

# LAND FOR LEASE OR SALE

6460 SOM CENTER RD., SOLON, OH 44139

±0.49 AC LAND AVAILABLE



AURORA RD  
± 22,000 VPD



SOM CENTER RD  
± 30,000 VPD



**6460 SOM Center Rd**  
SUBJECT PROPERTY

**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES

**CATHERINE LUECKEL**  
ASSOCIATE VICE PRESIDENT

DIRECT (216) 503-3596  
CATHERINE.LUECKEL@MATTHEWS.COM  
LICENSE NO. SAL2014001126 (OH)

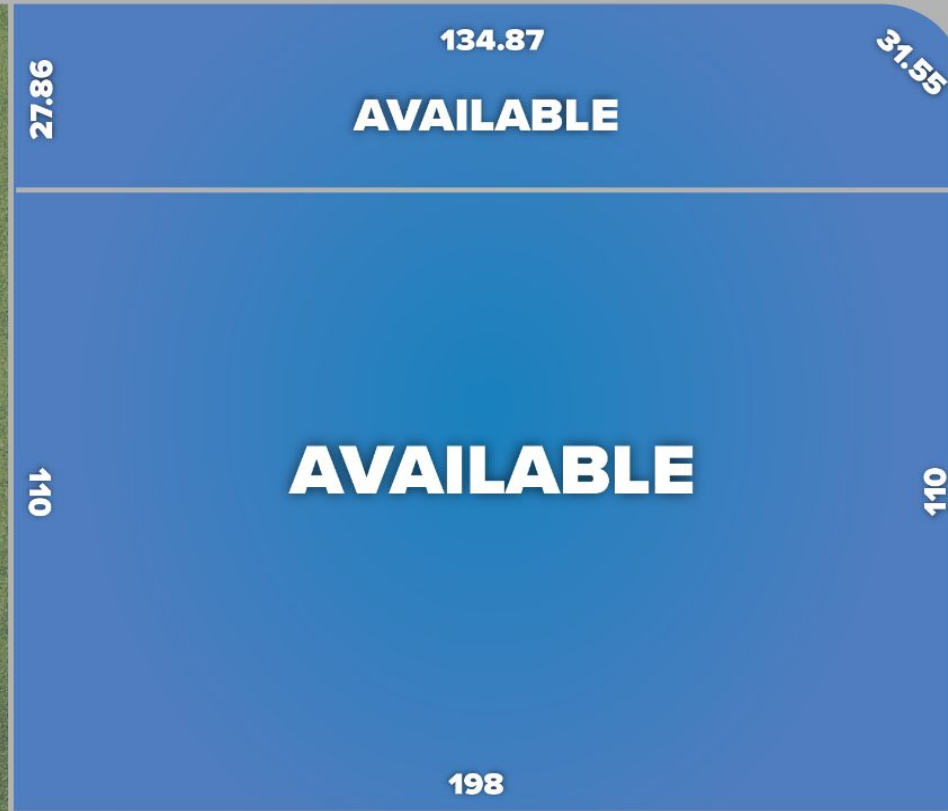
**ABIGAIL RUCKEL**  
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MOBILE: (440) 975-1640  
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LICENSE NO. 2023000701 (OH)



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BALDWIN RD



91

SOM CTR RD



91

### PROPERTY HIGHLIGHTS

- ±0.49 acres available in the heart of Solon, OH
- Located at the corner of SOM Center Rd & Baldwin Rd
- Zoned "Light Commercial"
- Located directly across from Giant Eagle Market district with over 21,000 VPD

### DEMOGRAPHICS

|                               | 1-MILE    | 3-MILE    | 5-MILE    |
|-------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>             |           |           |           |
| Five-Year Projection          | 5,414     | 31,847    | 96,230    |
| Current Year Estimate         | 5,374     | 30,795    | 94,952    |
| Growth Current Year-Five-Year | 0.74%     | 3.42%     | 1.35%     |
| <b>HOUSEHOLDS</b>             |           |           |           |
| Current Year Estimate         | 2,118     | 11,444    | 38,979    |
| <b>INCOME</b>                 |           |           |           |
| Average Household Income      | \$122,271 | \$181,552 | \$155,972 |



AURORA RD  
± 22,000 VPD



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AURORA RD ± 22,000 VPD





**FIRSTWATCH**  
The Daytime Cafe  
**BED BATH & BEYOND**  
Beyond any store of its kind!  
**Bath & Body Works**

**Orangetheory**  
**ULTA**  
BEAUTY

**BMW**

**University Hospitals**

422

**MR. TIRE**  
AUTO SERVICE CENTERS

Sedlak Interiors

nVent

422

± 56,000 VPD

United Stones International

**OLD NAVY**

**Chick-fil&**

Jerpbak-Bayless Company

**Shell**

**DOLLAR TREE**

AURORA RD ± 22,000 VPD

**us bank**

**Panera**  
BREAD

**planet fitness**

**ALDI**

KSK Visual Ingenuity

**ACE Hardware**

**Jenny Holm**  
FITNESS

**HOBBY LOBBY**

Granex Industries, Inc.

**PAPA JOHN'S**  
PIZZA

**AT&T**

**SHERWIN WILLIAMS**

**F&S** Citizens  
**Walgreens**

SOLON RD ± 10,000 VPD

Nick Farley & Associates

**Advance Auto Parts**

**HAND & STONE**  
MASSAGE AND FACIAL SPA

**CHASE**

**DUNKIN'**  
Arbys

**Huntington**

**CHIPOTLE**

**CVS pharmacy**

**Wendy's**

**BURGER KING**

**Mobil**

SOM CENTER RD ± 30,000 VPD

**7 ELEVEN**

**BOSTON MARKET**  
Baltimore Kitchens

Multi Radiance Medical

**TAKE 5**  
UNIVERSITY

**PNC**

**Dominos PIZZA**

**verizon**

**CLUB PILATES**

**crumbl cookies**

**PET SUPPLIES PLUS**

Vintage Wine Distributor

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**OfficeMax**

**giant eagle**

**SUBWAY**  
**CHARLEY'S**  
PHILLY STEAKS  
**Starbucks**

**T Mobile**

**FIFTH THIRD BANK**

Google Earth

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**KYLE MATTHEWS**  
BROKER OF RECORD

License No.REC.2022007141 (OH)

6460 SOM Center Rd  
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This Leasing Package contains select information pertaining to the business and affairs located at **6460 SOM Center Rd, Solon, OH** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.