

FOR LEASE

# 2700 COPLEY ROAD

Copley, OH 44321

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10.00 SF/yr (MG)
<b>BUILDING SIZE:</b>	8,656 SF
<b>AVAILABLE SF:</b>	1,200 SF
<b>ZONING:</b>	C-GR [Commercial General Retail]

## PROPERTY OVERVIEW

With superior accessibility to both Interstate 21 and Interstate 77, the Subject Property is located directly off of Route 162. Sharing space with a well maintained auto shop, the Subject Property is in an ideal location for a multitude of uses. An open floor layout with a private bathroom and included option for office space or additional storage.

## PROPERTY HIGHLIGHTS

- Ideal location between Interstates 21 and 77.
- Plenty of natural light throughout space.
- Desirable location alongside local restaurants and retail.
- Recently updated modifications to space.
- Daily Traffic Count - 7,110

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## ADDITIONAL PHOTOS



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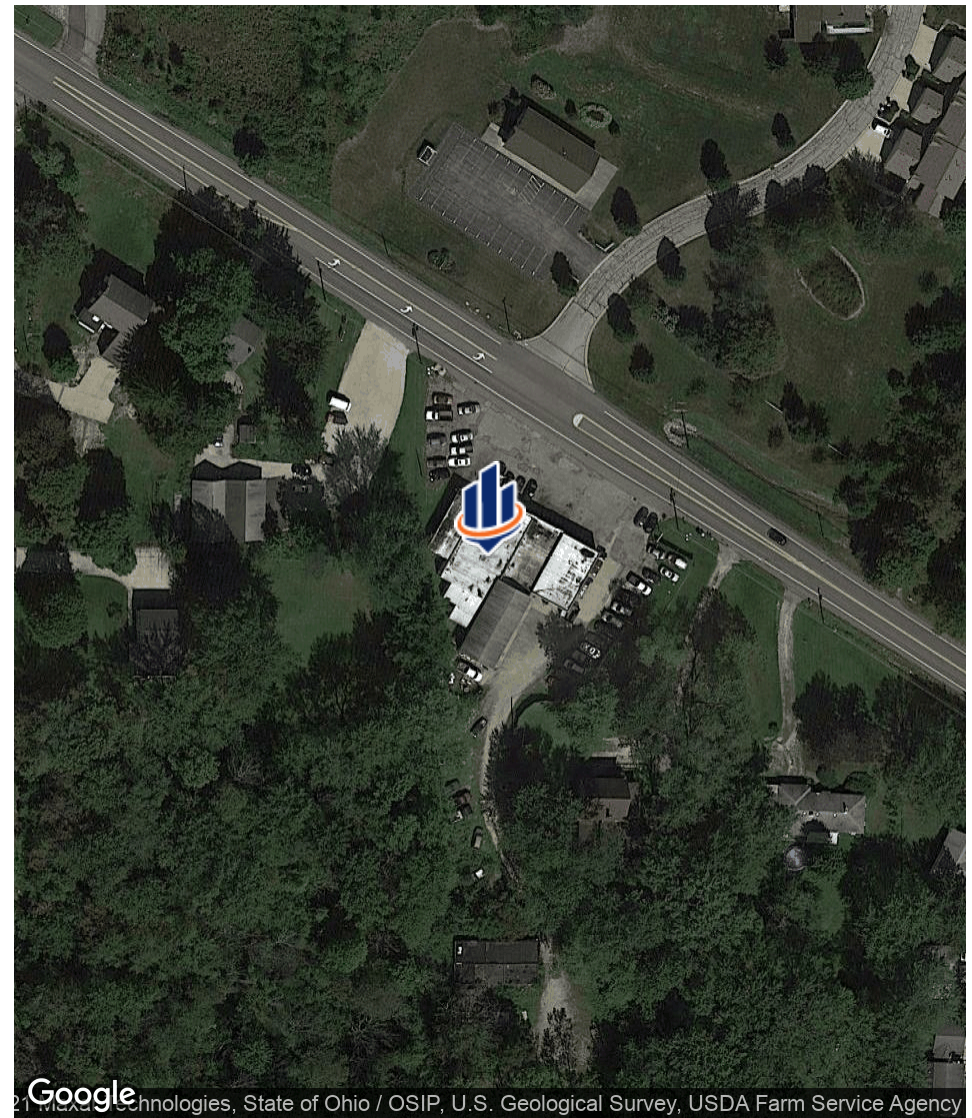
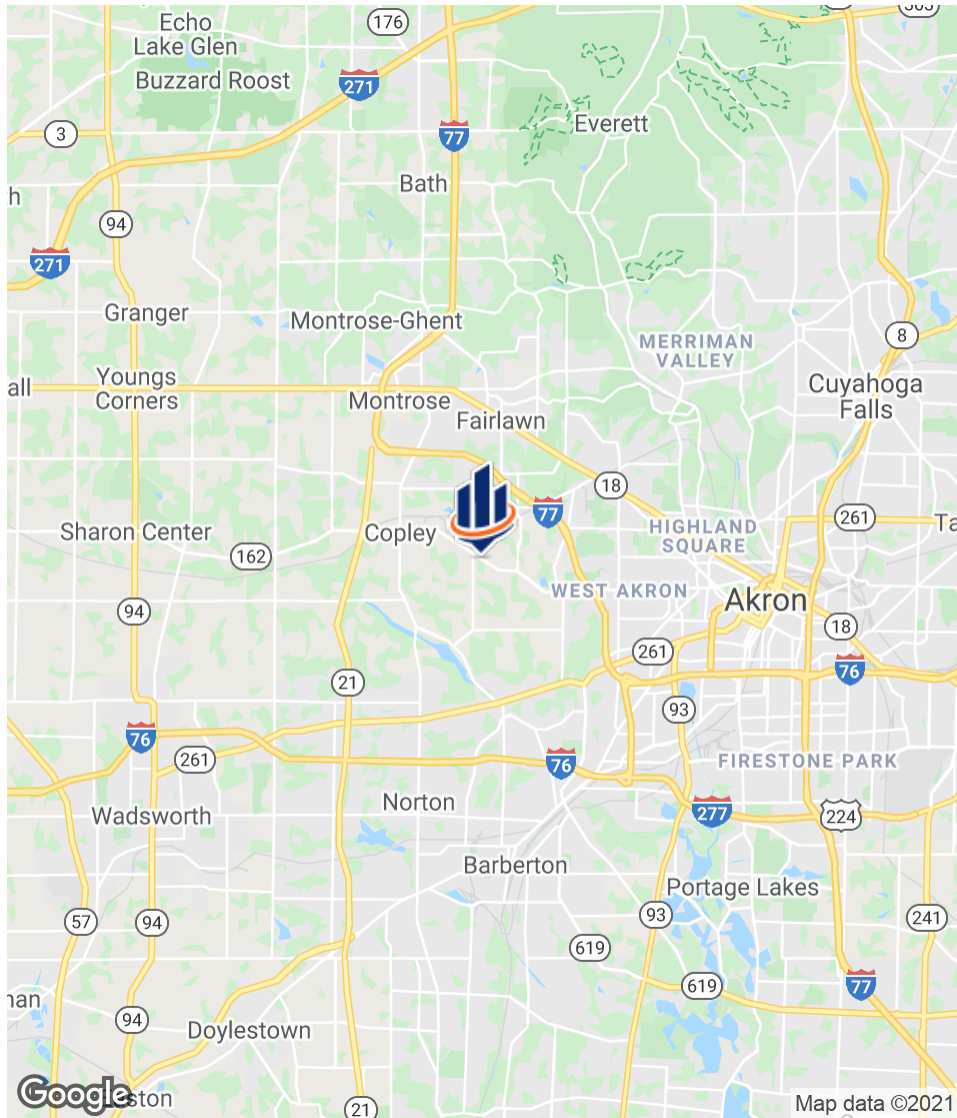
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## LOCATION MAPS



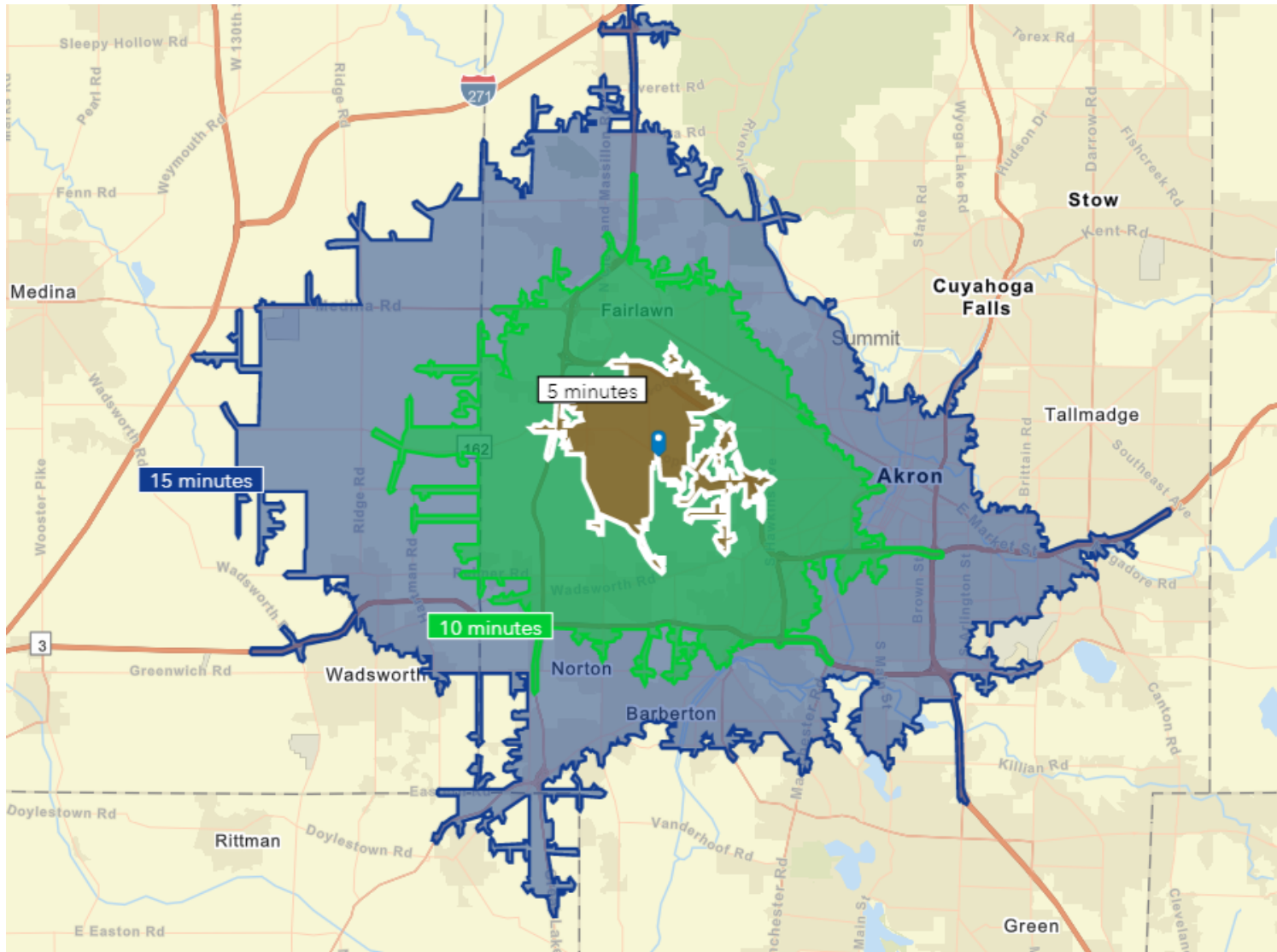
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## DRIVE TIMES - 5, 10, 15 MINUTES



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## DEMOGRAPHICS MAP & REPORT

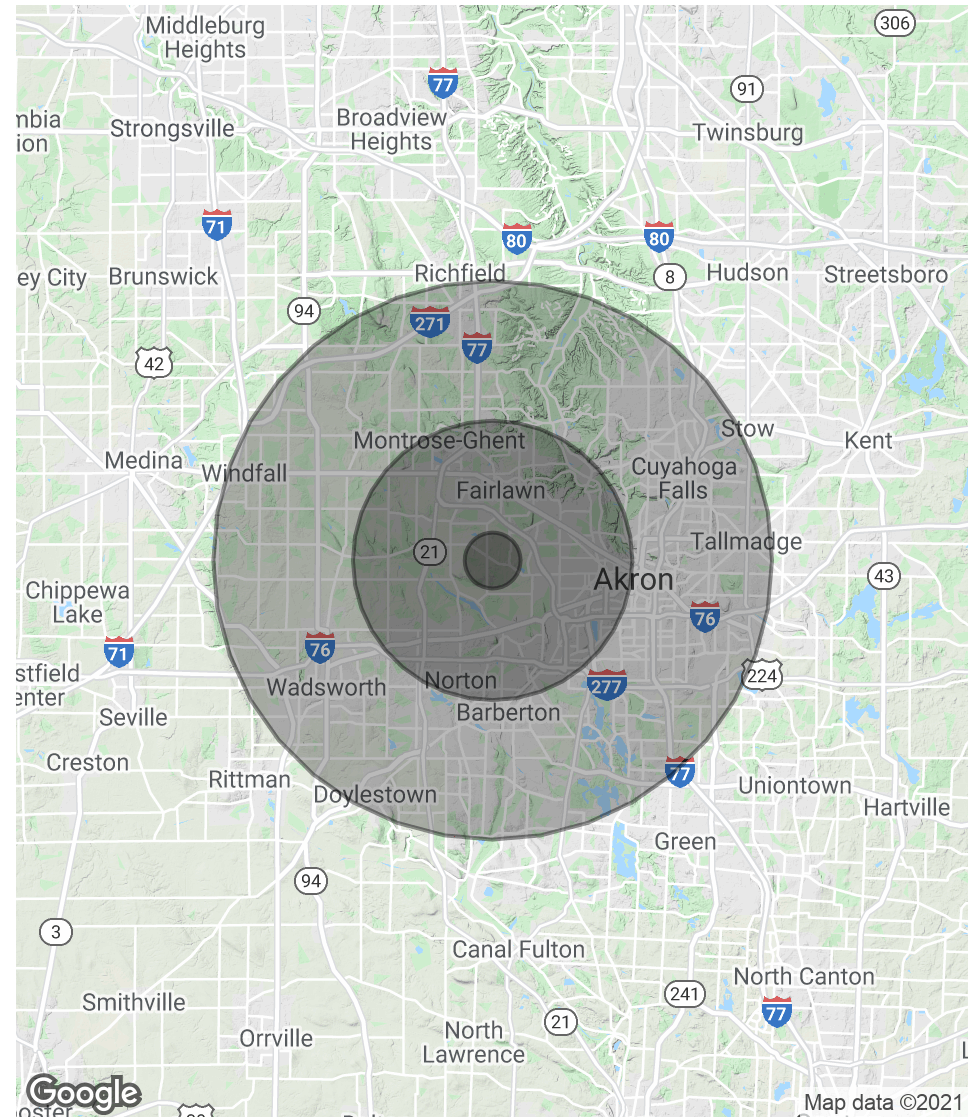
### POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,086	121,072	420,680
AVERAGE AGE	42.1	40.2	38.4
AVERAGE AGE (MALE)	39.2	38.4	37.2
AVERAGE AGE (FEMALE)	46.9	41.7	39.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	868	51,334	175,091
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$61,303	\$60,551	\$56,348
AVERAGE HOUSE VALUE	\$147,397	\$198,117	\$182,913

\* Demographic data derived from 2010 US Census



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