



**Tenant  
Signage  
Opportunity**

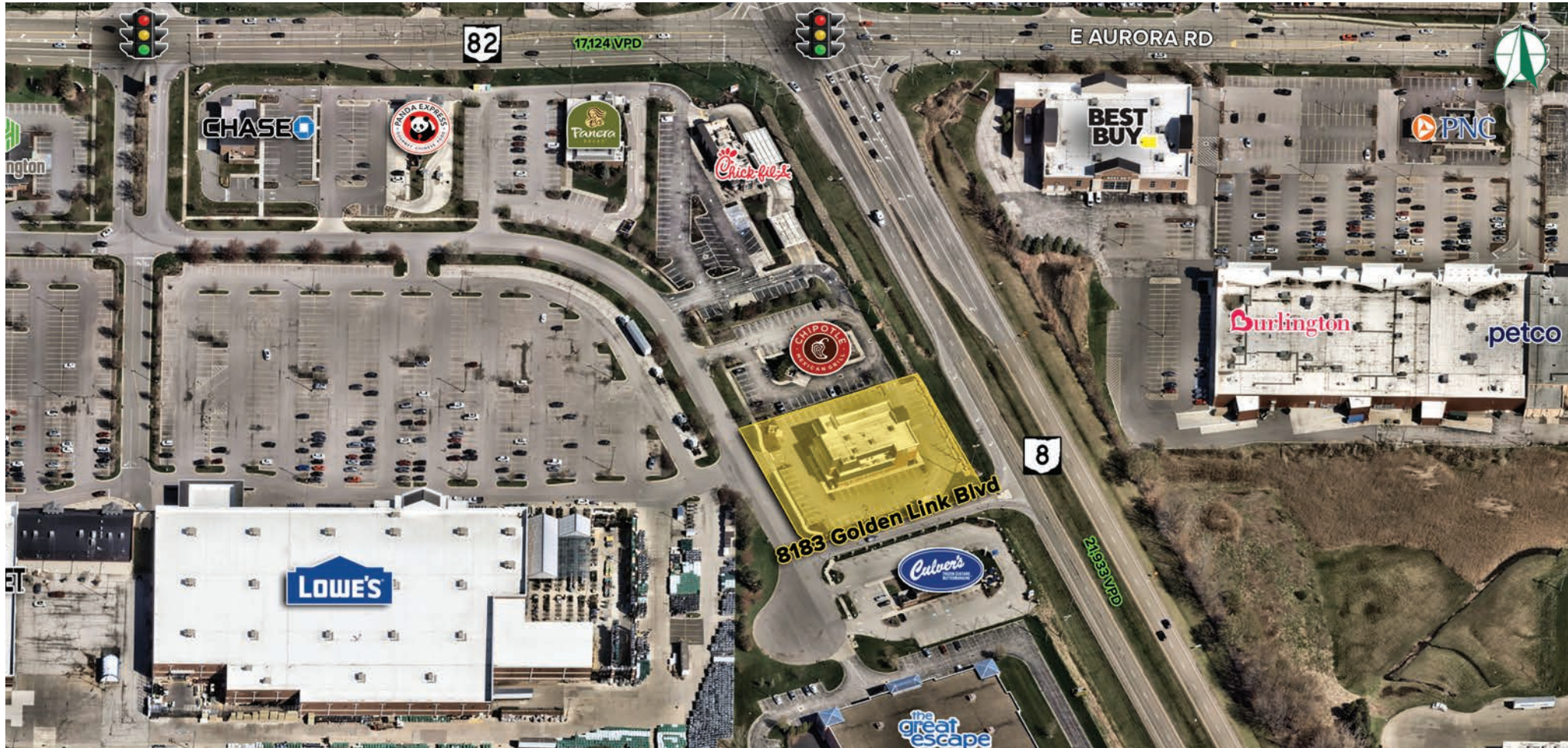
**CLASS A  
OFFICE BUILDING**

8183 Golden Link Blvd, 2nd Floor  
Macedonia, Ohio 44056

# FOR LEASE

Class A Office Building

8183 Golden Link Blvd | 2nd Floor |  
Macedonia, Ohio 44056



## HIGHLIGHTS

- ▶ 5,579 SF newly built out medical space with first class finishes
- ▶ Class A medical building positioned directly on RT 8 near SR 82 intersection
- ▶ Tremendous building signage opportunity - ask broker for details
- ▶ **RENT:** \$32/SF gross



**ANCHOR**  
RETAIL

**REALTY**  
**RESOURCES**  
MEMBER

**GREG GUYURON** | 216.342.2564 | [gguyuron@anchorretail.com](mailto:gguyuron@anchorretail.com)

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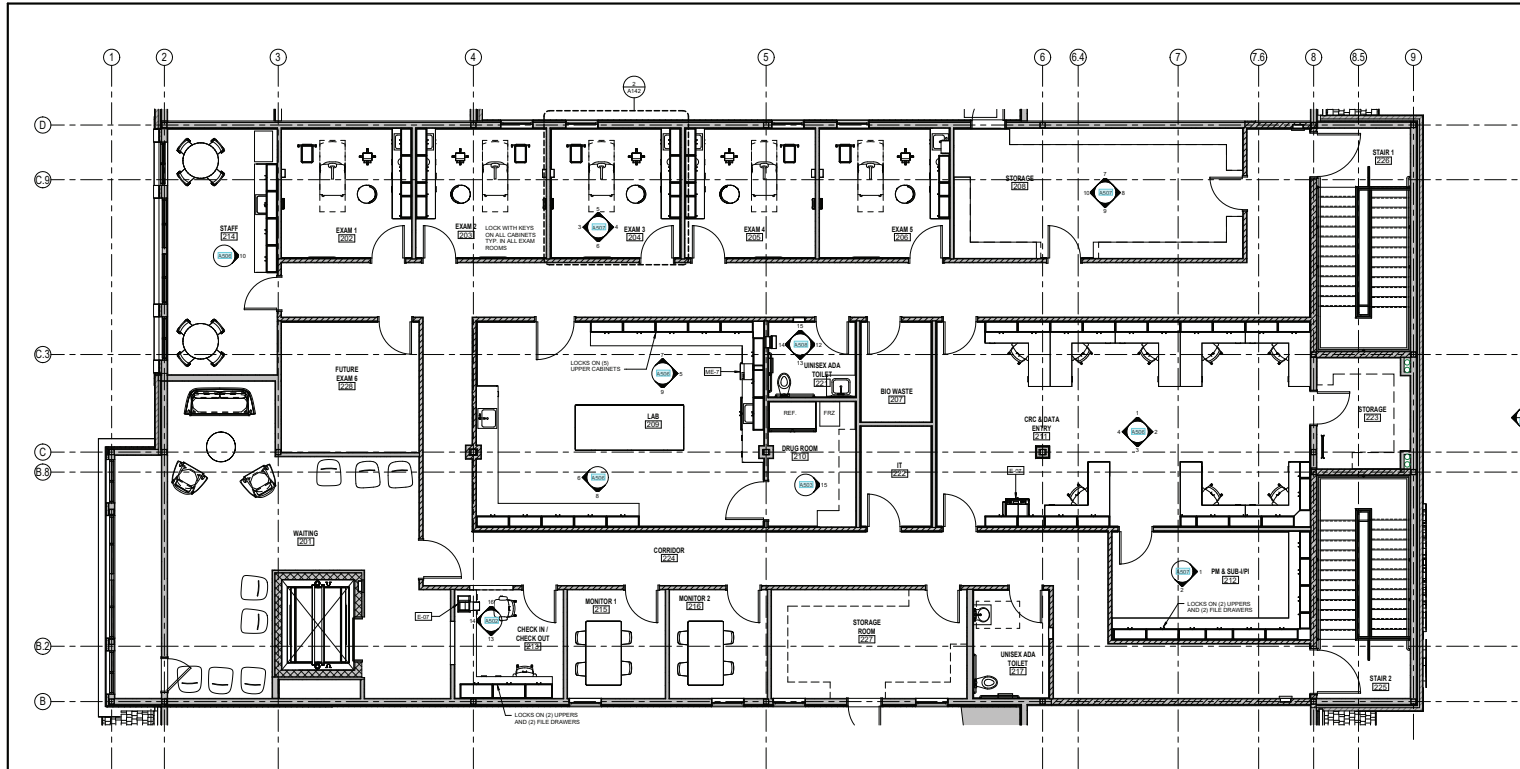
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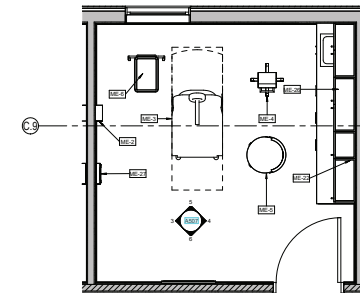
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1 FURNITURE PLAN - LEVEL 2  
1/4" = 1'-0"



2 TYPICAL SECOND FLOOR EXAM ROOM FIXTURE PLAN  
1/2" = 1'-0"

REFER TO SHEET A-604 FOR FURNITURE / FIXTURE / EQUIPMENT SCHEDULE

|                                                                                                                                                                                                                                                 |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|  <p><b>ARCHITECT</b><br/>ABBOT STUDIOS<br/>architects + planners + designers<br/>130 E CHESTNUT ST., SUITE 302<br/>COLUMBUS, OHIO 43215<br/>614.461.0101</p> |                  |
| <p><b>MEP / FIRE PROTECTION</b><br/>POINT ONE DESIGN, LTD.<br/>2830 CORPORATE EXCHANGE DR.<br/>SUITE 210 COLUMBUS, OHIO 43221</p>                                                                                                               |                  |
| <p><b>STRUCTURAL</b><br/>JOSEPH LEWIS, P.E.<br/>3280 W. HENDERSON RD., SUITE 10<br/>COLUMBUS, OHIO 43220</p>                                                                                                                                    |                  |
| <p><b>CIVIL</b><br/>STONEFIELD<br/>607 SHELBY STREET, SUITE 200,<br/>DETROIT, MI 48226</p>                                                                                                                                                      |                  |
| <p><b>DEVELOPER</b><br/> <b>ALRIG USA</b></p>                                                                                                                |                  |
| <p><b>Optima</b><br/>DERMATOLOGY</p>                                                                                                                                                                                                            |                  |
| <p><b>PROPOSED MEDICAL OFFICE</b><br/>8183 GOLDEN LINK BOULEVARD<br/>MACEDONIA, OHIO 44067</p>                                                                                                                                                  |                  |
| SEAL                                                                                                                                                                                                                                            |                  |
| ARCHITECT NAME: MICHAEL H. LUTSCH, JR.                                                                                                                                                                                                          |                  |
| LICENSE NUMBER: 10208                                                                                                                                                                                                                           |                  |
| LICENSE EXPIRATION DATE: 12-31-2023                                                                                                                                                                                                             |                  |
| ISSUED FOR:                                                                                                                                                                                                                                     |                  |
| DATE:                                                                                                                                                                                                                                           | ISSUANCE         |
| 10/01/2021                                                                                                                                                                                                                                      | PHASE 1 PERMIT   |
| 12/22/2021                                                                                                                                                                                                                                      | 90% APPROVAL SET |
| 01/24/2022                                                                                                                                                                                                                                      | PERMIT SET       |
| DATE:                                                                                                                                                                                                                                           |                  |
| 01/24/2022                                                                                                                                                                                                                                      |                  |
| SHEET TITLE:                                                                                                                                                                                                                                    |                  |
| FURNITURE / FIXTURE                                                                                                                                                                                                                             |                  |
| EQUIPMENT PLAN - LEVEL 2                                                                                                                                                                                                                        |                  |
| SHEET NUMBER:                                                                                                                                                                                                                                   |                  |
| <b>A142</b>                                                                                                                                                                                                                                     |                  |
| PROJECT NUMBER:                                                                                                                                                                                                                                 |                  |

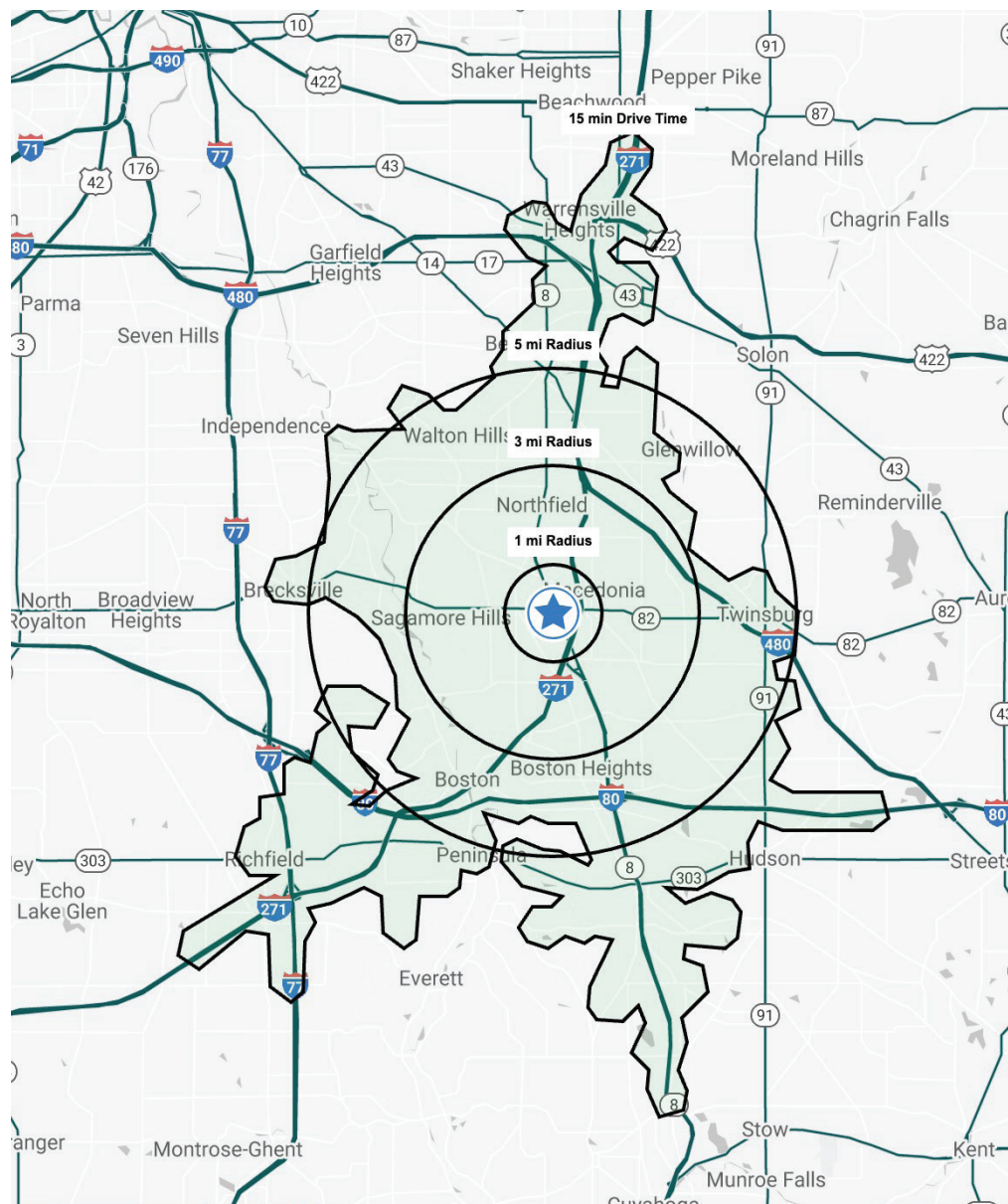
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## DEMOGRAPHIC SNAPSHOT

|                                                                                       | 1 MILE                        | 3 MILES   | 5 MILES   | 15 MIN DRIVE |
|---------------------------------------------------------------------------------------|-------------------------------|-----------|-----------|--------------|
|    | <b>POPULATION</b>             |           |           |              |
|                                                                                       | 3,337                         | 32,657    | 64,877    | 93,475       |
|    | <b>HOUSEHOLDS</b>             |           |           |              |
|                                                                                       | 1,462                         | 13,912    | 26,955    | 40,126       |
|    | <b>MEDIAN AGE</b>             |           |           |              |
|                                                                                       | 48.0                          | 46.6      | 45.5      | 44.3         |
|    | <b>AVERAGE HH INCOME</b>      |           |           |              |
|                                                                                       | \$141,545                     | \$146,399 | \$145,595 | \$134,061    |
|    | <b>MEDIAN HH INCOME</b>       |           |           |              |
|                                                                                       | \$92,420                      | \$100,854 | \$104,889 | \$97,989     |
|   | <b>BUSINESSES</b>             |           |           |              |
|                                                                                       | 350                           | 1,387     | 3,290     | 5,716        |
|  | <b>EMPLOYEES</b>              |           |           |              |
|                                                                                       | 4,026                         | 15,060    | 42,637    | 72,518       |
|  | <b>EDUCATION: BACHELORS +</b> |           |           |              |
|                                                                                       | 40.2%                         | 42.5%     | 44.1%     | 43.0%        |



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