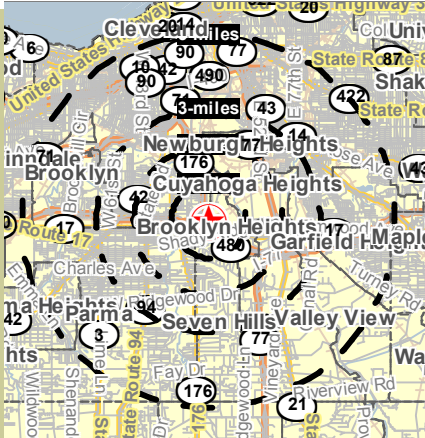


247 Old Brookpark Rd Cuyahoga Heights, Ohio

AVAILABLE FOR LEASE



HOUSEHOLDS
1 MILE - 3,002
3 MILE - 39,937
5 MILE - 119,207

POPULATION
1 MILE - 6,623
3 MILE - 95,543
5 MILE - 297,469

AVERAGE INCOME
1 MILE - \$59,223
3 MILE - \$51,180
5 MILE - \$47,729

DAYTIME POPULATION
1 MILE - 5,344
3 MILE - 44,633
5 MILE - 155,132

Contact: Steve Eisenberg
24500 Chagrin Blvd., Suite 120
Beachwood, Ohio , 44122

Phone: 216-831-6773

Fax: 216-831-3869

E-mail: SEisenberg@aol.com

Property Features

Up to 6,000 Square Feet Zoned Commercial
Adjacent to New Lumber Liquidator
Easy access to I-480 and Brookpark Rd
Hi visibility from I-480 - 138,830 Vehicles ADT
Favorable Lease Terms

ARNOLD J. EISENBERG, INC.





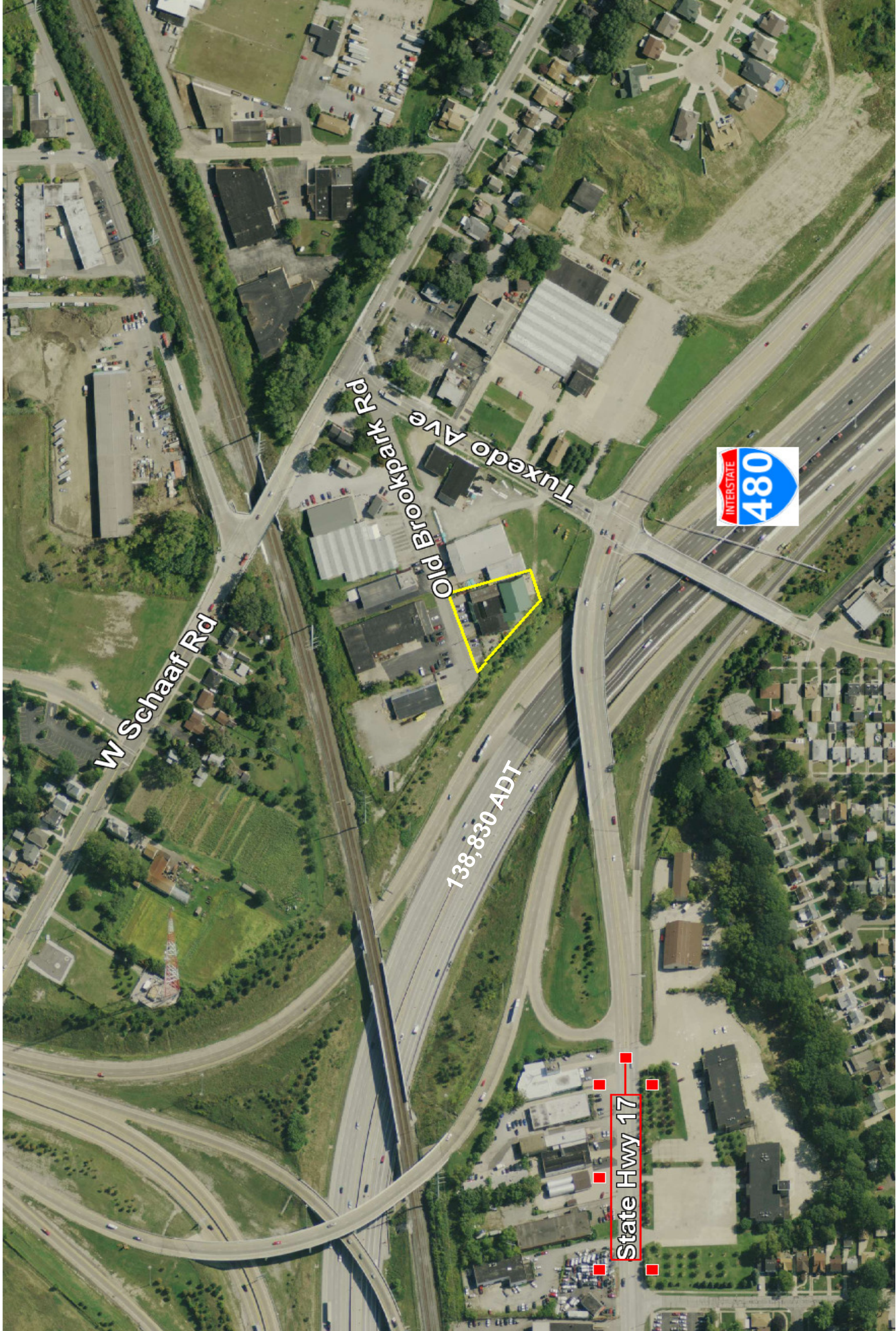


W Schaar Rd

Old Brookpark Rd
Tuxedo Ave

138,830 ADT

State Hwy 17





Prepared for:
Arnold J. Eisenberg, Inc.

EXECUTIVE SUMMARY

Coordinates

X:-81.6788

Y:41.4210

247 Old Brookpark Rd Brooklyn 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	6,623	35,465	95,543	297,469
2010 Population Density	2,109psm	2,824psm	3,381psm	3,790psm
2000-2010 Growth	-1,177 -15.1%	-5,216 -12.8%	-11,788 -11.0%	-27,840 -8.6%
2000-2010 Avg. Annual Growth	-118 -1.5%	-522 -1.3%	-1,179 -1.1%	-2,784 -0.9%
2015 Total Population	6,168	33,196	90,219	284,501
2015 Population Density	1,965psm	2,643psm	3,193psm	3,625psm
2010-2015 Proj. Pop. Growth	-455 -6.9%	-2,269 -6.4%	-5,324 -5.6%	-12,968 -4.4%
2010-2015 Avg. Annual Growth	-91 -1.4%	-454 -1.3%	-1,065 -1.1%	-2,594 -0.9%
2000 Total Population	7,800	40,681	107,332	325,309
1990 Total Population	7,677	41,463	109,722	335,695
Households & Growth				
2010 Households	3,002	15,480	39,937	119,207
2000-2010 Growth	-507 -14.4%	-2,280 -12.8%	-4,693 -10.5%	-10,364 -8.0%
2000-2010 Avg. Annual Growth	-63 -2.4%	-285 -2.1%	-587 -1.8%	-1,296 -1.3%
2015 Households	2,793	14,468	37,643	113,577
2010-2015 Growth	-209 -7.0%	-1,011 -6.5%	-2,294 -5.7%	-5,630 -4.7%
2010-2015 Avg. Annual Growth	-42 -1.4%	-202 -1.3%	-459 -1.1%	-1,126 -0.9%
2000 Households	3,509	17,760	44,630	129,571
1990 Households	3,388	17,495	44,657	131,658
Families				
2010 Families	1,760	9,187	24,983	76,270
2015 Families	1,638	8,589	23,550	72,790
Income				
2010 Agggregate HH Income	\$ 177.80 million	\$ 821.99 million	\$ 2,043.97 million	\$ 5,689.67 million
2010 Average Household Income	59,223	53,102	51,180	47,729
2010 Median Household Income	49,282	44,378	42,717	39,634
2010 Per Capita Income	24,976	22,679	21,334	19,491
2015 Aggregate HH Income	\$166.00million	\$770.76million	\$1,932.46million	\$5,426.45million
2015 Average Household Income	\$59,434	\$53,272	\$51,336	\$47,778
2015 Median Household Income	\$49,435	\$44,493	\$42,821	\$39,663
2015 Per Capita Income	\$25,057	\$22,733	\$21,393	\$19,503
Daytime Demographics				
Number of Employees	5,344	19,880	44,633	155,132
Number of Businesses	261	999	2,218	7714
Avg. number Employees per Bus.	20.5	19.9	20.1	20.1
Residents per Business	25.4	35.5	43.1	38.6
Total Aggregate Annual Payroll	\$200.7million	\$726.2million	\$1,617.5million	\$5,632.0million