



# 7791 CAPITAL BOULEVARD

MACEDONIA, OH 44056

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# Property Summary



## OFFERING SUMMARY

Available SF:	230 - 6,119 SF
Lease Rate:	\$6.00 - 10.00 SF/yr [MG]
Year Built:	1986
Building Size:	24,024 SF
Zoning:	G-I

## PROPERTY OVERVIEW

- Modified Gross Lease
- Tenant improvement allowance is available
- Tenant pays utilities
- Drive in doors and dock available
- 16 foot ceiling

## LOCATION OVERVIEW

- Excellent access to Route 8 and I-271
- 30 to 40 minutes south of Cleveland
- 20 minutes north of Akron

# Available Spaces

<b>LEASE RATE:</b>	\$6.00 - 10.00 SF/YR	<b>TOTAL SPACE:</b>	230 - 6,119 SF
<b>LEASE TYPE:</b>	Modified Gross	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	MONTHLY RENT	SIZE	TERM
Unit 3	Warehouse	\$6.00 - 10.00 SF/yr	\$1,575	3,154 SF	Negotiable
Unit 6	Flex Space	\$6.00 - 10.00 SF/yr	\$1,920	3,065 SF	Negotiable
Unit 6A	Office	\$10.00 SF/yr	\$970	1,163 SF	Negotiable
Unit 7	Flex Space	\$6.00 - 10.00 SF/yr	\$1,825 - \$3,745	3,054 -6,119 SF	Negotiable
Unit 8C	Office	\$10.00 SF/yr	\$190	230 SF	Negotiable
Unit 8D	Office	\$10.00 SF/yr	\$200	240 SF	Negotiable



# Floor Plans

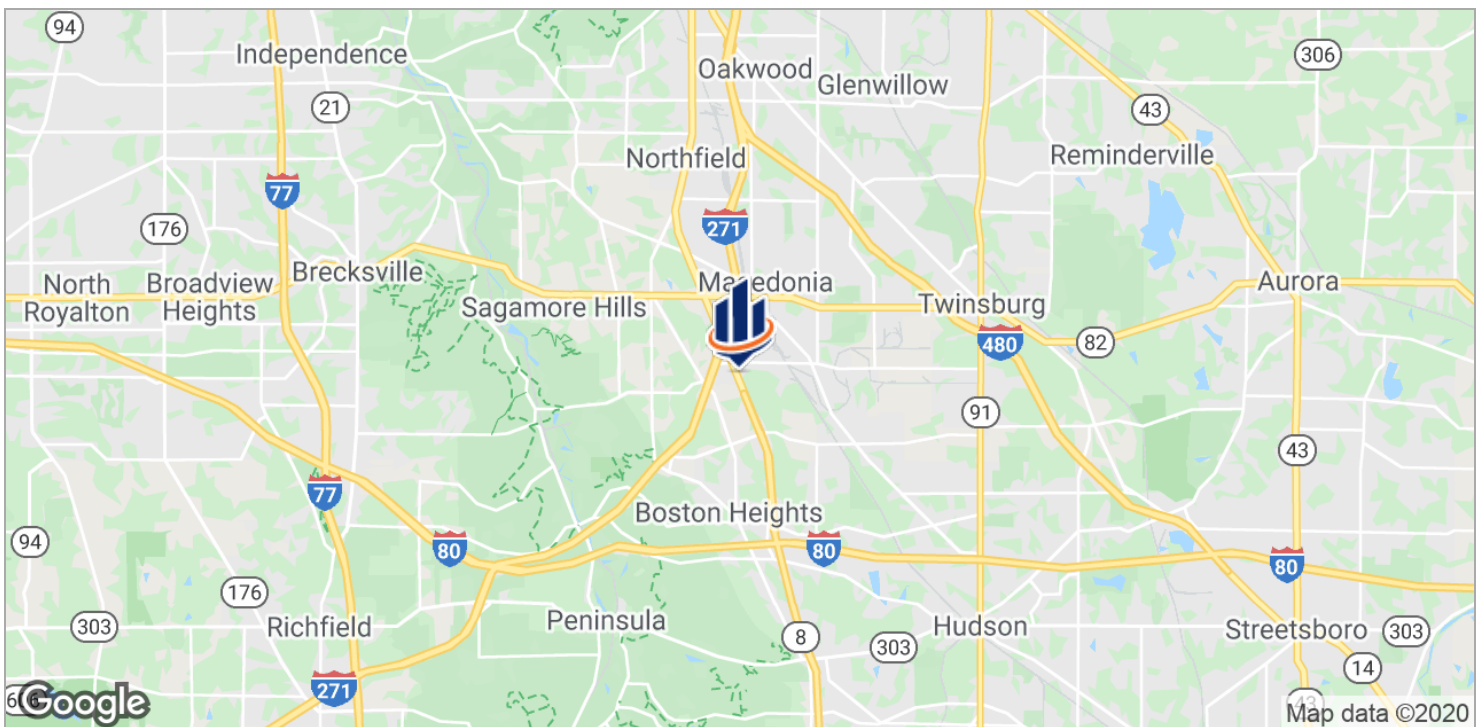
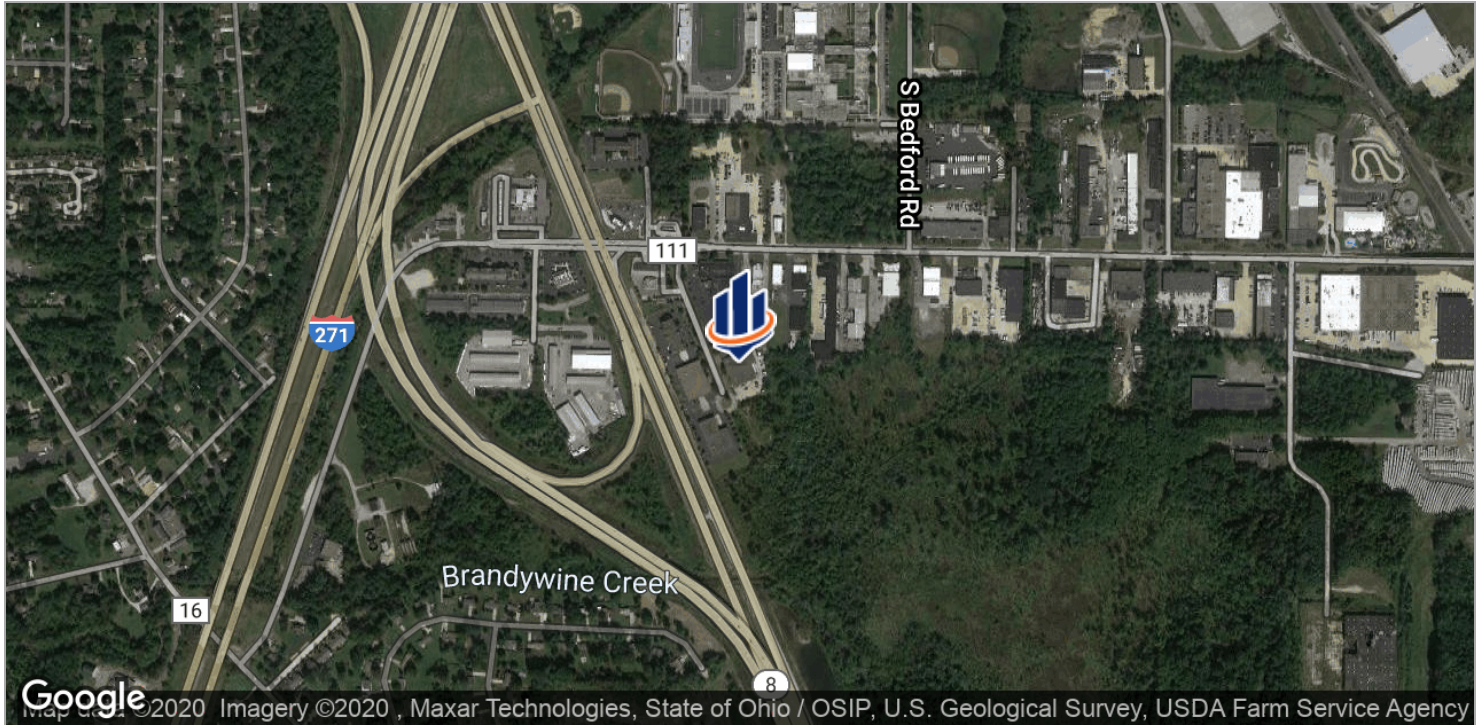


# Additional Photos

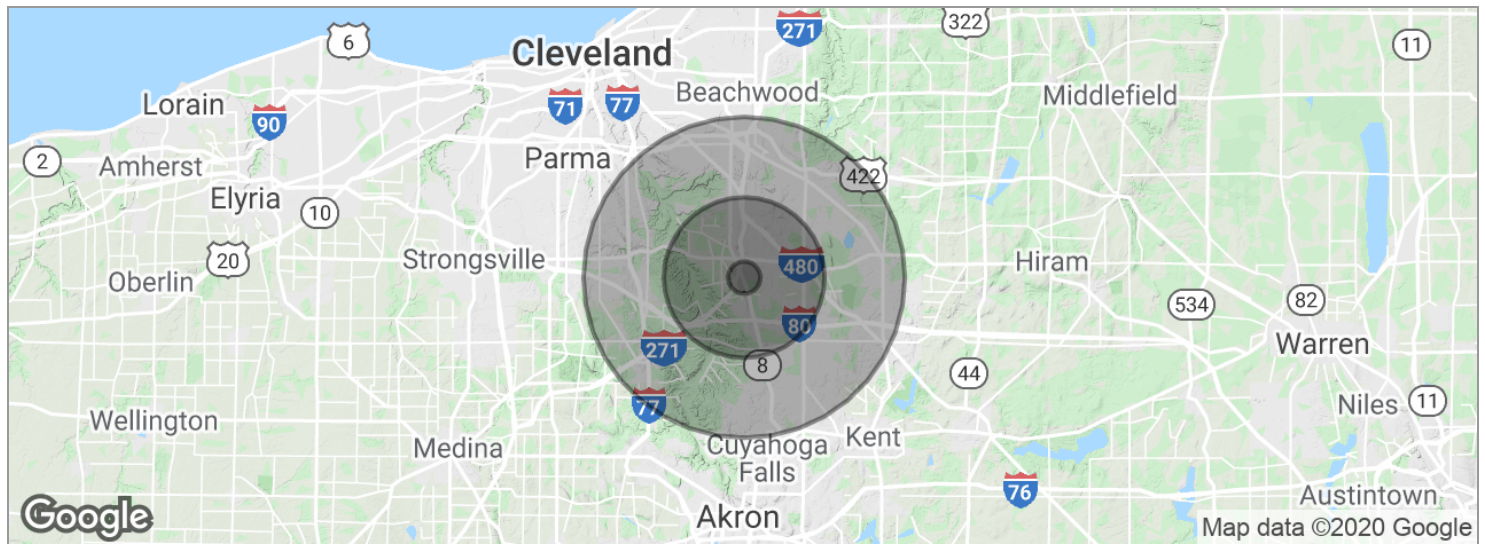




# Location Maps



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,715	63,856	317,001
Median age	39.6	41.4	41.0
Median age [Male]	37.7	39.4	39.4
Median age [Female]	41.4	43.2	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,010	24,879	126,222
# of persons per HH	2.7	2.6	2.5
Average HH income	\$88,178	\$87,014	\$81,806
Average house value	\$239,601	\$225,138	\$231,714

\* Demographic data derived from 2010 US Census