



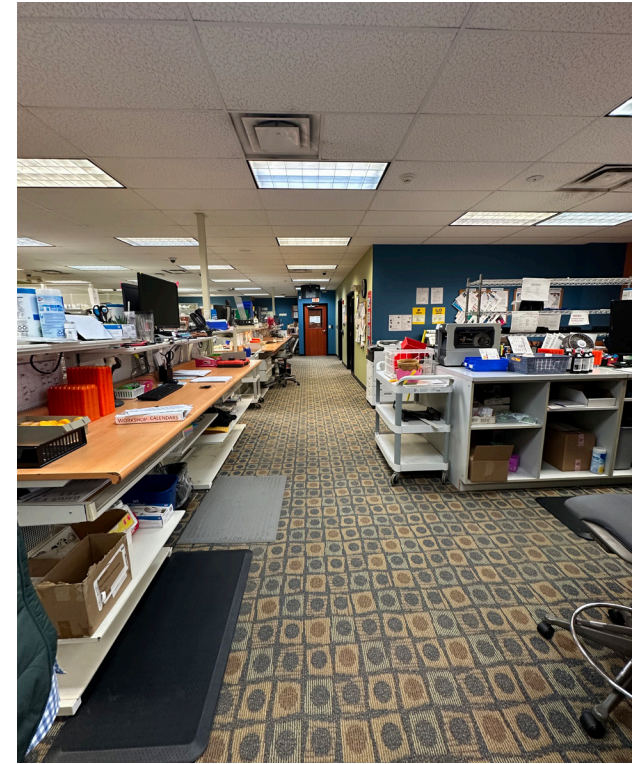
For Sale or Lease

Owner Occupier or Investment Opportunity
3509 Embassy Pkwy, Fairlawn, OH

3509 Embassy Pkwy Fairlawn, OH

Property Highlights

- 10,728 SF
- Owner occupier or investment opportunity
- Close proximity to I-77
- 4,851 SF available for lease
 - Space includes two private offices, break room with glass and outdoor seating area, conference room and large open area for bull pen
- No add on factor
- Available Q3 2025
- **Rental Asking Rate: \$19.95/SF**
- **Purchase Price Negotiable**

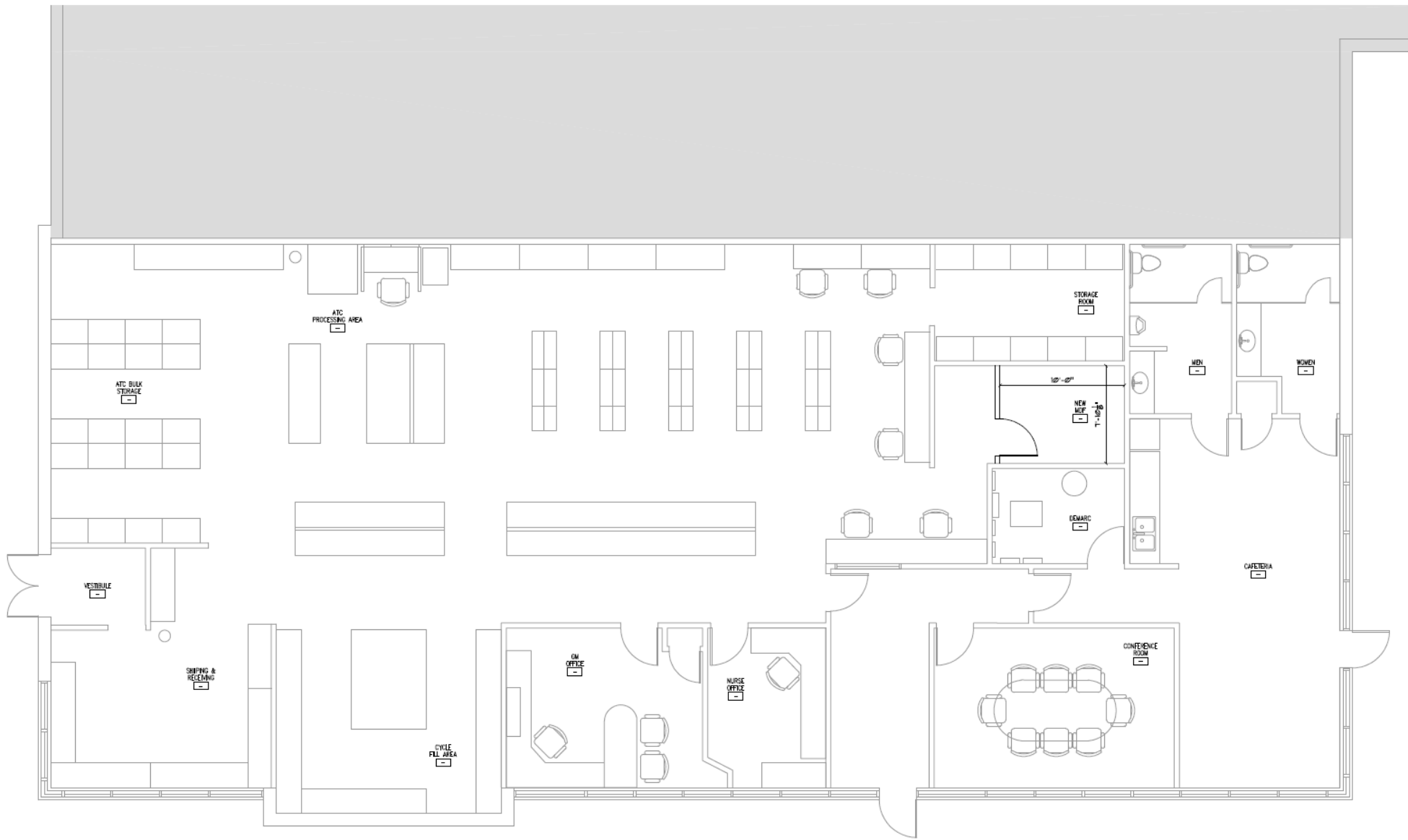


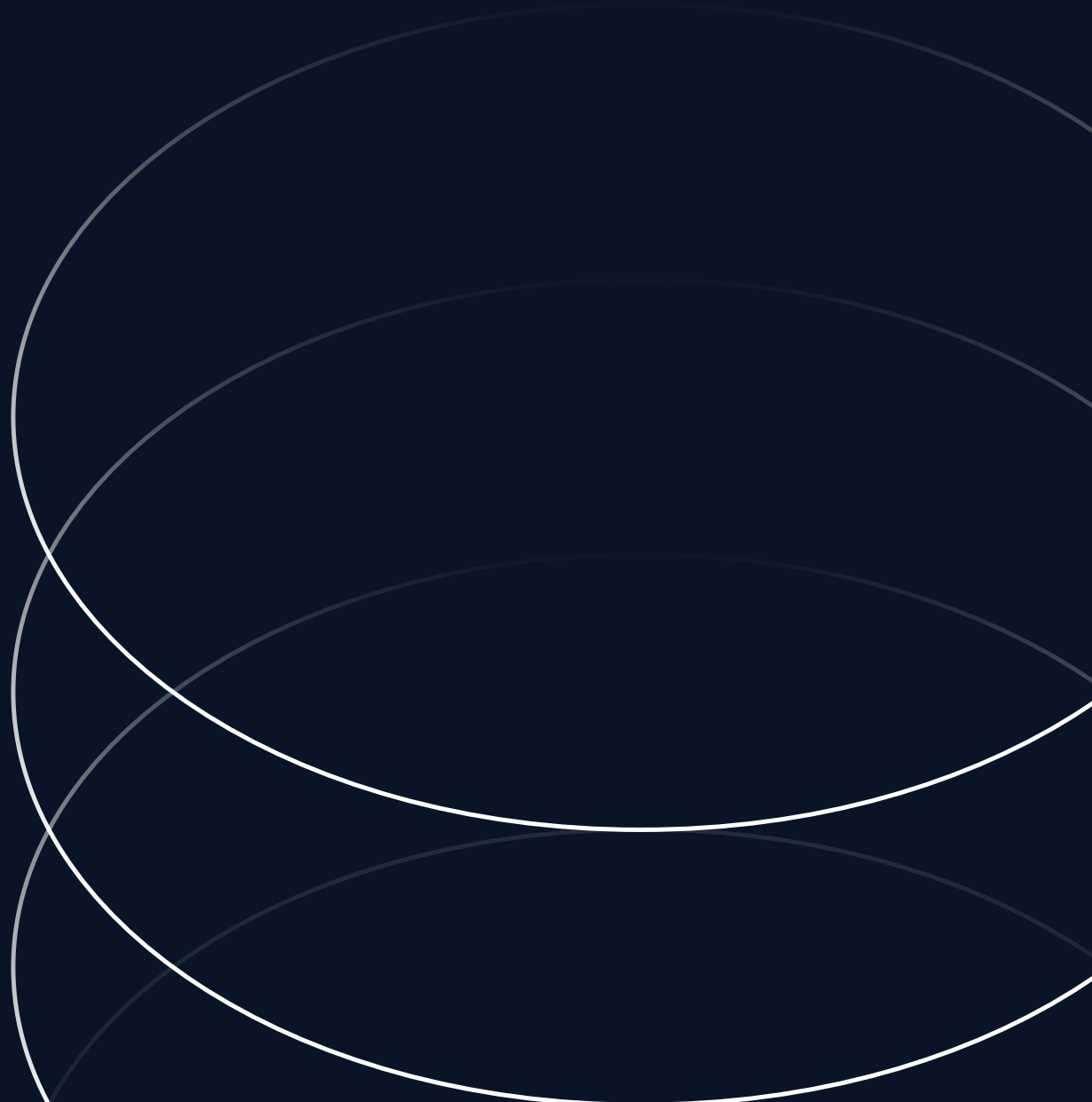
	1 mile	3 miles	5 miles
2024 Population	2,115	27,972	61,144
Average HH Income	\$213,159	\$161,071	\$133,322
Average Home Value	\$563,752	\$449,648	\$416,612
Median Age	55.6	45.6	44.3

Trade Area Map



Floor Plan



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