

# 41,354 SF Mixed-Use Space Available

For Sale | 8303 Day Drive, Parma, OH 44129

 University Hospitals  
Parma Medical Center



UNITED STATES  
POSTAL SERVICE



DUNKIN'

OUTBACK



KOHL'S



PET SMART

getGo

Gabe's



Day Drive

— the  
**SHOPPES**  
— at PARMA —

21,500 VPD

Olive Garden



KRAZY  
BINS

mr. Hero

 CUSHMAN &  
WAKEFIELD

CRESCO  
Real Estate





## PROPERTY HIGHLIGHTS

- Excellent owner/user opportunity
- 100% air-conditioned warehouse/retail space
- Ample power supply 600A / 480V / 3P
- Vacant unit with 24' clear height and open floor plan perfect for storage warehouse
- Close proximity to numerous retail shops and restaurants
- Abundant employee and guest parking available on site

## ASKING PRICE

- \$3,300,000

## Property Specifications

<b>Total Building Size:</b>	41,354 SF	<b>Column Spacing:</b>	36'9" x 47'4"	<b>A/C:</b>	100%
<b>Year Built/Reno:</b>	1990 / 1995	<b>Sprinkler:</b>	100% Wet	<b>Power:</b>	600A / 480V / 3P
<b>Land Size:</b>	4.65 Acres	<b>Lighting:</b>	T-5	<b>Parking:</b>	160
<b>Clear Height:</b>	16'6" - 24'	<b>Heat:</b>	HVAC	<b>Zoning:</b>	Retail



## LEASES

- Total SF = 41,354
- Vacant = 27,000 SF
- Three occupied spaces
  - **8247 Day Drive:**  
\$2500/month - 3 yr lease: 3,625 SF  
Expires 12/31/28
  - **8251 Day Drive:**  
\$1000/month, 12-month lease: 1,000 SF
  - **8255 Day Drive:**  
\$4600/month 3-year lease: 9,729 SF  
Expires 8/30/26
- All lease rates are GROSS

## OPERATING EXPENSES

- Annual taxes \$28,000
- Landscaping \$250/month
- Snow removal \$1350
- Electric bill for monument sign/ light polls \$1083/year
- Building insurance \$7400/year

## IMPROVEMENTS

- Interior of 3 units was painted in May 2024
- Parking lot completed 2017 and resurfaced 2021
- Roof had repairs in 2023 (older sections)
- New furnaces for 8255 Day Drive







**236,231**

Population  
(2024 | 5 Mile)

**42.9**

Median Age  
(2024 | 5 Mile)

**105,048**

Households  
(2024 | 5 Mile)

**\$94,538**

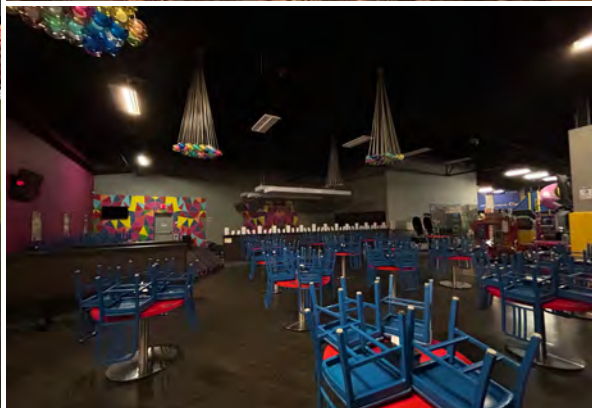
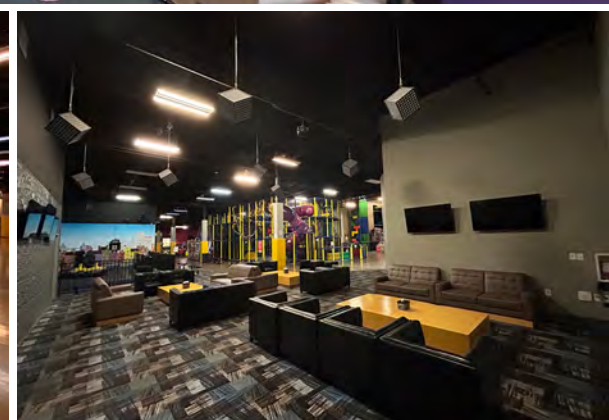
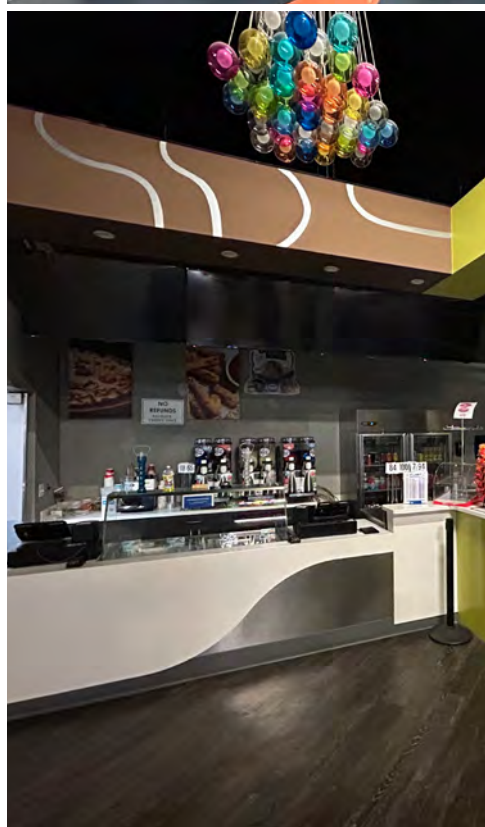
Avg. Household Income  
(2024 | 5 Mile)

**8,140**

Total Businesses  
(2024 | 5 Mile)

**105,713**

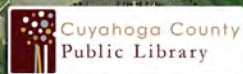
Total Employees  
(2024 | 5 Mile)





**the SHOPPES**  
at PARMA

Walmart DICK'S Sporting Goods RALLY HOUSE Marcs ULTA  
rue21 CHIPOTLE OLD NAVY Panera  
Burlington PIADA five BELOW  
CHASE Huntington CHUCK E. CHEESE'S  
FIVE GUYS FITWORKS MISSION BBQ naf naf  
FAST EDDIE'S Pie-O-Mine AspenDental SHOE DEPT. ENCORE



Powers



RIDGE RD



DAY DR



AMIES RD

Regency Dr





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PARMA, OH 44129**

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