

60 Severance Circle Cleveland Heights, Ohio

FOR SALE OR LEASE



HOUSEHOLDS
1 MILE - 7,449
3 MILE - 62,180
5 MILE - 150,444

POPULATION
1 MILE - 18,533
3 MILE - 151,450
5 MILE - 370,845

AVERAGE INCOME
1 MILE - \$54,829
3 MILE - \$73,747
5 MILE - \$67,857

DAYTIME POPULATION
1 MILE - 3,588
3 MILE - 54,590
5 MILE - 153,555

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

4,000 SF Freestanding Former Bakers Square

Join Wal-Mart, Home Depot, Office Max, Regal, Marshalls,
Borders, Dave's, and more

Easily Accessible with Ample Parking

Favorable Lease Terms

ARNOLD J. EISENBERG, INC.



Mayfield Rd

Site III



Severance Circle

WAL*MART

Rainbow

Deals

SHOE CARNIVAL

CONWAY
NEW YORK'S #1 FASHION DISCOUNT CHAIN

BURGER KING

IHOP RESTAURANT

REGAL CINEMAS

BALLY TOTAL FITNESS

BORDERS

Marshalls

OfficeMax

THE HOME DEPOT

DAVE'S PARTY

GameStop

S Taylor Rd



Prepared for:
Arnold J. Eisenberg, Inc.

FULL DEMOGRAPHIC PROFILE

Coordinates

X:-81.5486

Y:41.5162

60 Severance Cir Cleveland 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	75.46
Population & Growth				
2010 Total Population	18,533	74,421	151,450	370,845
2010 Population Density	5,903psm	5,926psm	5,360psm	4,914psm
2000-2010 Growth	-1,771 -8.7%	-7,175 -8.8%	-13,187 -8.0%	-35,792 -8.8%
2000-2010 Avg. Annual Growth	-177 -0.9%	-717 -0.9%	-1,319 -0.8%	-3,579 -0.9%
2015 Total Population	17,750	71,129	145,427	355,954
2015 Population Density	5,654psm	5,664psm	5,147psm	4,717psm
2010-2015 Proj. Pop. Growth	-782 -4.2%	-3,292 -4.4%	-6,023 -4.0%	-14,890 -4.0%
2010-2015 Avg. Annual Growth	-156 -0.8%	-658 -0.9%	-1,205 -0.8%	-2,978 -0.8%
2000 Total Population	20,304	81,596	164,637	406,637
1990 Total Population	20,807	86,010	178,785	432,909
Households & Growth				
2010 Households	7,449	30,913	62,180	150,444
2000-2010 Growth	-850 -10.2%	-3,073 -9.0%	-5,412 -8.0%	-14,711 -8.9%
2000-2010 Avg. Annual Growth	-106 -1.5%	-384 -1.3%	-676 -1.1%	-1,839 -1.3%
2015 Households	7,079	29,411	59,505	143,797
2010-2015 Growth	-370 -5.0%	-1,503 -4.9%	-2,674 -4.3%	-6,648 -4.4%
2010-2015 Avg. Annual Growth	-74 -1.0%	-301 -1.0%	-535 -0.9%	-1,330 -0.9%
2000 Households	8,299	33,986	67,591	165,156
1990 Households	8,045	33,901	69,421	170,643
Families				
2010 Families	4,756	19,097	38,149	93,302
2015 Families	4,555	18,216	36,529	89,397
Income				
2010 Aggregate HH Income	\$408.42million	\$1,811.50million	\$4,585.55million	\$10,208.72million
2010 Average Household Income	\$54,829	\$58,600	\$73,747	\$67,857
2010 Median Household Income	\$45,484	\$49,759	\$58,324	\$52,706
2010 Per Capita Income	\$22,934	\$24,133	\$29,278	\$26,640
2015 Aggregate HH Income	\$387.42million	\$1,724.35million	\$4,388.76million	\$9,750.76million
2015 Average Household Income	\$54,727	\$58,630	\$73,754	\$67,809
2015 Median Household Income	\$45,590	\$49,818	\$58,374	\$52,720
2015 Per Capita Income	\$22,828	\$24,096	\$29,221	\$26,613
Daytime Demographics				
Number of Employees	3,588	15,977	54,590	153,555
Number of Businesses	326	1,261	2,876	7,566
Avg. number Employees per Bus.	11.0	12.7	19.0	20.3
Residents per Business	56.8	59.0	52.7	49.0
Total Aggregate Annual Payroll	\$86.1million	\$439.2million	\$1,990.3million	\$5,927.7million