

21863 Aurora Rd Bedford Heights, Ohio



FOR SALE OR LEASE



**NEW PRICE \$ 879,999
PARTIAL OWNER
FINANCING AVAILABLE**

HOUSEHOLDS

1 MILE - 4,458
2 MILE - 16,090
3 MILE - 30,948
5 MILE - 79,330

POPULATION

1 MILE - 10,701
2 MILE - 38,555
3 MILE - 74,877
5 MILE - 199,236

AVERAGE INCOME

1 MILE - \$42,555
2 MILE - \$45,421
3 MILE - \$54,919
5 MILE - \$78,238

Contact: Richard Halle
24500 Chagrin Blvd., Suite 120
Beachwood, Ohio, 44122

Phone: 216-831-6773

Fax: 216-831-3869

E-mail: rlhwh@sbcglobal.net

PROPERTY FEATURES

Approximately 35,710 Sq. Ft.

26,976 Sq. Ft. Warehouse / 8,734 Sq. Ft. Office

Warehouse clear height 21'

12 skylights, radiant heat, sprinklered

Truck dock & drive-in doors

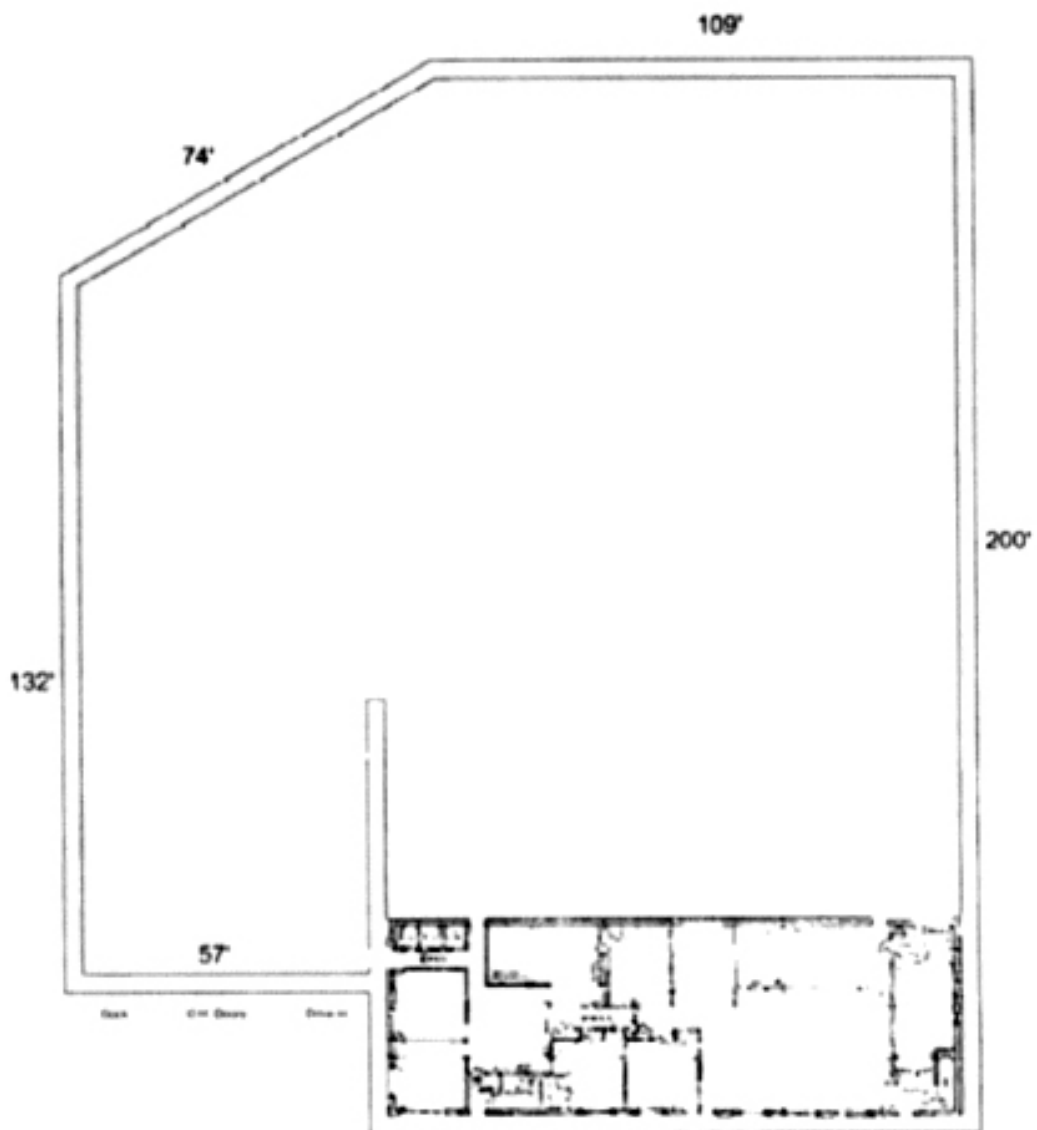
25+ car parking

Highway access to I-271 and I-480

ARNOLD J. EISENBERG, INC.



**International Council
of Shopping Centers**



112



Prepared for:
Arnold J. Eisenberg, Inc.

EXECUTIVE SUMMARY

Coordinates

X:-81.5267

Y:41.4233

21863 Aurora Rd Bedford Heights OH	1.00 mile radius	2.00 mile radius	3.00 mile radius	5.00 mile radius
Square Miles Land Mass	3.14	12.56	28.26	78.49
Population & Growth				
2010 Total Population	10,701	38,555	74,877	199,236
2010 Population Density	3,409psm	3,070psm	2,650psm	2,538psm
2000-2010 Growth	-628 -5.5%	-4,281 -10.0%	-9,960 -11.7%	-25,156 -11.2%
2000-2010 Avg. Annual Growth	-63 -0.6%	-428 -1.0%	-996 -1.2%	-2,516 -1.1%
2015 Total Population	10,360	36,858	71,058	189,319
2015 Population Density	3,300psm	2,935psm	2,515psm	2,412psm
2010-2015 Proj. Pop. Growth	-341 -3.2%	-1,697 -4.4%	-3,820 -5.1%	-9,916 -5.0%
2010-2015 Avg. Annual Growth	-68 -0.6%	-339 -0.9%	-764 -1.0%	-1,983 -1.0%
2000 Total Population	11,329	42,836	84,837	224,391
1990 Total Population	11,547	44,593	89,380	235,214
Households & Growth				
2010 Households	4,458	16,090	30,948	79,330
2000-2010 Growth	-287 -6.0%	-1,917 -10.6%	-4,274 -12.1%	-9,865 -11.1%
2000-2010 Avg. Annual Growth	-36 -0.9%	-240 -1.5%	-534 -1.7%	-1,233 -1.6%
2015 Households	4,296	15,342	29,340	75,233
2010-2015 Growth	-162 -3.6%	-748 -4.7%	-1,608 -5.2%	-4,097 -5.2%
2010-2015 Avg. Annual Growth	-32 -0.7%	-150 -0.9%	-322 -1.0%	-819 -1.0%
2000 Households	4,745	18,007	35,222	89,195
1990 Households	4,847	18,470	35,842	89,782
Families				
2010 Families	2,894	10,157	20,016	53,285
2015 Families	2,802	9,715	19,006	50,566
Income				
2010 Aggregate HH Income	\$189.73million	\$730.83million	\$1,699.64million	\$6,206.56million
2010 Average Household Income	\$42,555	\$45,421	\$54,919	\$78,238
2010 Median Household Income	\$36,817	\$38,398	\$44,671	\$61,439
2010 Per Capita Income	\$19,222	\$18,587	\$20,990	\$29,833
2015 Aggregate HH Income	\$184.02million	\$700.60million	\$1,615.41million	\$5,892.78million
2015 Average Household Income	\$42,834	\$45,667	\$55,057	\$78,327
2015 Median Household Income	\$37,072	\$38,570	\$44,800	\$61,518
2015 Per Capita Income	\$19,299	\$18,640	\$21,023	\$29,825
Daytime Demographics				
Number of Employees	4,326	18,035	42,344	113,421
Number of Businesses	267	1,068	2,469	6,412
Avg. number Employees per Bus.	16.2	16.9	17.1	17.7
Residents per Business	40.1	36.1	30.3	31.1
Total Aggregate Annual Payroll	\$138.7million	\$610.5million	\$1,497.6million	\$4,180.0million