

AVAILABLE FOR LEASE  
RETAIL SPACE  
19694 WEST 130TH STREET  
STRONGSVILLE, OHIO 44136



VANCO REALTY

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CONTACT

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## PROPERTY OVERVIEW

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- SPACE SIZE - 2,479 SF
- BASE RENTAL: \$12/SF NNN (\$3.25/SF FOR NNN EXPENSES)

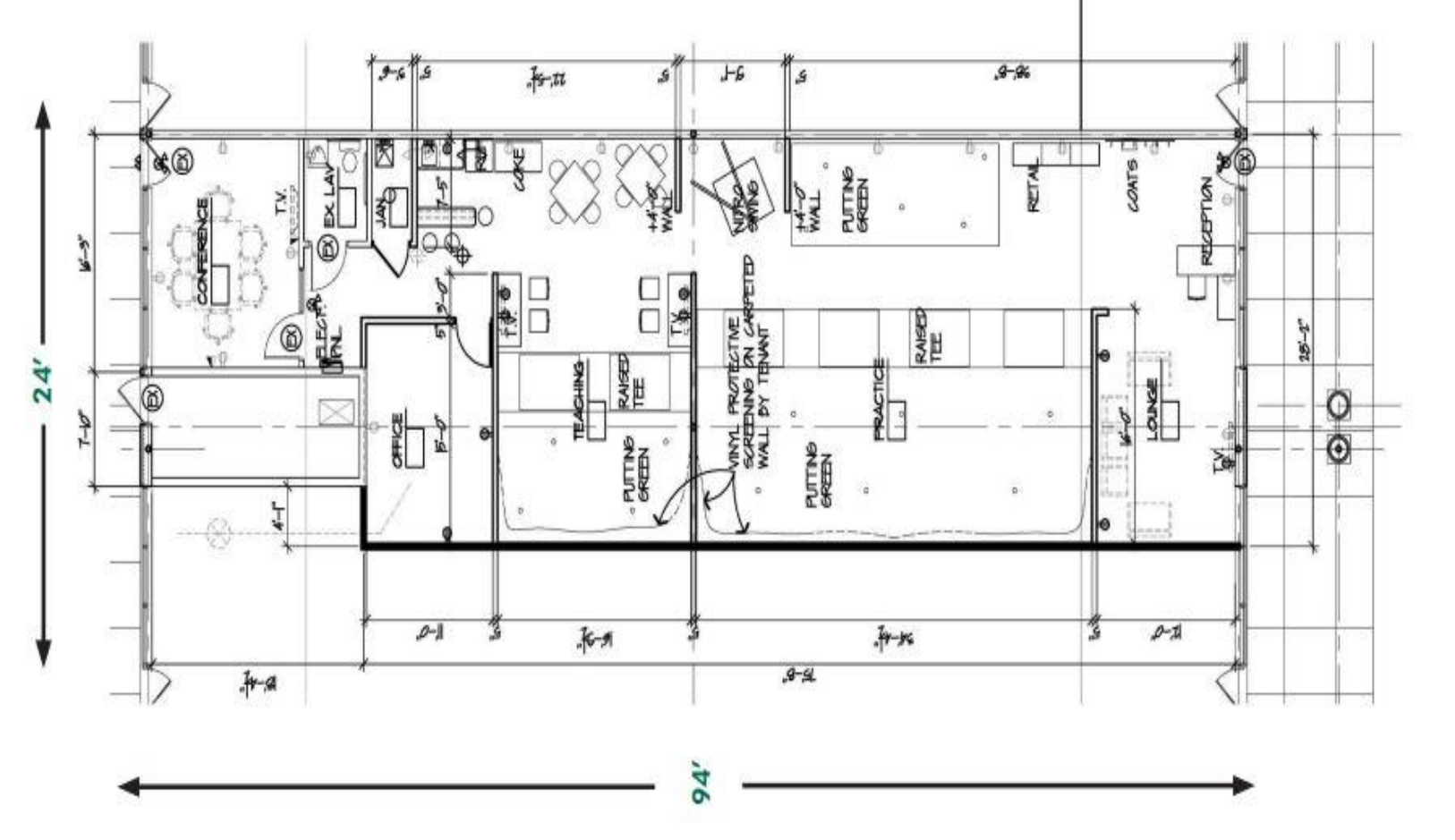
## HUNT SQUARE HIGHLIGHTS

- BUILT IN 2006
  - 11-FOOT DRYWALLED CEILINGS
  - FULLY SPRINKLERED
  - EXCELLENT EXPOSURE TO WEST 130TH STREET
  - 78-CAR PARKING
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- NEXT DOOR TO WALGREENS
  - TENANTS: PHIX SALON SUITES, STOUFFER REALTY AND VEGA NAILS
  - TRAFFIC COUNT: 11,505 VEHICLES PER DAY



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**FLOOR PLAN**  
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DEMOGRAPHICS | STRONGSVILLE  
 RETAIL SPACE  
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DEMOGRAPHICS	
TOTAL POPULATION	44,660 PEOPLE
MEDIAN HOUSEHOLD INCOME	\$88,176
MEDIAN AGE	45.1 YEARS
MEDIAN HOUSING VALUE	\$178,504