



Concord Professional Center At Gristmill

For Lease | 7511-7551 Fredle Drive, Concord Township, Ohio 44077

Concord Professional Center

- Medical office suites available from $\pm 2,000$ SF to $\pm 5,175$ SF
- One suite available in each of the three buildings – ideal for single-practice users or growing providers
- Located directly across from TriPoint Medical Center in a busy medical corridor
- Surrounded by healthcare employers and affluent neighborhoods (avg. HH income \$145K+ within 2 miles)
- Ample parking with ± 150 surface spaces (4.52/1,000 RSF ratio)
- Convenient access to I-90 and OH-44 – quick drive to Mentor and Cleveland
- Professional ownership and management
- Ready for occupancy – flexible layouts available



Availability

Suite	Size	Divisible to
7511	2,631 SF	2,631 SF
7551	4,470 SF	2,500 SF
7515	4,500 SF	2,000 SF

Lease Rate: \$17.50/SF NNN

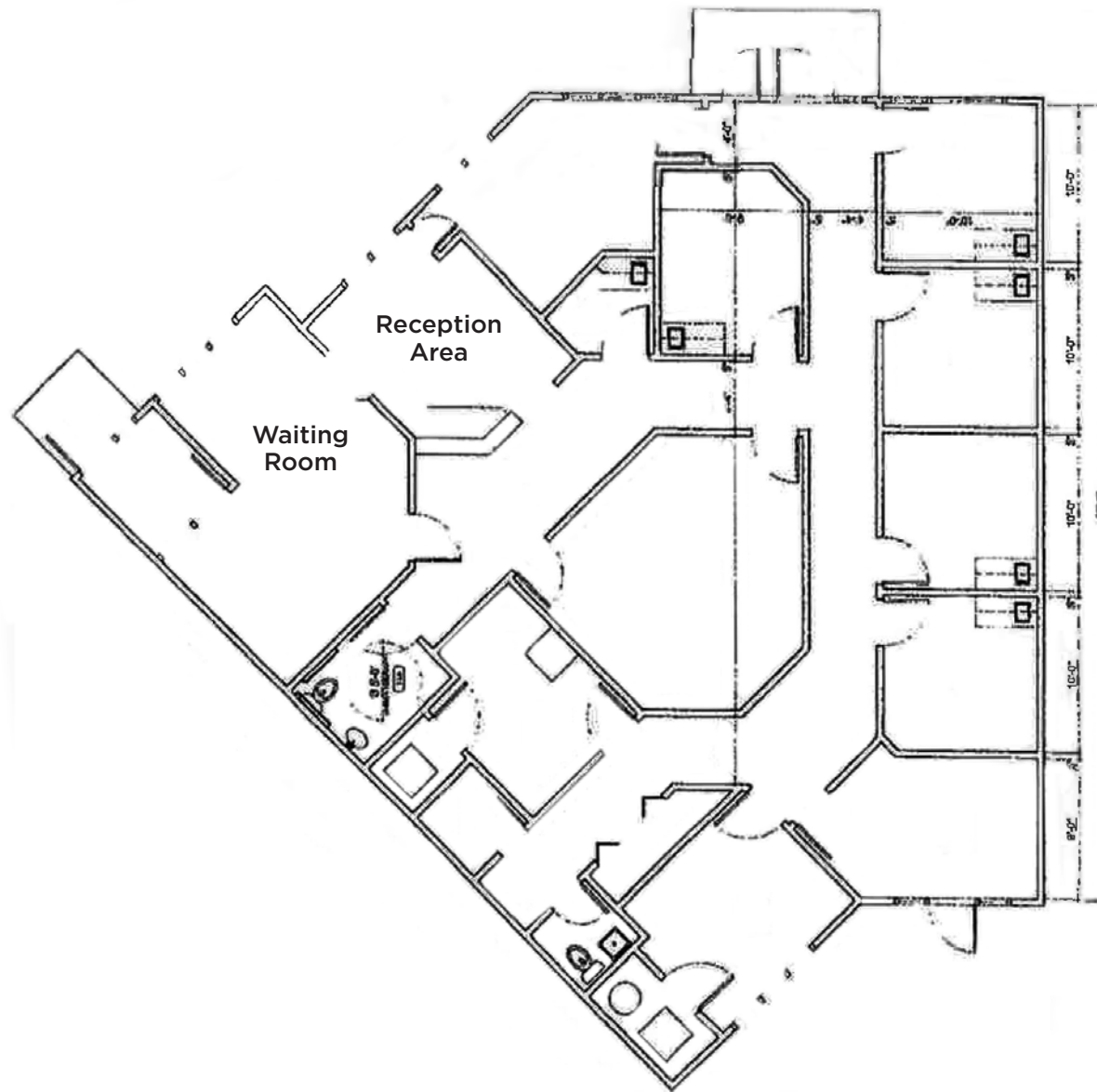
Site Plan



Suite	Tenant	SF
A	Available Demisable	4,470 SF
B	Revive Orthopedic & Spinal Therapy	2,690 SF
C	Mentor Plastic Surgery & Medspa	2,250 SF
D	Vanek, MD	5,600 SF
E	Curran, DDS	650 SF
F	Four Corners Healthcare	1,660 SF
G	Mahaffery, O.D.	1,200 SF
H	Available	2,631 SF
I	Cleveland Clinic	3,900 SF
J	Cleveland Clinic Imaging	3,252 SF
K	Available Demisable	4,500 SF



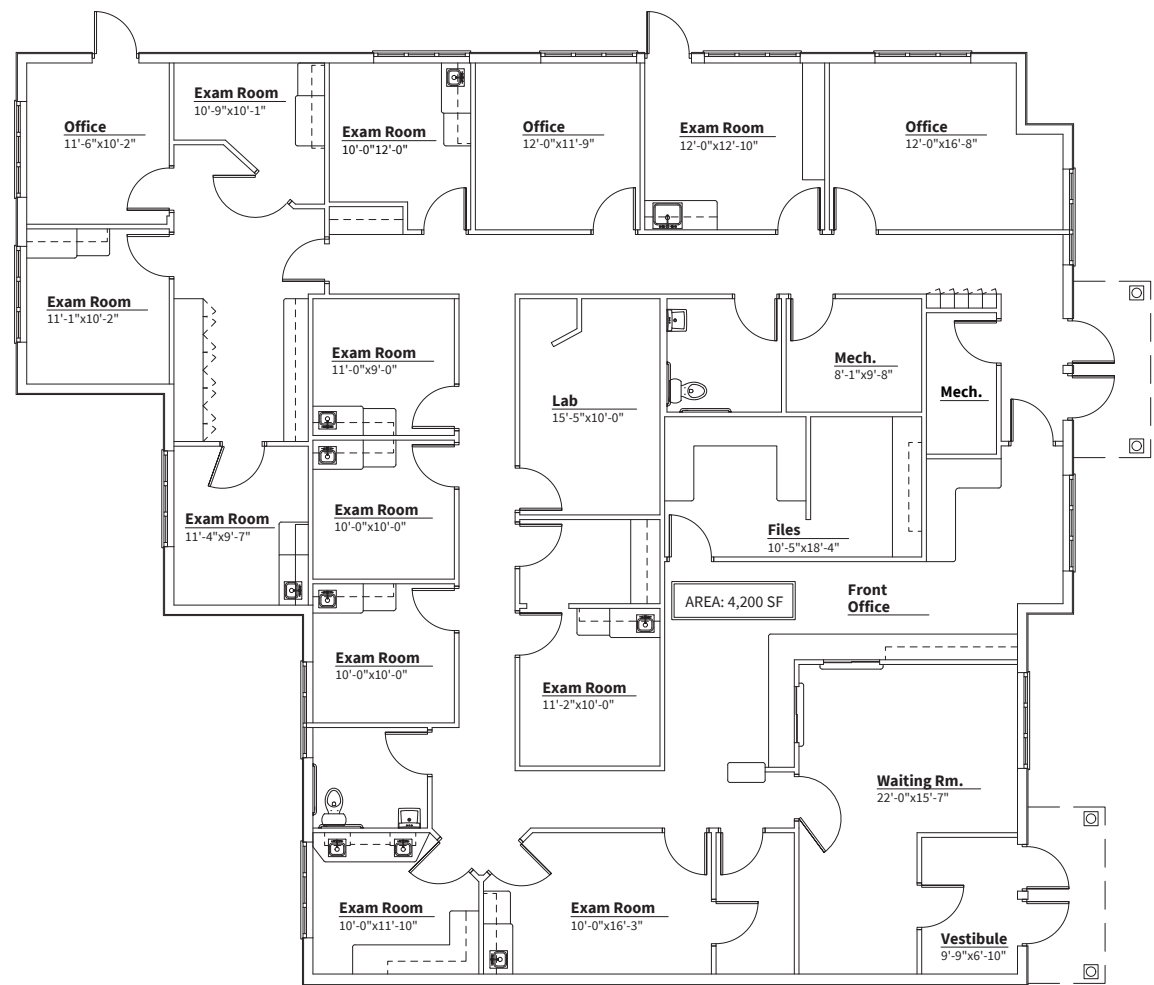
Floor Plans



Suite 7511 - 2,631 SF



Floor Plans



Suite 7515 - 4,500 SF | Divisible to 2,000 SF





68,841

Population
(2025 | 5 Mile)

43.1

Median Age
(2025 | 5 Mile)

27,992

Households
(2025 | 5 Mile)

\$125,376

Household Income
(2025 | 5 Mile)

2,667

Total Businesses
(2025 | 5 Mile)

30,561

Total Employees
(2025 | 5 Mile)



**CONCORD PROFESSIONAL CENTER
7511-7551 FREDLE DRIVE
CONCORD TOWNSHIP, OHIO 44077**

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