

AUTOMOTIVE BUILDING FOR SALE OR LEASE

3984 Mayfield Road, Cleveland Heights, OH 44121



OVERVIEW

Please do not approach anyone at the AAMCO Transmission company currently occupied at this location. All showings will take place at off-hours. Business is also for sale. This property is presently an automotive garage and located at a busy intersection. Property has access on both Mayfield Rd and Warransville Center Rd. Traffic count on Mayfield Rd is 26,050 Vehicles/day and 16,350 V/D. The free-span building has 16' ceilings and one 12' overhead door, and presently has the area for eight vehicles. Office and customer waiting area is air conditioned. 25 spots off-street parking. Make this your company's next location. Call John January, Hoff & Leigh Phone: 330-903-5867.

HIGHLIGHTS

- High Traffic Count at Intersection
- Land: 1/3 Acre
- Bus Rt's: 9; 40; 41
- Land Mark Location
- 8,400 SF Building
- 16' Clear Ceiling
- 12' Overhead Door
- 25 Off Street Parking



Sale Price:

\$299,000



Available SF:

8,400 SF



Lease Rate:

\$5.00 SF/YR (MG)



Lot Size:

0.33 of an Acre



Zoning:

S-2 Mixed-Use

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

John January

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Joe Zumpano

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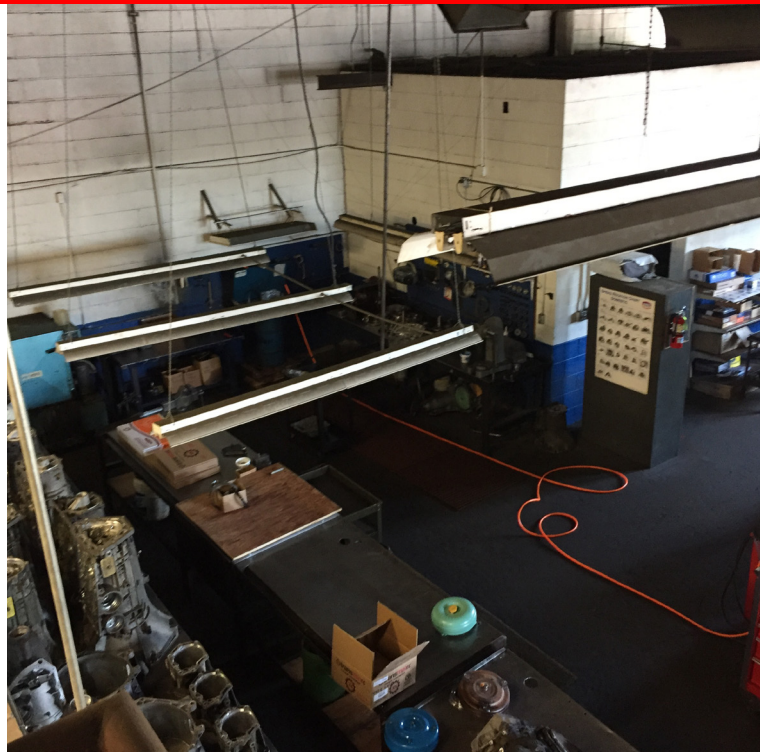
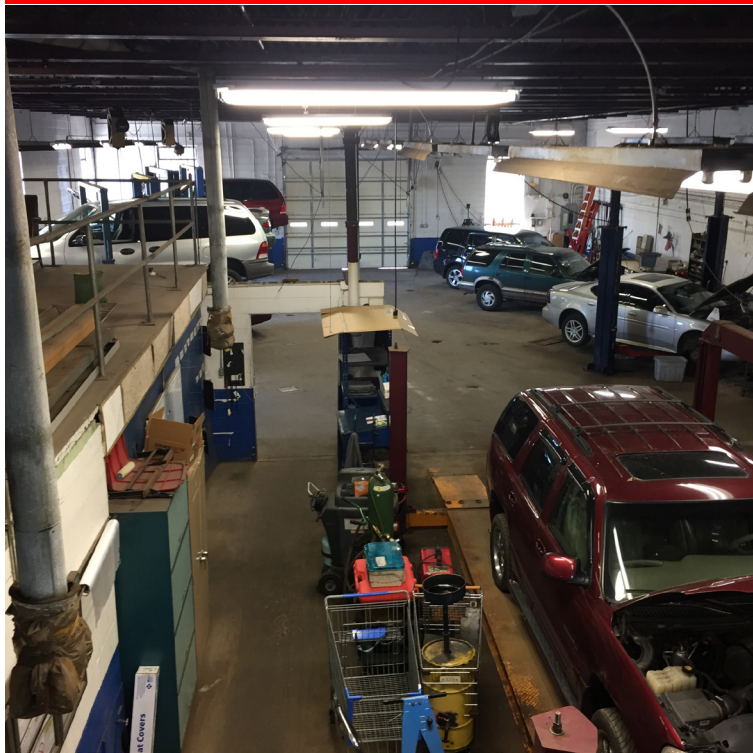
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DEMOGRAPHICS



129,592
Population



41.2
Median Age



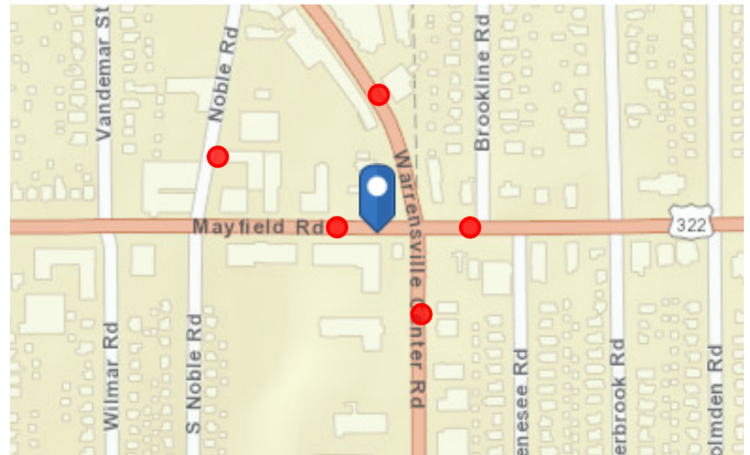
2.2
Average
Household Size



\$52,878
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Oakwood Dr	26,050	0.0
Mayfield Rd	16,350	0.1
Brookline Rd	19,080	0.1
Mayfield Rd	10,750	0.1
Mayfield Rd	3,846	0.1



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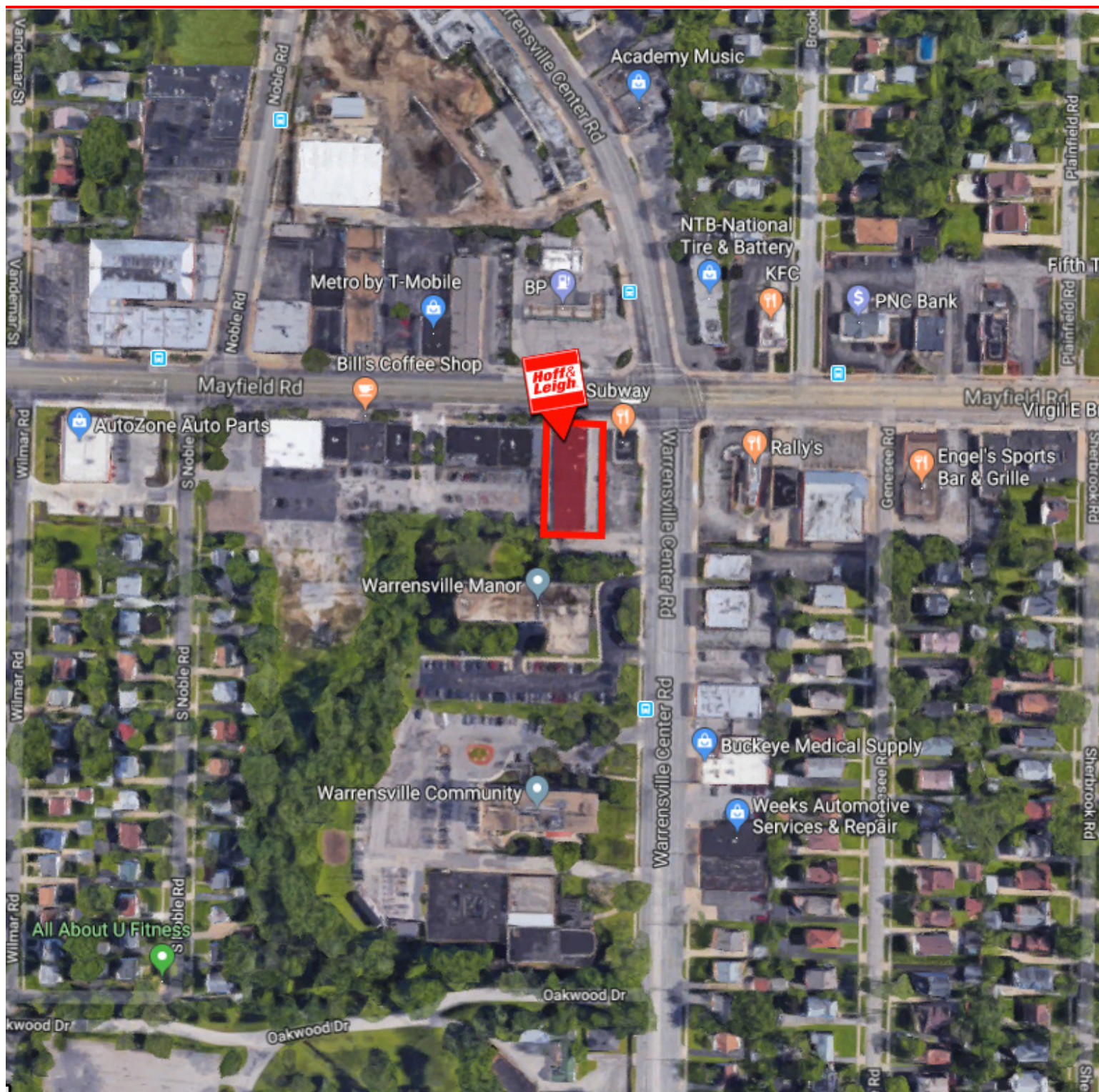
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