

**20015 Detroit Road  
Rocky River, OH 44116  
FOR LEASE!!**



**PRIME Rocky River Location: OFFICE/ RETAIL**



**COAKLEY**  
Real Estate Company LLC



**FOR SHOWING INFORMATION**  
**Francis (Sandy) Coakley, Principal**  
M: 216-970-0644 | O: 216-772-4700  
sandy@coakleyrealestate.net



- FOR LEASE: 2 Floors  
PSF: NNN**
- ✓ **First Floor: 4,564 SF | Divisible to 1,200 SF**
  - ✓ **Garden Level: 4,455 SF | Divisible to 500 SF**
  - ✓ **Parking: 5 Indoor (garage) | 19 Outdoor**
  - ✓ **New Windows | Updated Heating**
  - ✓ **Zoned General Business**
  - ✓ **Occupancy: Immediate!**

www.coakleyrealestate.net  
1382 W. Ninth Street #225 | Cleveland, Ohio 44113

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# FOR LEASE: OFFICE/RETAIL

## EXTERIOR IMPROVEMENTS

New Windows  
Updated Heating  
New Canopies  
Several More Improvements

## LOCATION

Detroit Rd in Rocky River 44116  
Second Building East of Lakeview Ave  
On Right Side with Bright Blue Canopy

## ZONING

General Business Zone

## BUILDING SQUARE FEET

First Floor: 4,564 SF Divisible to 1,200 SF  
Finished Garden Level (Lower): 4,455 Divisible to 500 SF  
SF Total Finished: 9,019 FT  
Two Existing Exterior Doors

## GARAGE

Five-Car Garage  
Each Door has Door Operators  
Concrete Floor with Drains

## PARKING

19 Parking Spaces~Asphalt Surface

# FOR LEASE: RETAIL/OFFICE

## LOT SIZE

100 Feet Frontage  
0.46 Acres

## POSSESSION

Immediate

## FOR LEASE

First Floor: 4,564 SF | Divisible to 1,200 SF  
Finished Garden Level (Lower): 4,455 SF Divisible to 500 SF  
*BOTH: \$5.00 to \$20.00 NNN Negotiable*

# COAKLEY

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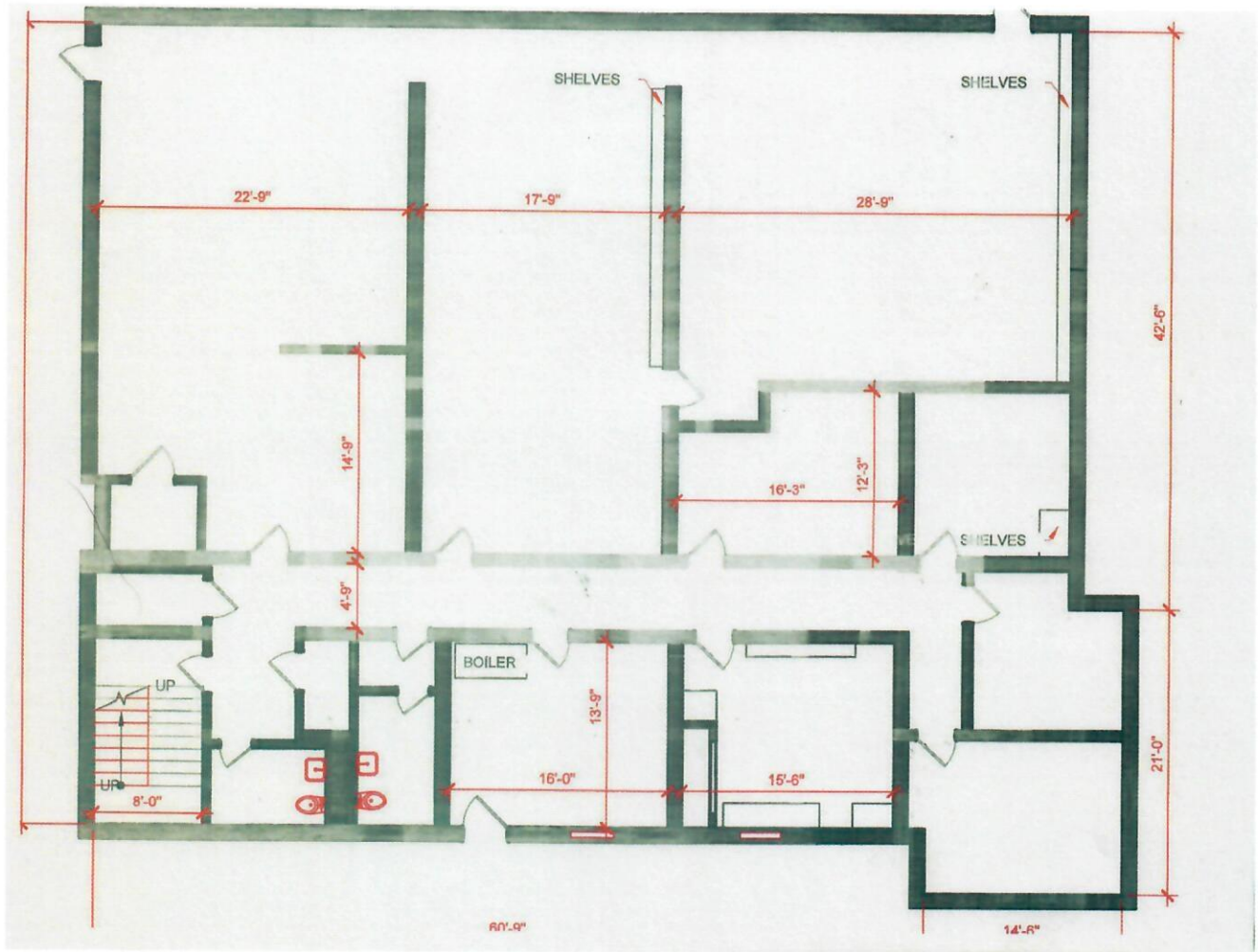
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GARDEN LEVEL / BASEMENT



FIRST FLOOR

