17 additional offices
- Conference room seats 10 people
- Reception area
- Two (2) entrances; one (1) off Main Street and one (1) off Bell Street
- 24/7 control of separate HVAC Units
- Exterior building signage available

## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HH INCOME	 AVERAGE HH INCOME	 DAYTIME POPULATION	 TOTAL BUSINESSES
1 Mile	4,420	\$93,825	\$190,224	3,033	431
3 Miles	17,769	\$118,877	\$206,723	7,073	956
5 Miles	47,383	\$122,837	\$187,076	31,133	2,883
10 Minute Drive	29,754	\$126,694	\$202,074	12,006	1,531



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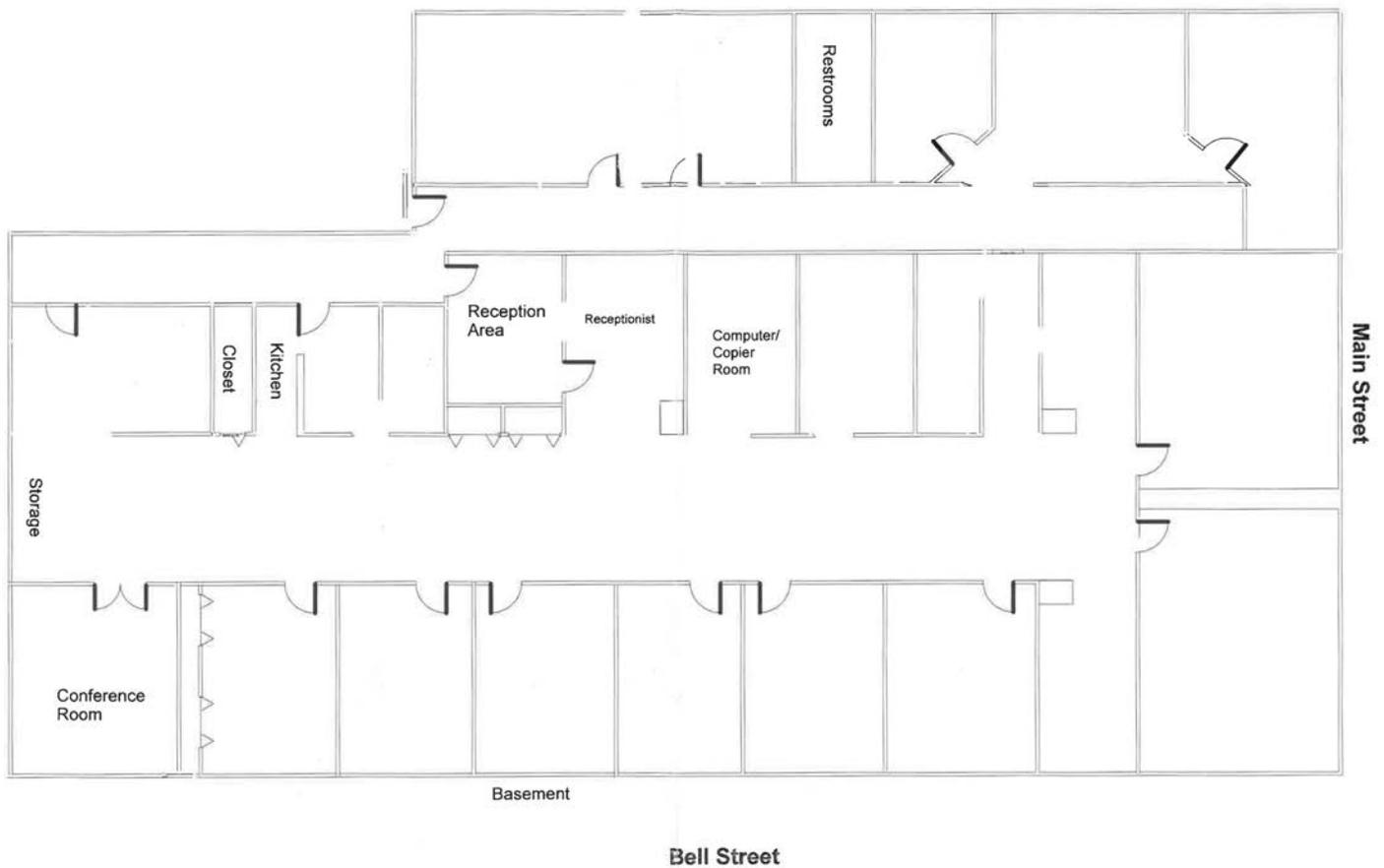
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## FLOOR PLAN



**ALEXANDER L. RUSSO, SIOR** | Senior Vice President | [arusso@crescorealestate.com](mailto:arusso@crescorealestate.com) | +1 216 525 1495  
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## LOCATION MAP



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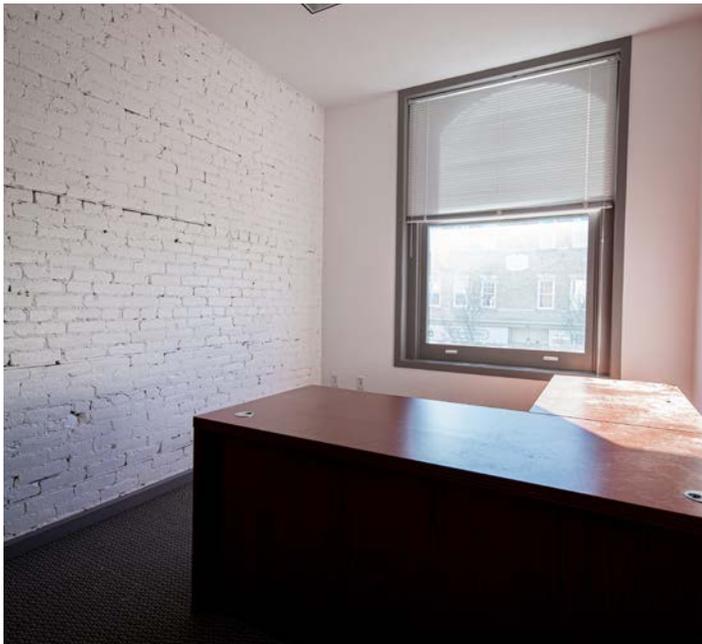
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