

This Fairlawn Retail Site is a Rare Opportunity in One of Northeast Ohio's Hottest Markets!

Located next to a regional shopping mall (Summit Mall) anchored by Macy's and Dillard's, this centrally located retail site offers excellent visibility to regional shopping traffic, a drive through with lots of stacking room, easy access and ample parking.

This former Keybank branch is 2,556 square feet and is ideally set up for another financial institution with multiple drive-through lanes, outside teller window with pneumatic tube delivery, a large safe, and more.

Retail Quick Service Restaurants would be an easy conversion and we have a lot of stacking room available for a restaurant use!

The Fairlawn/Montrose regional shopping area is not only one of the hottest retail markets in Northeast Ohio, it is also home to Summit County's second largest office district with a large daytime population and nearby headquarters.

◆ **Call Today to Discuss Leasing Options** ◆

Fantastic Fairlawn Retail Site For Lease NOW AVAILABLE!



145 Ghent Road, Fairlawn, Ohio 44333

The information herein is from sources deemed reliable but no warrant

for more information, please contact:

Eric D. McGrew, President

330.374.5414 office

330.283.6363 mobile

eric@ericmcgrew.com

or visit us on the web @

www.capstonecommercial.us

DEMOGRAPHICS

2021 Demo's	1 mile	3 miles	5 miles
Population	6,768	36,871	91,466
Population(day)	10,303	34,427	46,789
#Households	3,156	19,840	43,142
Ave HH Inc.	\$102,910	\$101,437	\$90,348

accuracy thereof.



119 Ghent Road in Fairlawn, Ohio 44333



Aerial View - Fairlawn Regional Shopping Area

Smith Road Traffic 11,930 cars/day

West Market St. Traffic 20,310

Ghent Rd 28,390 cars/day

Former KeyBank For Lease!

View from the corner of Sand Run Pkwy. & Ghent Rd.

This Corner Retail Site Offers:

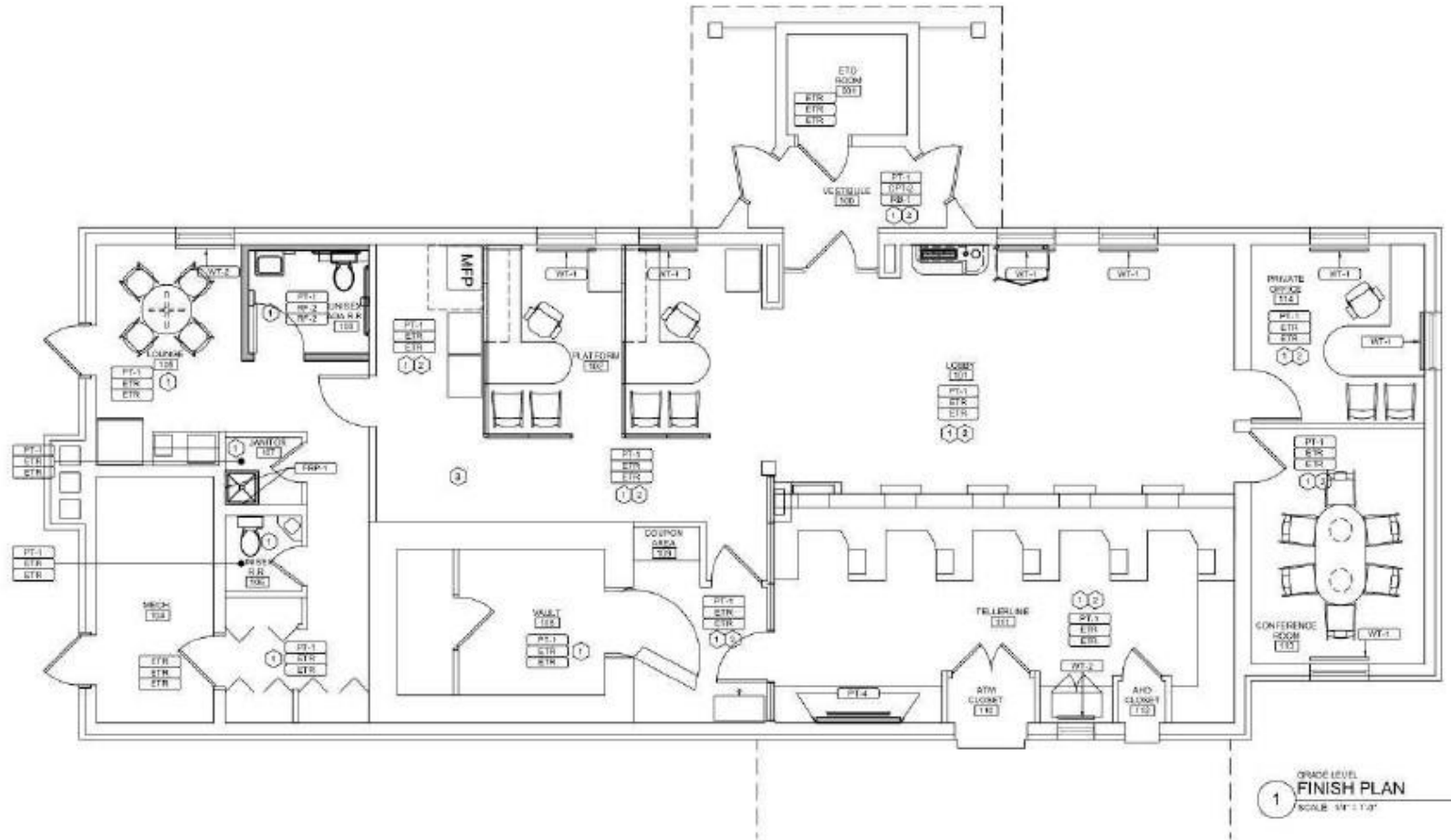
- Ample Parking
- Plenty of Stacking Room
- Excellent Signage

Logos on map include: Kids Country, SIGNET JEWELERS, WESTFIELD BANK, CF BANK, TOWPATH CREDIT UNION, Dillard's, zumiez, macy's, Apple, KAY JEWELERS, AMERICAN EAGLE, Foot Locker, GOODYEAR, FINISH LINE, NEXT, ARHAUS, Dillard's, CHASE, PF. CHANG'S, First National Bank, MR. TIRE, MIDAS, quality scrub, BJ's, Hilton, Beau's GRILLE, Holiday Inn, getGo, and NTE.



119 Ghent Road
Fairlawn, Ohio 44333
Office: 330-374-5414

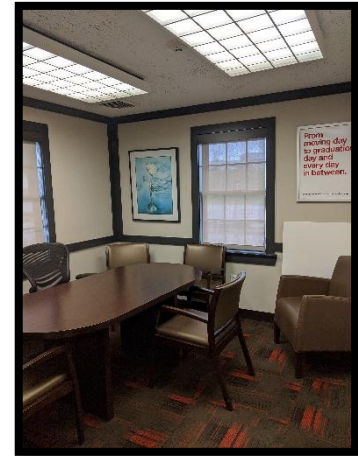
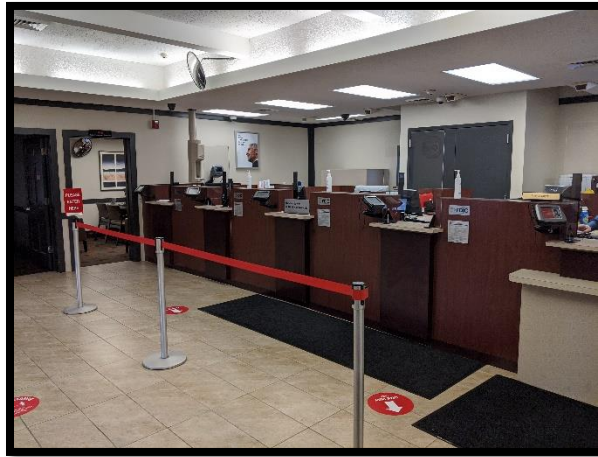
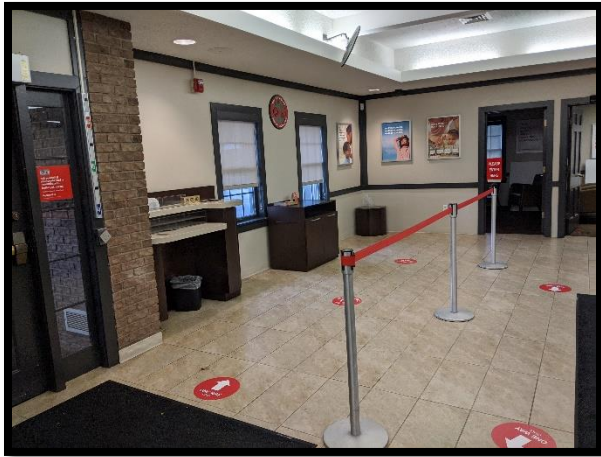
Building Floorplan



Building Exterior Photos



Building Interior Photos



Possible QSR Conversion - Aerial Site Plan



Mortgage Location Survey

