



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

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NEW TO THE MARKET: OFFICE/FLEX SPACE

6325 Cochran Rd, Solon, OH 44139

AVAILABLE SPACE
1,421 SF



Sherrie Mendenhall
Commercial Sales & Leasing Specialist
216 224 9650
sherrie@emmcorealtygroup.com

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COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP
3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



6325 COCHRAN ROAD

Solon, OH 44139

LEASE



PROPERTY DESCRIPTION

Last unit available at well-maintained office building. The space is well suited for medical use including podiatry, physical therapy, and other uses such as architect, insurance agency, attorneys and other general office use. The property is located in a densely populated industrial and corporate area with a heavy concentration of daytime employees.

PROPERTY HIGHLIGHTS

- Located 1.3 miles from Nestle/Stouffer's Corporate office as well as Cleveland Clinic's Family Health Center.
- 1.5 miles from US Rte. 422
- Surrounded by Solon's industrial zone.
- Home to Swagelock, King Nut, Great Lakes Cold Storage, and Mont Granite.
- Space is currently open with restroom and warehouse space in rear.
- Can be built to suit.

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	1,421 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	341	44,562	190,231
Total Population	751	111,151	472,463
Average HH Income	\$96,244	\$84,000	\$82,741

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RETAILER MAP

6325 Cochran Road, Solon, OH 44139

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Google

Map data ©2020 Imagery ©2020 , CNES / Airbus, Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA Farm Service Agency

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DEMOGRAPHICS: RADIUS 1, 3, 5 MILES

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RADIUS: 5 MILES

6325 Cochran Rd., Solon, OH 44139

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KEY FACTS

36,784

Population

45.3

Median Age

2.5

Average Household Size

\$72,524

Median Household Income

BUSINESS



2,097

Total Businesses



39,867

Total Employees

INCOME



\$72,524

Median Household Income



\$42,000

Per Capita Income



\$228,386

Median Net Worth

EDUCATION

6%

No High School Diploma



22%

High School Graduate



25%

Some College



46%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT



73%

White Collar



15%

Blue Collar



12%

Services

4.1%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (17.5%)

The smallest group: <\$15,000 (7.2%)

Indicator	Value	Difference	
<\$15,000	7.2%	-8.5%	
\$15,000 - \$24,999	7.8%	-2.9%	
\$25,000 - \$34,999	9.1%	-1.7%	
\$35,000 - \$49,999	9.6%	-3.8%	
\$50,000 - \$74,999	17.5%	+1.4%	
\$75,000 - \$99,999	12.6%	+1.2%	
\$100,000 - \$149,999	17.1%	+4.9%	
\$150,000 - \$199,999	7.7%	+3.3%	
\$200,000+	11.3%	+6.1%	

Bars show deviation from Cuyahoga County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019, 2024.

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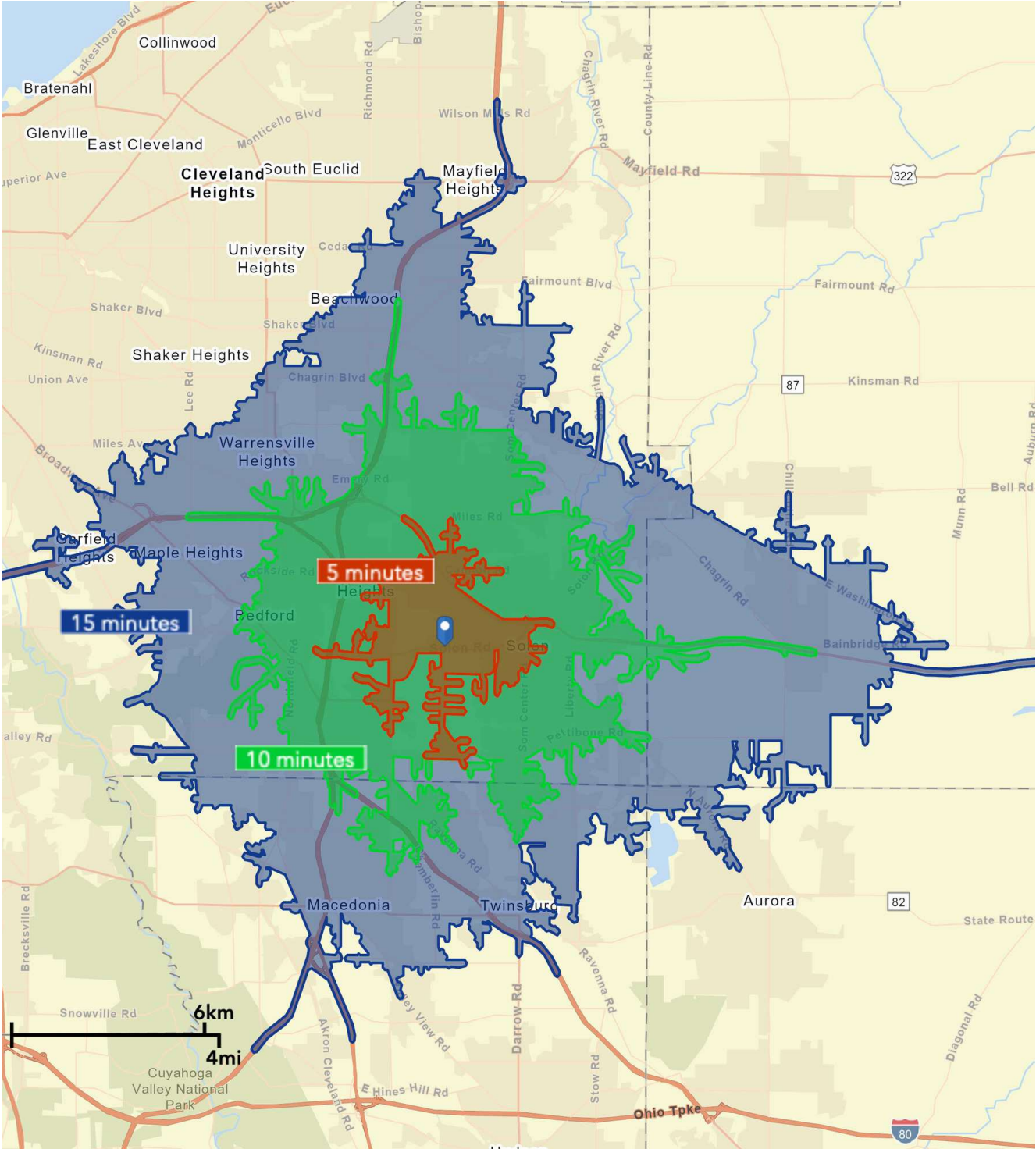
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DEMOGRAPHICS: DRIVE TIMES 5, 10, 15 MINUTES

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DRIVE TIMES: 10 MINUTES

6325 Cochran Rd., Solon, OH 44139

KEY FACTS

56,688

Population

44.3

Median Age

2.4

Average
Household Size

\$64,124

Median Household
Income

EDUCATION

6%

No High School
Diploma

25%

High School
Graduate

27%

Some College

43%

Bachelor's/Grad/Pr
of Degree

BUSINESS



3,362

Total Businesses



55,511

Total Employees

EMPLOYMENT



70%

White Collar



17%

Blue Collar



13%

Services

4.7%

Unemployment
Rate

INCOME



\$64,124

Median Household
Income



\$39,941

Per Capita Income



\$154,937

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.9%)

The smallest group: \$150,000 - \$199,999 (6.6%)

Indicator	Value	Difference	
<\$15,000	9.7%	-6.0%	
\$15,000 - \$24,999	8.9%	-1.8%	
\$25,000 - \$34,999	10.0%	-0.8%	
\$35,000 - \$49,999	10.4%	-3.0%	
\$50,000 - \$74,999	16.9%	+0.8%	
\$75,000 - \$99,999	12.1%	+0.7%	
\$100,000 - \$149,999	15.5%	+3.3%	
\$150,000 - \$199,999	6.6%	+2.2%	
\$200,000+	10.0%	+4.8%	

Bars show deviation from
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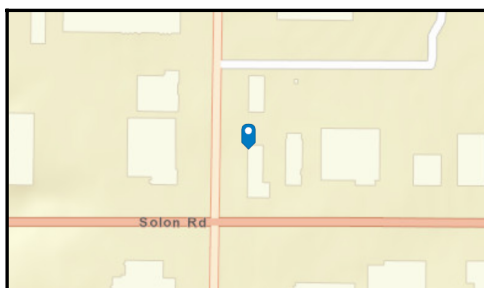
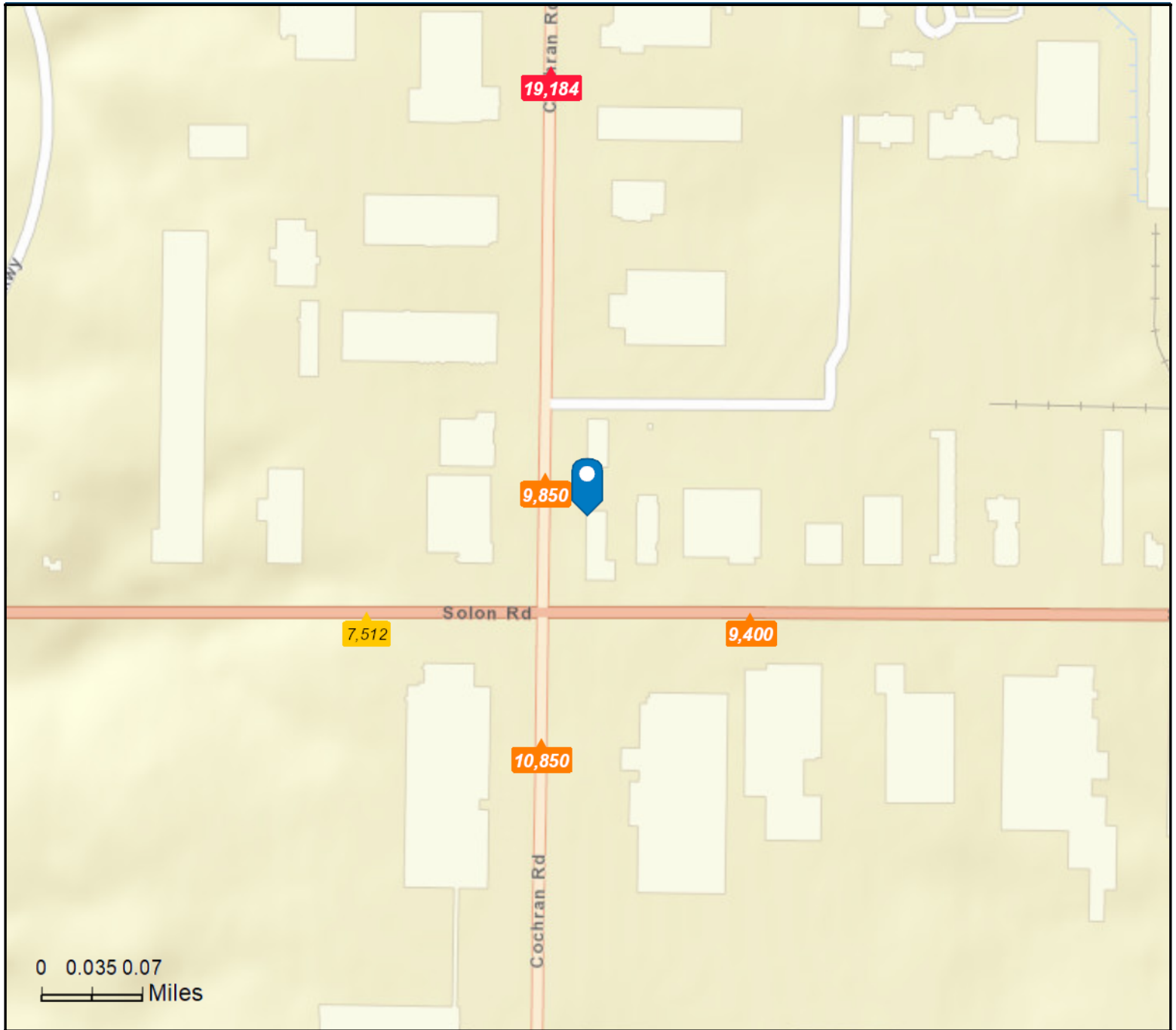
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Traffic Count Map - Close Up

6325 Cochran Rd, Solon, Ohio, 44139 2
 6325 Cochran Rd, Solon, Ohio, 44139
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 41.38813
 Longitude: -81.46850



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).

June 01, 2020