

## NOW AVAILABLE FOR SALE OR LEASE

4816 BRECKSVILLE RD.: RICHFIELD, OH 44286

- Two-story 34,350 SF mixed use building with retail store front suites and traditional office suites
- Ideal for owner occupant with current vacancies and established tenant base
- Easy highway access to Ohio Turnpike I-80 and I-77
- Located next to hotels and nearby restaurants
- Parking at various levels
- Attractive grounds and building entrance

**LEASE RATE: \$11.00 PSF Modified Gross**  
**SALE PRICE: \$925,000**

# RICHFIELD COURTYARD COMMONS I



**FOR MORE  
INFORMATION  
CONTACT:**

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## **RICHFIELD COURTYARD COMMONS I**

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### **RICHFIELD, OHIO**

Richfield is a village in Summit County, Ohio, United States. The village and the adjacent Richfield Township are approximately equidistant between the downtown areas of Akron and Cleveland. It is part of the Akron Metropolitan Statistical Area.

Businesses enjoy ready access to well-trained labor forces and the superior services and support provided by the local and regional governments.

### **LOCATION**

Richfield boasts one of the most strategic, convenient, and accessible locations in Northeast Ohio. Centered among 3.5 million residents, Richfield's location approximately 15 miles from both Cleveland and Akron enables its residents to enjoy both the nearby cultural, recreational, and commercial opportunities of those two large urban areas, as well as the relaxed charm and intimacy of residential life in Richfield. Businesses also benefit from Richfield's location by being able to draw from the well-educated and trained labor pools of both the Cleveland and Akron areas.

### **HIGHWAYS**

Unparalleled highway access from two major interstates (I-77 and I-271) and the state turnpike system (I-80), all of which connect in Richfield, further accentuates the benefits of Richfield's location.

Because interstate highways meet in Richfield, transportation is easy. Whether shipping products, commuting to work or visiting a mall, a highway stands nearby.

### **AIRPORTS**

Cleveland Hopkins International Airport, just over 20 minutes away, offers over a dozen major airlines, making it the largest airport in Ohio. It is accessible by driving north on I-77 then west on I-480.

The Akron-Canton Airport, 25 minutes away, gives the choice of seven major airlines. For commuter service to regional cities, Burke Lakefront Airport is located in downtown Cleveland. Burke also operates a heliport and has facilities for business jets.

### **ECONOMY**

- Cisco Systems maintains its wireless group headquarters in Richfield, at the site of the former Aironet Wireless Networks facility.
- National Interstate Insurance Company headquarters is based in Richfield.
- The Ohio Bureau of Criminal Identification & Investigation operates a field office in Richfield.
- Richfield, Ohio is home of the FedEx depot for all NE Ohio.

### **PROPERTY OVERVIEW**

Richfield Courtyard Commons I at 4816 Brecksville Road is located in the northern most part of the Village of Richfield and was built in 1999. It is a mixed use building offering both traditional office and retail store front suites. According to Summit County records, the total building is 34,350 SF on two levels. Parking is available on three sides of the building. There are 11 defined units for a total of 16,453 usable SF. The property is currently 44% occupied making it ideal for an owner/user.

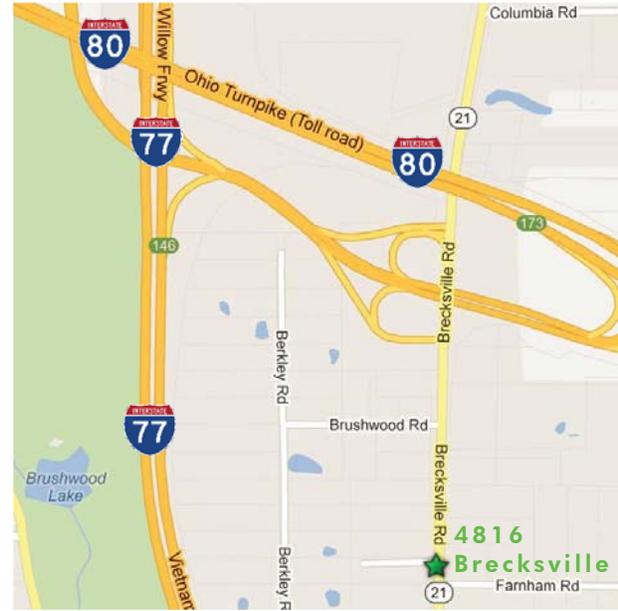
The subject property has been in receivership for a number of years and was recently acquired by Fifth Third Bank via Sheriff's deed. The property continues to be professionally managed by KRI Properties, Inc. Income and Expense history is available.





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## **AVAILABLE SUITES:**

Suite 10	Lower Level Storage	850 SF
Suite 11	Lower Level Storage	982 SF
Suite 12	Lower Level Suite	1,945 SF
Suite 21	Store Front Suite	1,075 SF
Suite 23	Store Front Suite	1,910 SF
Suite 24	2nd Floor Suite	1,901 SF
Suite 25	2nd Floor Suite	634 SF
Suites 26-29	2nd Floor Suites	7,156 SF



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