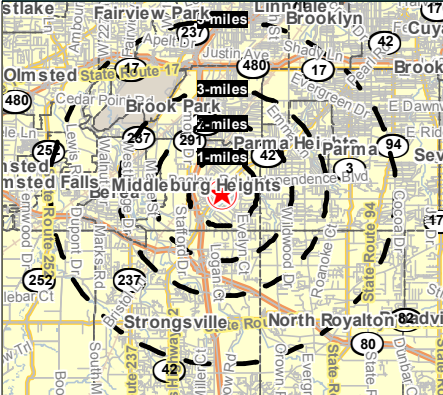


7300 Pearl Rd Middleburg Hts, Ohio

SALE OR LEASE



HOUSEHOLDS
1 MILE - 3,565
3 MILE - 27,977
5 MILE - 71,349

POPULATION
1 MILE - 7,752
3 MILE - 68,709
5 MILE - 173,383

AVERAGE INCOME
1 MILE - \$54,916
3 MILE - \$57,315
5 MILE - \$58,845

DAYTIME POPULATION
1 MILE - 6,322
3 MILE - 42,317
5 MILE - 101,004

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

Phone: 440-884-3535
216-831-6773

E-mail: tvorikrealty@prodigy.net

Property Features

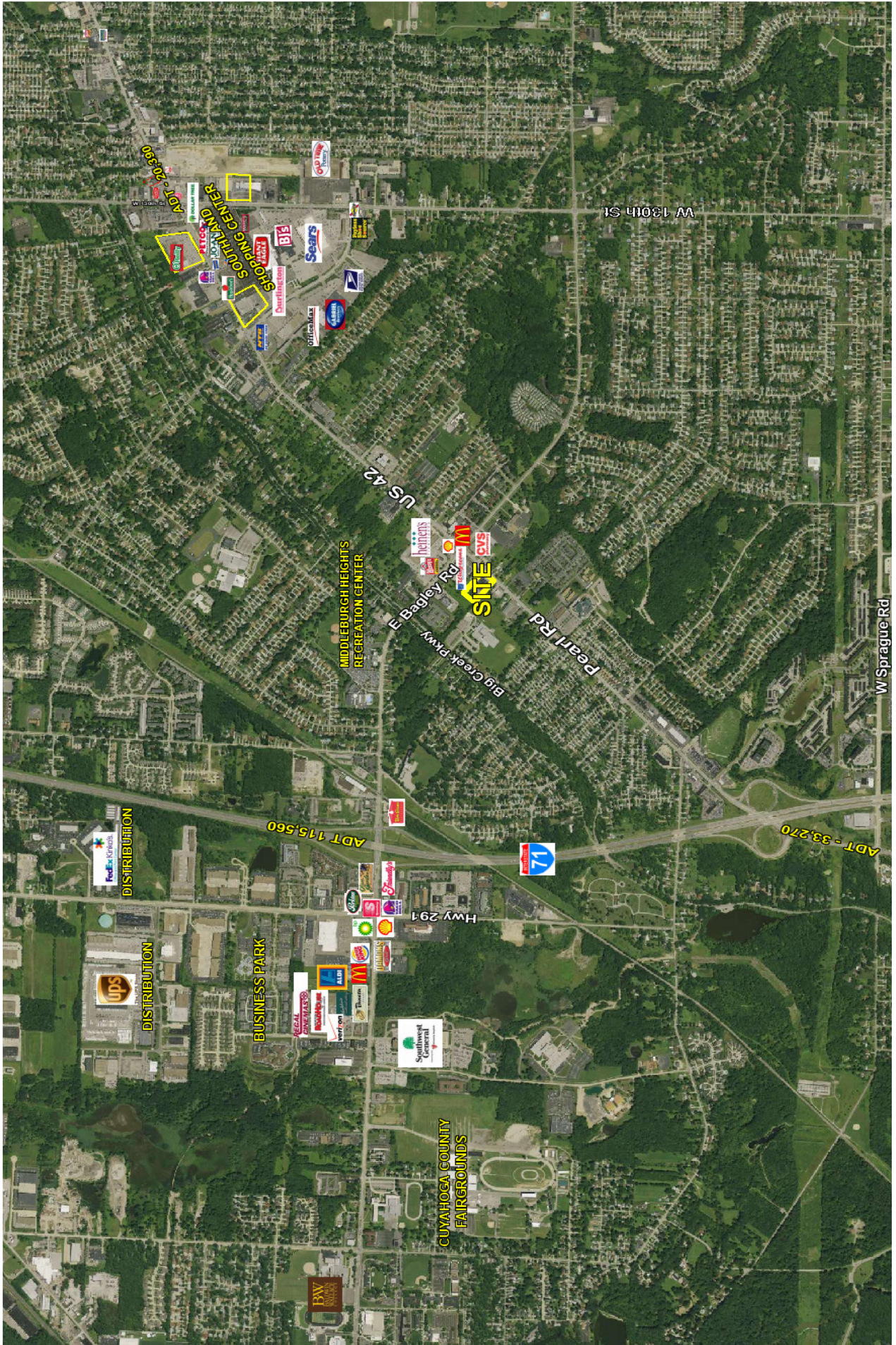
20,000 SF Former Lazboy Furniture Gallery
Free Standing Building on 2.2 Acres
Approx. 1 mile from 2 I-71 interchanges
Beautiful Open Showroom, Large Warehouse &
Receiving Areas, Ample Parking
Favorable Lease Terms

**TVORIK REALTY &
ARNOLD J. EISENBERG, INC.**



Showroom







Prepared for:
Arnold J. Eisenberg, Inc.

EXECUTIVE SUMMARY

Coordinates

X:-81.8060

Y:41.3668

7300 Pearl Rd Middleburg 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	7,752	27,856	68,709	173,383
2010 Population Density	2,469psm	2,218psm	2,432psm	2,209psm
2000-2010 Growth	-960 -11.0%	-4,311 -13.4%	-10,323 -13.1%	-24,626 -12.4%
2000-2010 Avg. Annual Growth	-96 -1.1%	-431 -1.3%	-1,032 -1.3%	-2,463 -1.2%
2015 Total Population	7,180	25,821	64,016	162,231
2015 Population Density	2,287psm	2,056psm	2,266psm	2,067psm
2010-2015 Proj. Pop. Growth	-573 -7.4%	-2,035 -7.3%	-4,693 -6.8%	-11,153 -6.4%
2010-2015 Avg. Annual Growth	-115 -1.5%	-407 -1.5%	-939 -1.4%	-2,231 -1.3%
2000 Total Population	8,712	32,167	79,032	198,009
1990 Total Population	8,774	31,063	76,989	193,149
Households & Growth				
2010 Households	3,565	11,559	27,977	71,349
2000-2010 Growth	-357 -9.1%	-1,596 -12.1%	-4,147 -12.9%	-9,917 -12.2%
2000-2010 Avg. Annual Growth	-45 -1.5%	-199 -2.0%	-518 -2.2%	-1,240 -2.0%
2015 Households	3,322	10,737	26,005	66,623
2010-2015 Growth	-243 -6.8%	-822 -7.1%	-1,972 -7.0%	-4,726 -6.6%
2010-2015 Avg. Annual Growth	-49 -1.4%	-164 -1.4%	-394 -1.4%	-945 -1.3%
2000 Households	3,922	13,155	32,124	81,266
1990 Households	3,812	11,932	29,482	75,350
Families				
2010 Families	2,172	7,813	18,468	47,221
2015 Families	2,009	7,222	17,136	44,106
Income				
2010 Agggregate HH Income	\$ 195.86 million	\$ 698.42 million	\$ 1,603.52 million	\$ 4,198.50 million
2010 Average Household Income	54,942	60,423	57,315	58,845
2010 Median Household Income	47,722	52,086	49,279	51,237
2010 Per Capita Income	24,444	24,078	22,953	23,818
2015 Aggregate HH Income	\$182.42million	\$648.98million	\$1,490.82million	\$3,922.01million
2015 Average Household Income	\$54,916	\$60,443	\$57,328	\$58,869
2015 Median Household Income	\$47,939	\$52,206	\$49,347	\$51,292
2015 Per Capita Income	\$24,571	\$24,148	\$22,980	\$23,822
Daytime Demographics				
Number of Employees	6,322	21,565	42,317	101,004
Number of Businesses	288	997	1,983	5016
Avg. number Employees per Bus.	21.9	21.6	21.3	20.1
Residents per Business	26.9	27.9	34.6	34.6
Total Aggregate Annual Payroll	\$211.9million	\$751.1million	\$1,560.0million	\$3,486.2million