

Solon Commons Retail Building

6050 Enterprise Parkway | Solon, Ohio 44139



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General Information:

6050 Enterprise Parkway is a multi-tenant, retail building that provides easily accessible and convenient services to nearby hotels and extended-stay suites as well as residential, commercial and industrial districts in Solon and area communities. Existing tenants include: Nova Care (occupational and physical therapy), and Hunan of Solon (restaurant). New zoning now allows for general retail at 6050 Enterprise Parkway.

Location:

Enterprise Pkwy is one mile from the Harper Rd exit from US-422 and minutes from I-271 and I-480 interchanges.

Business Development:

The City of Solon's commitment to its business community is apparent in both its Economic Development department and a premier Chamber of Commerce. Membership in the Solon Chamber of Commerce includes hundreds of large and small businesses that employ over 19,000 workers and represent industrial, commercial, retail, professional and home-based businesses.

In recent years, Solon was named 'business friendly' by a Greater Cleveland Growth Association program that represents economic development agencies in seven Northeast Ohio counties.

Features:

BUILDING: 8,400 sq ft

AVAILABLE: 2,400 sq ft

RENTAL RATE: From \$9.00 per sq ft

TYPE OF LEASE: Net

LEASE TERM: 5-year term

IMPROVEMENTS: As is

ZONING: General retail & service type uses per master plan

PARKING: Abundant surface parking for tenants and visitors is provided



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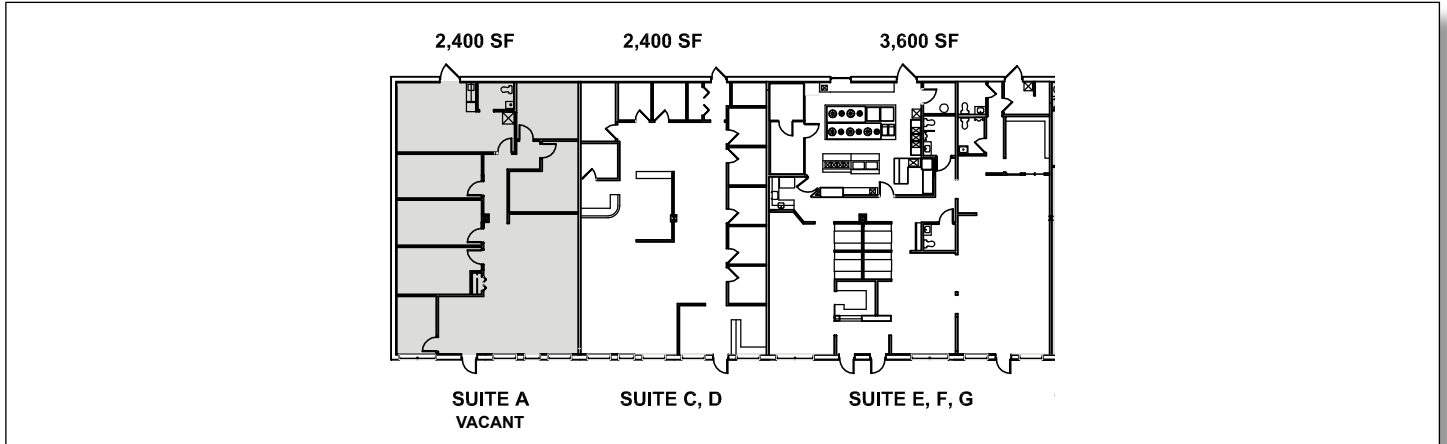
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Area Services:

- Restaurants:** LongHorn Steakhouse
KFC/Taco Bell
Senorita Bonita's (a family-style Mexican restaurant)
- Lodging:** Hampton Inn (103 rooms)
Homewood Suites (86 extended-stay suites)
SpringHill Suites (120 suites)
Towne Place by Marriott (112 suites)
- Entertainment:** Solon Commons 16 (movie theater)
Play Day Café

Demographics:

With its estimated 23,728 residents and the collective cooperation of its superior schools, businesses and civic organizations, The City of Solon is a top-ranked, award-winning community.

Median age	41.6
Median family income	\$110,125
Average single-family home value	\$295,464
Estimated daytime population	37,300
School district enrollment	5,210
Distance to I-271 & I-480	3 miles
Parks & recreation areas	9

Available for Lease:

AREAS

A 2,400 sq ft

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