

Solon Wellness & Professional Center

For Sale & Lease | 33001 Solon Road, Solon, Ohio 44139



33001 Solon Road

- High-profile location in Solon's main commercial corridor
- Ideally suited for medical and professional office users seeking a high-traffic, growth-focused location
- Potential owner/user opportunity
- Updated common areas with ability to utilize covered patient drop-off canopies
- Directly across from The District, a transformative new development featuring 200 apartments, retail, and hotel space
- Suites on two (2) floors with pre-existing conditions suitable for medical office users
- Ample surface parking on-site

Asking Lease Rate:
\$22.00/SF Gross + Utilities



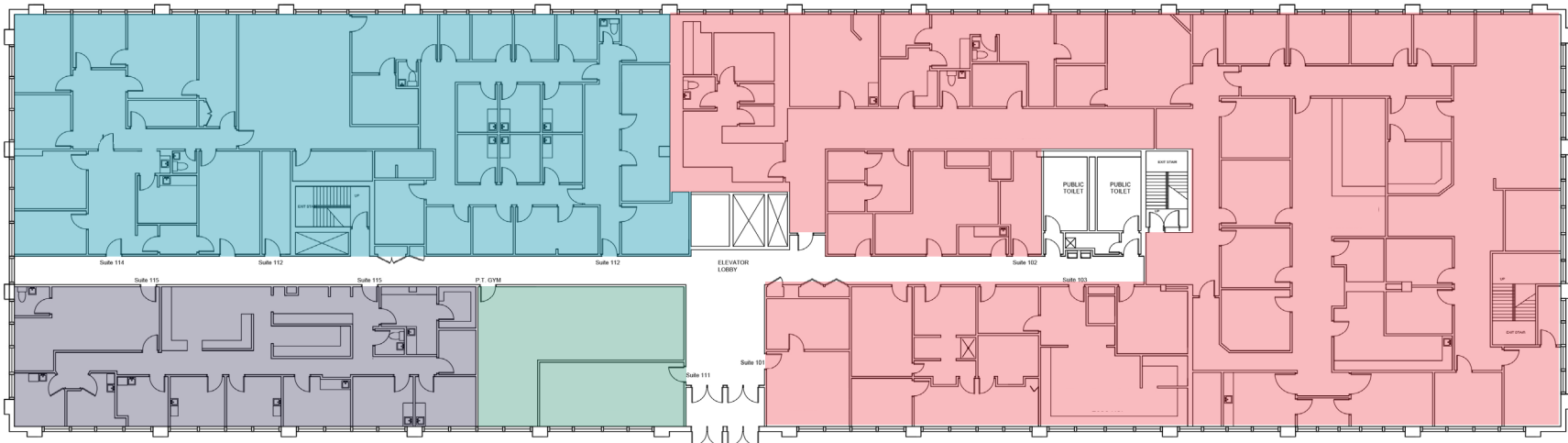
Quick Stats

Building Size:	59,470 SF
Building Type:	Medical Office/Office
Building Height:	Two (2) Stories
Average Floor Size:	27,500 SF
Year Built:	1980
Roof:	Flat
Clear Height:	10'
A/C:	Central
Land Size:	5.102 Acres
Parking:	150 surface parking spaces

Floor Plans | Varying Availability from 1,000 SF - 23,941 SF

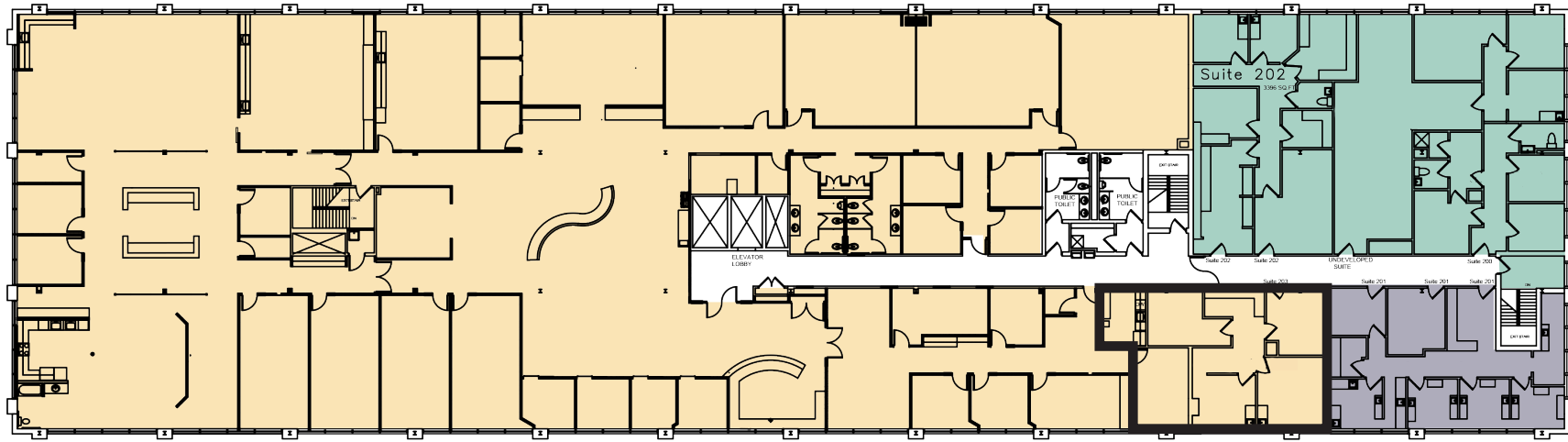
■ SUITE 114: 6,929 SF
 ■ SUITE 100: 13,054 SF WITH DEDICATED CANOPY DROP-OFF/PICK-UP
 ■ SUITE 115: 2,810 SF
■ CONTIGUOUS SPACE/EXPANSION: 1,148 SF
 □ FULL FLOOR AVAILABILITY: 23,941 SF

1ST FLOOR



■ LEASED
 ■ CONTIGUOUS SPACE/EXPANSION: 4,067 SF
 ■ SUITE 201: 1,335 SF
 □ MAX CONTIGUOUS: 5,402 SF

2ND FLOOR



Site Plan



Site Plan



5-MILE RADIUS | 2025

96,939

POPULATION

43.1

MEDIAN AGE

40,376

HOUSEHOLDS

\$155,548

HOUSEHOLD INCOME

5,703

BUSINESSES

The District



Since the demolition of the long-vacant Liberty Ford site in October 2024, progress is happening behind the scenes toward transforming this key area into a vibrant mixed-use development.

Over the past several months, the development team—RHM Real Estate (also known as JJJ Real Estate)—has been focused on securing capital funding, advancing site engineering, clarifying environmental remediation requirements, and maintaining control of both the Liberty Ford and Solon Motel properties. The team has also successfully obtained an extension for a brownfield grant from the Ohio Department of Development.

“There are a lot of moving parts. Our efforts have centered on engineering the site’s utilities and conducting extensive analysis of the environmental conditions to fully understand the scope of potential remediation,” said Andrew Larussi, VP, Head of Acquisitions & Development for RHM. “Much of our recent focus has been underground—getting the site ready for vertical development. We’re eager to move forward. Solon needs this project, and we’re committed to delivering a lifestyle center that will truly benefit the community.”

Source: solonohio.gov/139/Economic-Development



The proposed redevelopment spans approximately 10 acres along Aurora Road, near Solon Road. It will include the former Liberty Ford site, 2.85 acres of City-owned land, and the current Solon Motel property.

The project team includes RHM Real Estate, Pride One Construction, and The Passov Group. Plans call for a dynamic, mixed-use environment featuring:

- Approximately 200 high-end residential apartments
- 38,000 SF of retail space, including a 13,600 SF food hall
- a 268-space structured parking garage
- A 100-room hotel, which will be separately parceled and developed by a third-party hotel partner
- The total investment is projected to exceed \$100 million, representing a transformational opportunity for the area.

In 2024, Solon City Council approved both an economic development incentive package with RHM Real Estate and a compensation agreement involving RHM and the Solon City School District.

Solon City School District



Nestled in southeast suburban Cuyahoga County, our district is home to students who live in the City of Solon and Village of Glenwillow. Solon was founded as a rural farming community in 1820 and neighboring Glenwillow was established as a company town for the Austin Powder in 1893. Today, the bustling suburban environment encompassing our community honors the rich traditions of a family-oriented community while supporting a significant industrial and corporate base that includes manufacturing, technology, health care and retail.

At Solon City Schools, we believe in empowering every student, every day, to achieve personal excellence. As one of Ohio's and the nation's top-rated public school districts, we offer a rigorous and comprehensive academic experience, complemented by extensive opportunities in arts, activities and athletics.

Our commitment to meeting the needs of ALL students is unwavering. We focus on supporting the whole child, addressing not only their educational needs but also their social and emotional well-being. This holistic approach ensures that every student has the opportunity to thrive in all aspects of their development.

Source: solonschools.org



We consistently meet and exceed state academic standards, with student achievement improving year after year. But our excellence extends beyond measurable data points. It's reflected in the diverse accomplishments of our talented students and supported by vital partnerships within our community.

Our mission is clear: To ensure all students attain the knowledge and skills to thrive and become empathetic, ethical, contributing citizens in an evolving global society. We achieve this through collaboration and an unwavering commitment to empower every student, every day.

Join us in our diverse learning community, where accountability, dedication, and support from our Solon and Glenwillow families come together to create an environment of unparalleled educational opportunity and comprehensive student support.



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