



1ST ALL INVESTMENTS, LLC

PRESENTING A  
PREMIER COMMERCIAL  
LEASE OPPORTUNITY

# 5244 COBBLESTONE RD

SHEFFIELD, OH 44035

## HIGH-VISIBILITY I-90 LOCATION

PREMIER RETAIL LOCATION  
WITH DIRECT ACCESS TO I-90



- DIRECT I-90 VISIBILITY
- APPROX. 60 PARKING SPACES
- EXCELLENT ACCESS
- MANY NEARBY RETAIL DESTINATIONS



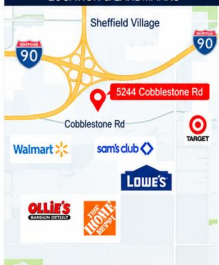
21,000 SF  
TOTAL SPACE

APPROX. 60  
PARKING SPACES

HIGH CEILINGS

LOADING  
DOORS

### LOCATION & LANDMARKS



### AERIAL OVERVIEW



### HIGH VISIBILITY FROM I-90

A prime retail location with direct highway access and surrounded by major national retailers.

### PROPERTY HIGHLIGHTS

- ✓ Highly visible commercial property
- ✓ Flexible layout
- ✓ Approximately 60 on-site parking spaces
- ✓ High ceilings
- ✓ Loading doors and service access
- ✓ Proximity to major retailers
- ✓ Suitable for retail, fitness, showroom, office, medical or service-oriented uses
- ✓ Located near established retail destinations

TOTAL AVAILABLE SPACE  
**21,000 SF**

LEASE RATE  
**\$8.00/SF/YR NNN**

**AVAILABLE IMMEDIATELY**

(216) 505-9353

leasing@1stallinvestments.com

www.clevelandleasing.com

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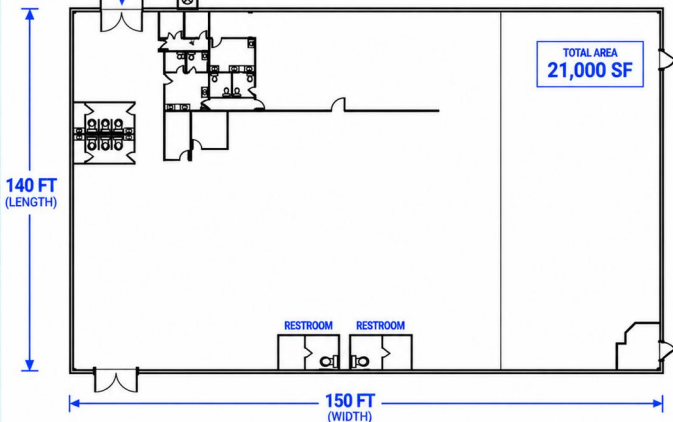
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## FLOOR PLAN

TOTAL AVAILABLE: 21,000 SF | LEASE RATE: \$8.00/SF NNN

BUILDING ENTRY



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## PROPERTY INTERIOR & ACCESS

21,000 SF | HIGH CEILINGS | FLEXIBLE OPEN SPACE  
LOADING ACCESS | AVAILABLE IMMEDIATELY

### INTERIOR – REAR AREA



### INTERIOR – OPEN SPACE



### HIGH CEILING / DRIVE-IN ACCESS



### REAR LOADING AREA



### EXCELLENT LOCATION



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