

# OFFICE/RETAIL FOR LEASE

VICTORIA PLACE BUILDING (OFFICE/RETAIL) FOR LEASE IN DOWNTOWN PAINESVILLE, OHIO

100 South Park Place, Painesville, OH 44077



## OFFERING SUMMARY

|                       |                   |
|-----------------------|-------------------|
| <b>AVAILABLE SF:</b>  | 191,000 SF        |
| <b>LEASE RATE:</b>    | \$9.00 SF/yr (MG) |
| <b>LOT SIZE:</b>      | 1.76 Acres        |
| <b>BUILDING SIZE:</b> | 191,000 SF        |
| <b>RENOVATED:</b>     | 2005              |
| <b>ZONING:</b>        | General Business  |
| <b>MARKET:</b>        | Cleveland         |
| <b>SUBMARKET:</b>     | Painesville       |

## PROPERTY OVERVIEW

Victoria Place located at 100 South Park Place, on the square, in Painesville, Ohio offers a full service office/business/commercial mix-use property with units immediately available. The building is comprised of 3-levels with multiple-size units throughout. Freight and passenger elevators are present on site for ease of accessibility. The building also has a rear loading dock area. Rentable areas are approximately 191,000 SF. Landlord will build to suit and is capable of design build projects for qualified tenants. Ideal tenants include restaurants, professional offices, art studios, fitness centers, coffee shop, yoga studio, hair salon, local community center, and all retail uses.

## PROPERTY HIGHLIGHTS

- Immediate occupancy
- Downtown Painesville, Ohio
- Live/Work units
- Handicap accessible
- Newly renovated units
- Walkable community

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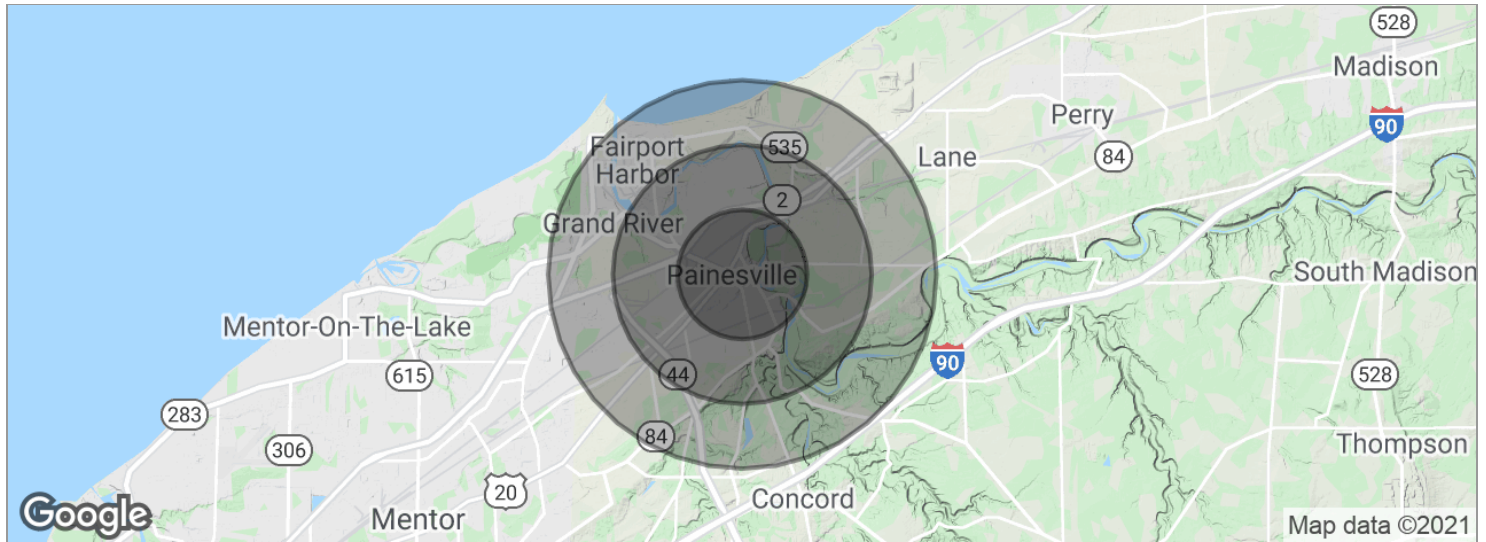
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| POPULATION          | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 11,382    | 27,914    | 44,979    |
| Median age          | 30.7      | 32.4      | 35.7      |
| Median age (male)   | 30.3      | 31.9      | 35.0      |
| Median age (Female) | 31.1      | 33.0      | 36.4      |
| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
| Total households    | 4,250     | 10,474    | 17,420    |
| # of persons per HH | 2.7       | 2.7       | 2.6       |
| Average HH income   | \$41,430  | \$49,294  | \$57,317  |
| Average house value | \$128,461 | \$138,762 | \$164,102 |

\* Demographic data derived from 2010 US Census

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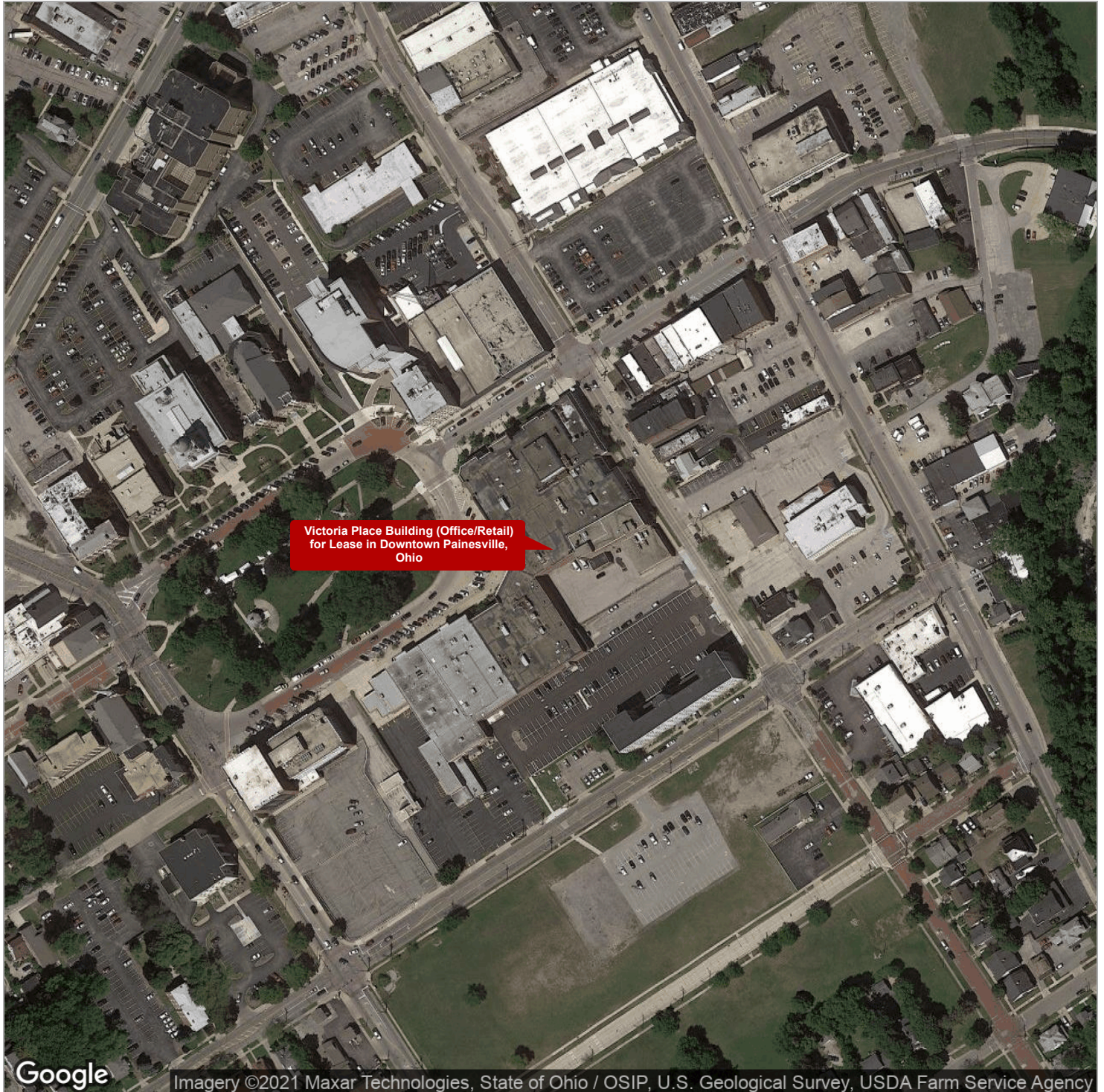
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