



**FOR SALE**



**34441 - 34445**

**CENTER RIDGE ROAD  
NORTH RIDGEVILLE, OHIO 44039**

**17,800 SF / 2.14 ACRES**

**PROPERTY HIGHLIGHTS**

- Excellent High-Visibility location on Center Ridge Road
- 15,936 vehicles per day at Center Ridge Road and Pitts Boulevard
- Immediately adjacent to Giant Eagle Supermarket
- Prime location for redevelopment opportunity
- Passive income with multiple established tenants
- Roof on 34441 replaced recently

<b>TOTAL SF</b>	17,800 SF
<b>34441 SF</b>	9,900 SF
<b>34445 SF</b>	7,900 SF
<b>LAND</b>	2.14 acres
<b>CONSTRUCTED</b>	1959
<b>REFURBISHED</b>	1980
<b>CEILING HEIGHT</b>	11' - 12'
<b>LIGHTING</b>	Fluorescent
<b>HEAT</b>	Gas / Electric
<b>AIR-CONDITIONING</b>	100% (34441)
<b>ZONING</b>	B-3 Highway Commercial District
<b>PARKING</b>	96 total parking spaces 56 spaces at 34441 40 spaces at 34445
<b>SALE PRICE</b>	\$735,000

**ELIOT KIJEWski, SIOR**  
Senior Vice President  
+1 216 525 1487  
ekijewski@crescorealestate.com

**GEORGE J. POFOK, CCIM, SIOR**  
Senior Vice President  
+1 216 525 1469  
gpofok@crescorealestate.com

**COLE SORENSON**  
Sales Associate  
+1 216 525 1470  
csorensen@crescorealestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
M +1 216 520 1200  
F +1 216 520 1828  
**crescorealestate.com**

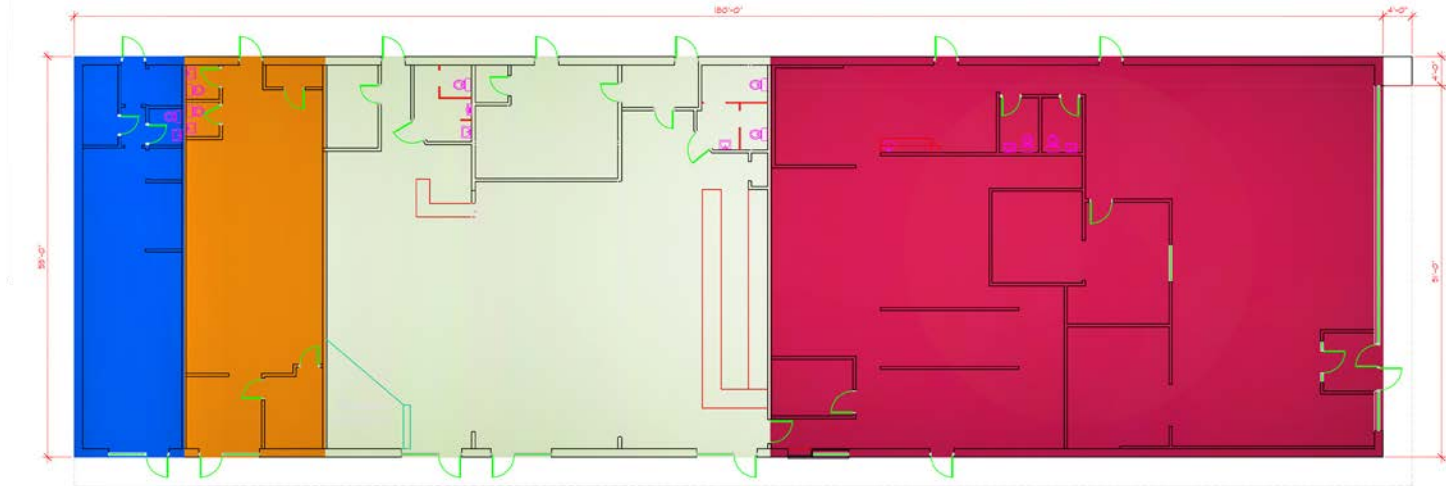
# 34441 & 34445

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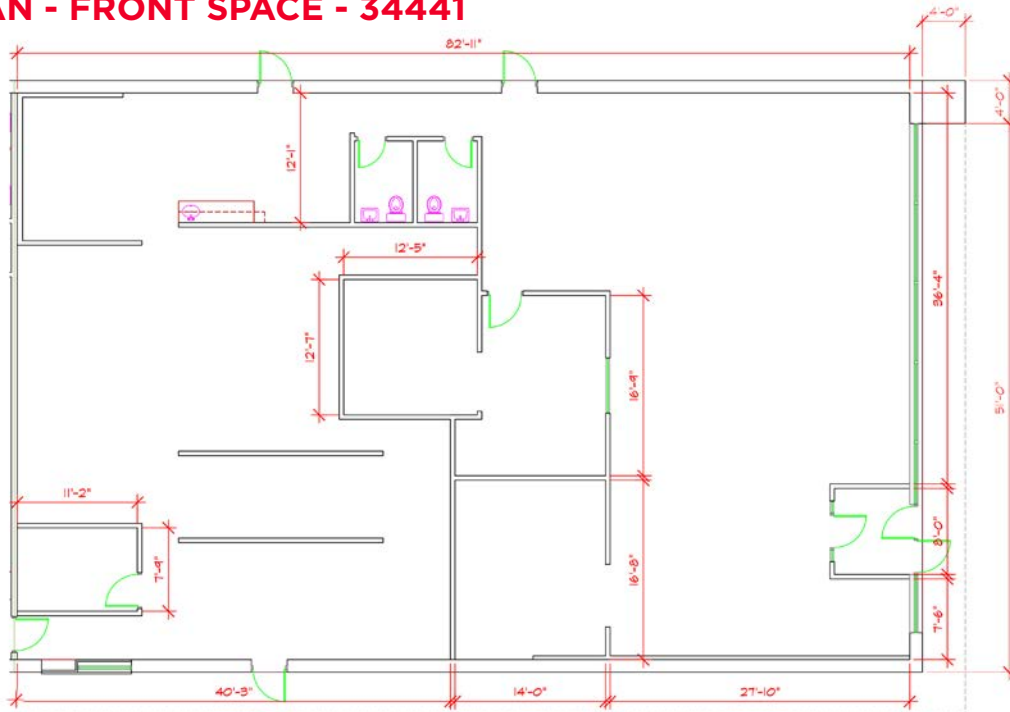
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## FLOOR PLAN - 34441



## FLOOR PLAN - FRONT SPACE - 34441



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## AERIAL/LOCATION MAP



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## 34441 PROPERTY PHOTOS



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Senior Vice President  
+1 216 525 1487  
ekijewski@crescorealestate.com

### GEORGE J. POFOK, CCIM, SIOR

Senior Vice President  
+1 216 525 1469  
gpofok@crescorealestate.com

### COLE SORENSON

Sales Associate  
+1 216 525 1470  
csorenson@crescorealestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
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F +1 216 520 1828  
[crescorealestate.com](http://crescorealestate.com)

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