

The Plaza at Stonewater

FOR SALE OR LEASE | 387 GOLFVIEW LANE, HIGHLAND HEIGHTS, OHIO 44143



Investment Opportunity

- 36,280 SF building built in 2007 for sale or lease
- On 3.37 AC lot with 165 car lot
- Adjacent to the Cuyahoga County Airport
- Just minutes from I-271, I-90, SOM Center & Richmond Roads
- Serene Golf Course Setting at StoneWater
- Beautiful balcony views on the 2nd floor
- Relaxing patio

SALE PRICE
\$3,800,000

PRO FORMA
YEAR 1 NOI
\$284,367.91

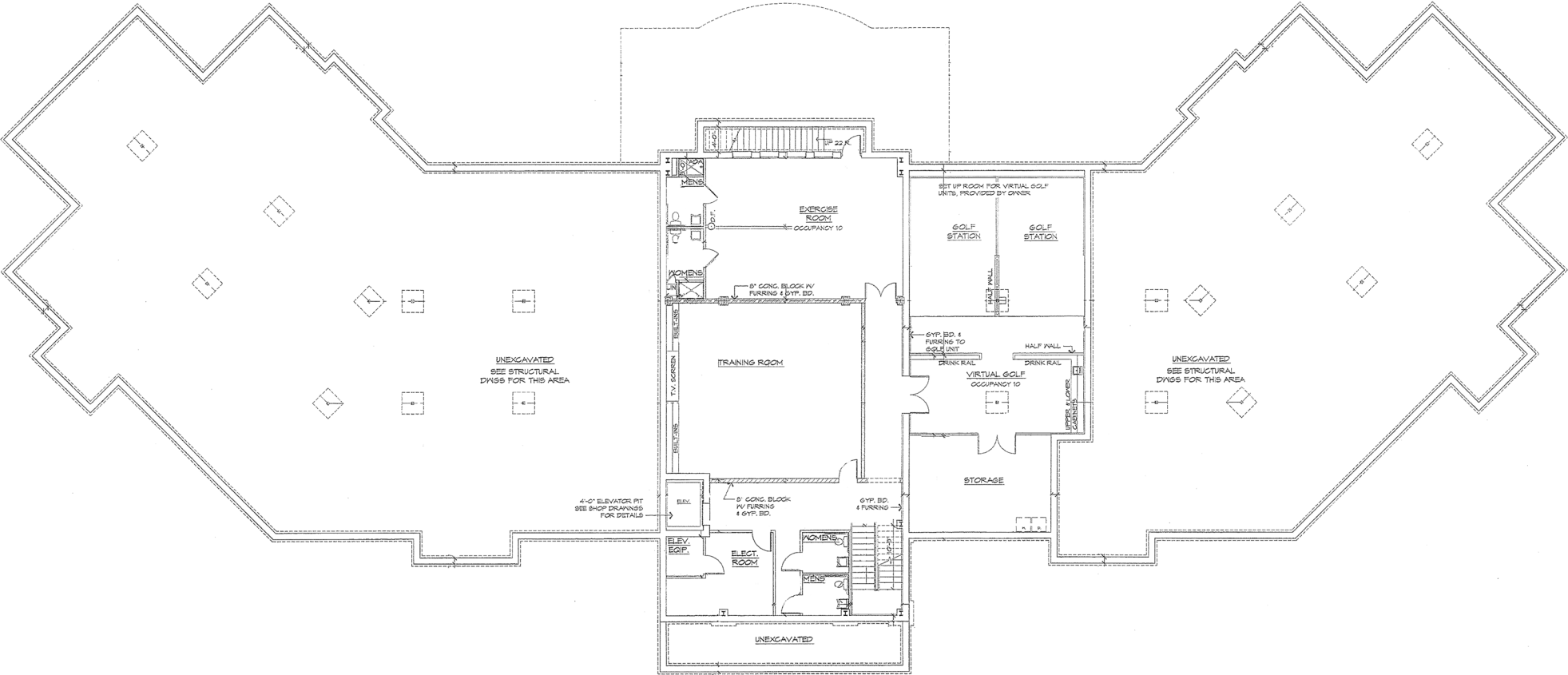
PRO FORMA
CAP RATE
7.48%



Available for Lease

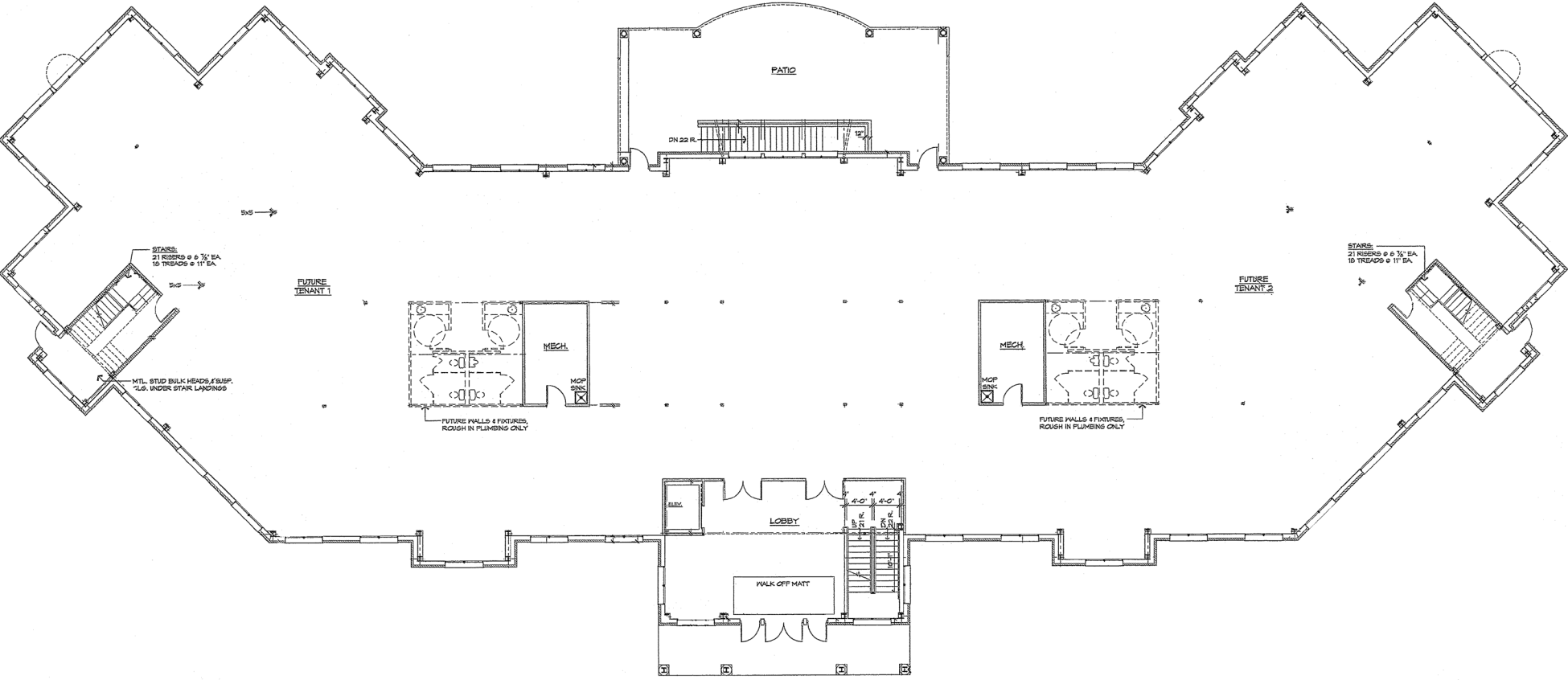
Suite 100	12,715 SF
Suite 200	8,055 SF
Suite 225	2,285 SF
Suite 275	2,000 SF
Lease Rate	\$18.50/SF

Lower Level Floor Plan



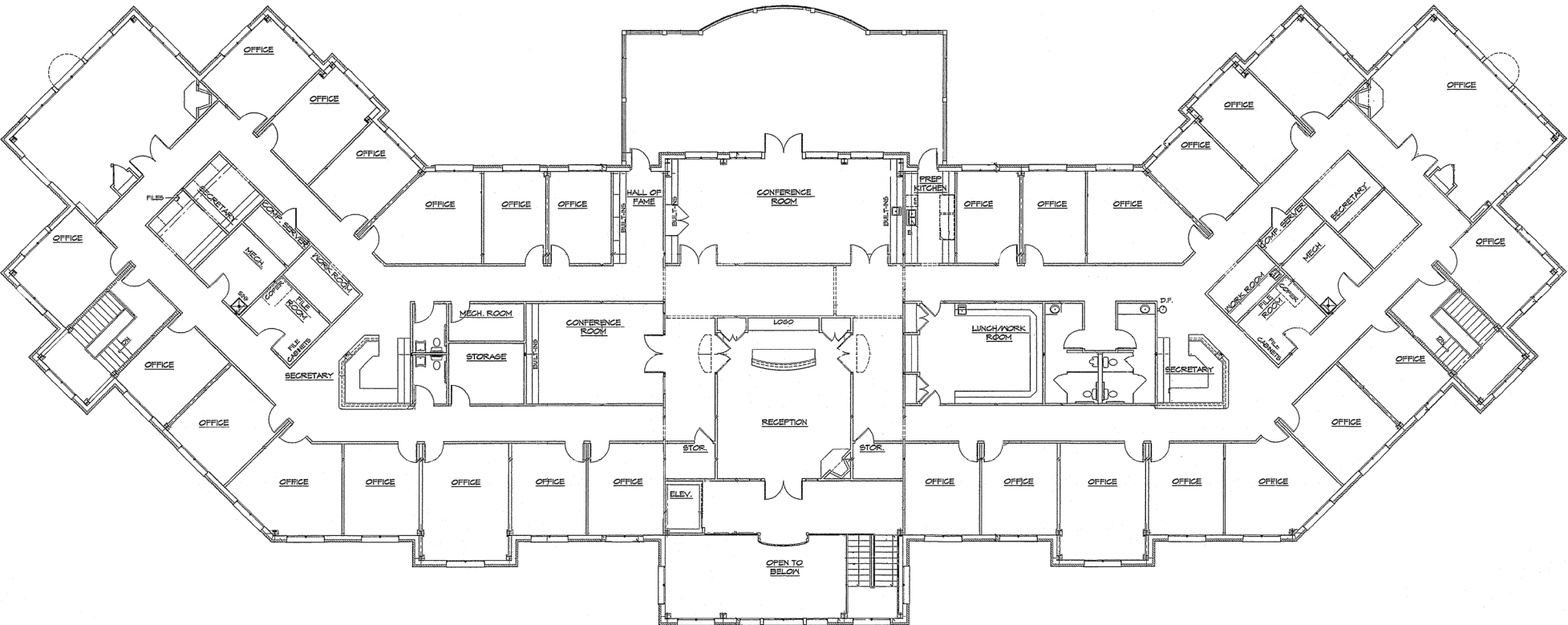
6,000 SF

Entry Level Floor Plan



15,950 SF

Second Floor Floor Plan



15,950 SF

201,172

Population
(2024 | 5 Mile)

42.4

Median Age
(2024 | 5 Mile)

93,501

Households
(2024 | 5 Mile)

\$94,282

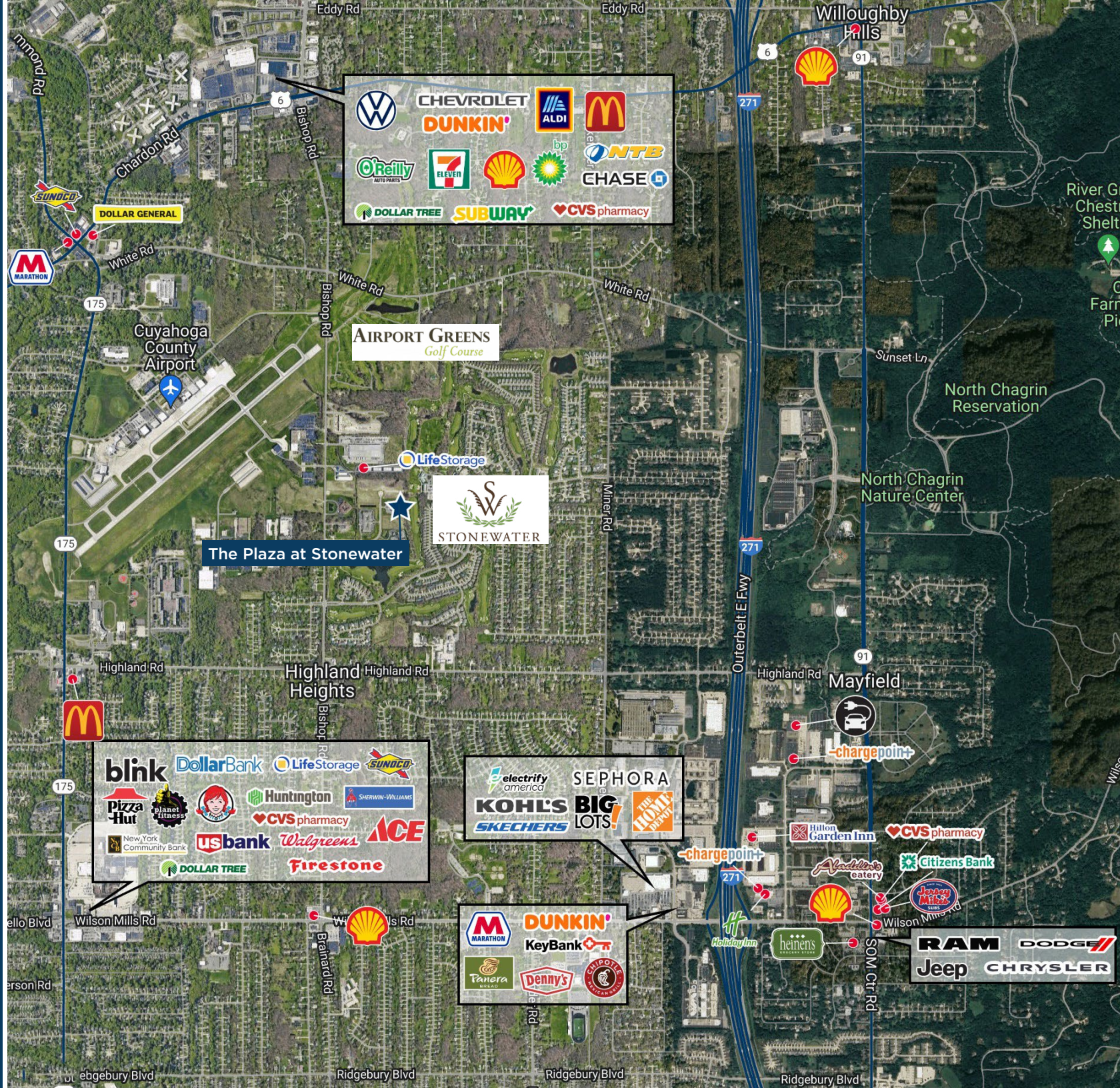
Household Income
(2024 | 5 Mile)

7,871

Total Businesses
(2024 | 5 Mile)

99,336

Total Employees
(2024 | 5 Mile)





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