

FULL SERVICE DENTAL OFFICE FOR SALE

FAIRLAWN, OHIO

55 S. MILLER RD.



FACT SHEET

FAIRLAWN, OHIO

55 S. MILLER RD.

Property Highlights

Step into a rare opportunity to own or lease a fully operational dental office in one of Fairlawn's most sought-after professional corridors. Located at 55 S. Miller Rd, this turn-key space is designed with functionality, comfort, and efficiency in mind—perfect for an established practice, expansion, or a new start without the high upfront costs of a custom build-out.

Key Features

- Turn-key dental suite – fully built out and move-in ready
- Ideal for dental, orthodontic, or other medical professionals
- Spacious floor plan with reception area, multiple exam rooms, lab space, and private offices
- Quality interior finishes and medical-grade plumbing in place
- Located in a high-traffic, professional corridor of Fairlawn
- Ample parking for staff and patients
- Highly visible location with easy access to I-77 and Route 18
- Surrounded by medical offices, retail, and restaurants
- Secure, well-maintained building with professional management



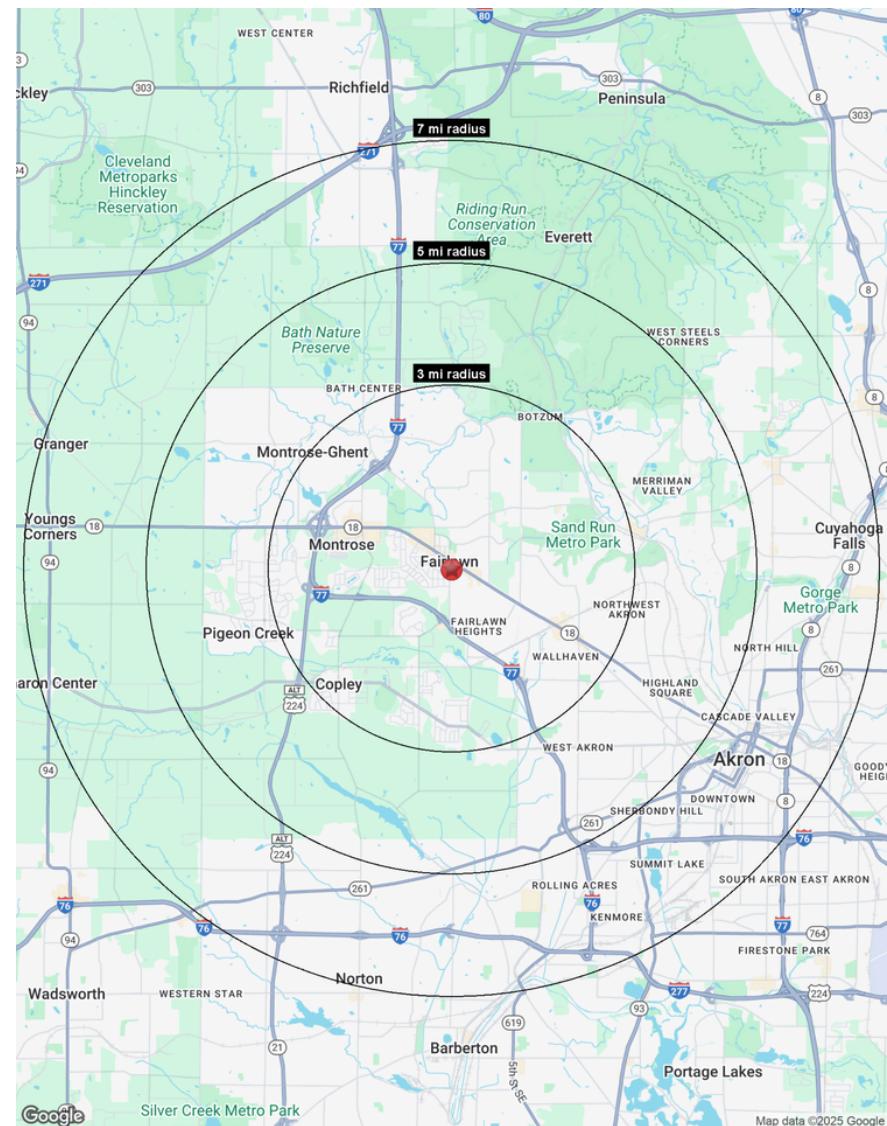
Area Demographics	3 mi.	5 mi.	7 mi.
Total Population	42,513	101,677	206,641
Avg. Household Income	\$142,986	\$123,225	\$102,266
Daytime Employees	39,513	51,352	129,511

RADIUS MAP

FAIRLAWN, OHIO

55 S. MILLER RD.

	3 mi radius	5 mi radius	7 mi radius
55 S Miller Rd			
Fairlawn, OH 44333			
Population			
2024 Estimated Population	42,513	101,677	206,641
2029 Projected Population	42,897	102,271	207,172
2020 Census Population	42,105	101,059	203,300
2010 Census Population	41,630	101,120	207,118
Projected Annual Growth 2024 to 2029	0.2%	0.1%	-
Historical Annual Growth 2010 to 2024	0.2%	-	-
2024 Median Age	43.5	41.3	39.2
Households			
2024 Estimated Households	19,743	46,358	90,436
2029 Projected Households	19,914	46,534	90,587
2020 Census Households	19,052	44,919	87,361
2010 Census Households	18,374	43,800	86,308
Projected Annual Growth 2024 to 2029	0.2%	-	-
Historical Annual Growth 2010 to 2024	0.5%	0.4%	0.3%
Race and Ethnicity			
2024 Estimated White	73.9%	65.3%	67.0%
2024 Estimated Black or African American	17.2%	26.4%	22.2%
2024 Estimated Asian or Pacific Islander	4.2%	3.6%	5.8%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2024 Estimated Other Races	4.6%	4.6%	4.8%
2024 Estimated Hispanic	2.9%	2.9%	3.2%
Income			
2024 Estimated Average Household Income	\$142,986	\$123,225	\$102,266
2024 Estimated Median Household Income	\$98,480	\$85,955	\$72,515
2024 Estimated Per Capita Income	\$66,562	\$56,288	\$44,936
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.5%	3.0%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	3.5%	4.8%
2024 Estimated High School Graduate	18.1%	21.3%	26.2%
2024 Estimated Some College	17.3%	19.0%	20.4%
2024 Estimated Associates Degree Only	7.2%	7.6%	8.2%
2024 Estimated Bachelors Degree Only	32.3%	28.1%	23.1%
2024 Estimated Graduate Degree	22.1%	19.0%	14.3%
Business			
2024 Estimated Total Businesses	2,697	4,355	9,258
2024 Estimated Total Employees	39,513	51,352	129,511
2024 Estimated Employee Population per Business	14.6	11.8	14.0
2024 Estimated Residential Population per Business	15.8	23.3	22.3



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AERIAL VIEW

FAIRLAWN, OHIO

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PROPERTY PHOTOS

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EQUIPMENT LIST

FAIRLAWN, OHIO

Ready-to-Use Operatories

- 5 Operatories (3 fully plumbed for oxygen and nitrous oxide)
- Executive units with Pelton & Crane Chairman or Spirit dental chairs
- BDS delivery system and Cavitron Plus ultrasonic scaler
- Wall-mounted Siemens X-ray (Op 2)
- 43"-50" Hisense TVs in select operatories
- All ops pre-wired with HDMI and Cat-6 networking cables

Sterilization Area

- Station 2000 sterilization center
- Henry Schein ultrasonic cleaner
- Built-in Kobalt organizational cabinetry

Dental Lab

- Large built-in Kobalt workstation with metal countertop
- Handler stone grinder
- Triad II curing system
- Tray Vac vacuum former
- Mini refrigerator

Consult Room

- 43" wall-mounted TV for patient presentations
- Networking cables from front office to all ops already run with latest cables.
- HDMI from computer area to TVs in all ops.

Lower Level Equipment

- Additional Pelton & Crane Spirit chair
- Two wall-mounted X-rays
- Zoom Whitening Light system
- (2) Golden Vac stainless-steel vacuum pumps
- Solmetex amalgam separator
- (2) Air compressors

Utilities & Infrastructure

- (2) Large NO₂ tanks
- (5) Large O₂ tanks
- Building pre-wired for full networking and audiovisual integration

CONTACT INFORMATION

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