

# FOR LEASE

## Ohio Design Centre Beachwood, Ohio

1,348 - 60,000 square feet available



**Description:** 23533 Mercantile Road about a mile away from i271. Accessible from Chagrin Blvd and Green Roads, just South of Commerce Park Road. Building is 100,480 sq ft on 7 acres. Two docks with a building height of 18 ft. Additional entrance in the rear. Zoned commercial.

**New Owner:** The interior is currently set up like a mall. The front 40,000 sq ft includes multiple Tenants in the furniture, design and décor. The Landlord is willing to add doors and Windows to the exterior to create better access and visibility.

### Demographics:

#### Population:

1 mile: 3,130

3 miles: 70,594

5 miles: 229,823

#### Average Household Income:

1 mile: \$131,115

3 miles: \$103,217

5 miles: \$ 82,125



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