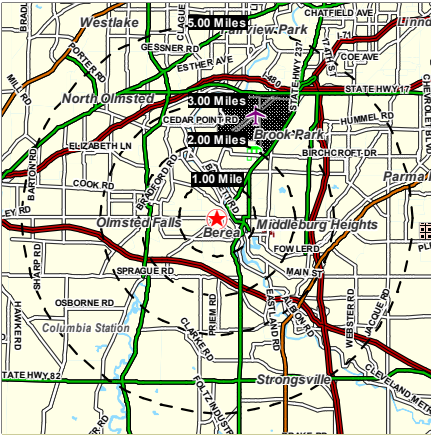


Bagley Plaza Berea, Ohio

AVAILABLE FOR LEASE



HOUSEHOLDS
 1 MILE - 3,513
 2 MILE - 9,540
 3 MILE - 17,023
 5 MILE - 53,973

POPULATION
 1 MILE - 8,521
 2 MILE - 25,004
 3 MILE - 43,606
 5 MILE - 134,912

AVERAGE INCOME
 1 MILE - \$53,594
 2 MILE - \$58,514
 3 MILE - \$58,660
 5 MILE - \$62,884

Contact: Flora Wills
 24500 Chagrin Blvd., Suite 120
 Beachwood, Ohio, 44122

Phone: 216-831-6773
 Fax: 216-831-3869
 E-mail: florawills@gmail.com

PROPERTY FEATURES

Up to 3,000 Sq. Ft. Available

High Traffic Count at Lighted Intersection

Easily Accessible with Ample Parking

Reasonable Rents with Low NNN Charges

ARNOLD J. EISENBERG, INC.



The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors and omission, prior sale and withdrawal from the market without notice. Seller and broker make no representation as to the environmental condition of the property and recommend the purchasers independent investigation.

Driveway

1,920 Smarty Pants	32'0"
1,512 Romeos	18'0"
AT&T Mobile	
Available 915 SF	
1,215 Available	20'3"
990 Available	16'6"
1,185 H&R Block	19'19"

Covered Walkway



Asphalt Paved
155



Driveway



Prepared for:
Arnold J. Eisenberg, Inc.

EXECUTIVE SUMMARY

Coordinates
X:-81.8708
Y:41.3723

422 W Bagley Rd Berea 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	8,521	25,004	43,606	134,912
2010 Population Density	2,714psm	1,991psm	1,543psm	1,719psm
2000-2010 Growth	-1,048 -11.0%	-2,240 -8.2%	-4,459 -9.3%	-16,882 -11.1%
2000-2010 Avg. Annual Growth	-105 -1.1%	-224 -0.8%	-446 -0.9%	-1,688 -1.1%
2015 Total Population	7,969	23,720	41,275	126,927
2015 Population Density	2,538psm	1,889psm	1,461psm	1,617psm
2010-2015 Proj. Pop. Growth	-552 -6.5%	-1,284 -5.1%	-2,331 -5.3%	-7,985 -5.9%
2010-2015 Avg. Annual Growth	-110 -1.3%	-257 -1.0%	-466 -1.1%	-1,597 -1.2%
2000 Total Population	9,569	27,244	48,065	151,795
1990 Total Population	9,599	26,096	46,177	146,617
Households & Growth				
2010 Households	3,513	9,540	17,023	53,973
2000-2010 Growth	-448 -11.3%	-1,115 #####	-1,982 #####	-6,792 -11.2%
2000-2010 Avg. Annual Growth	-56 -1.9%	-139 -1.7%	-248 -1.7%	-849 -1.9%
2015 Households	3,270	8,952	15,989	50,619
2010-2015 Growth	-243 -6.9%	-588 -6.2%	-1,034 -6.1%	-3,354 -6.2%
2010-2015 Avg. Annual Growth	-49 -1.4%	-118 -1.2%	-207 -1.2%	-671 -1.2%
2000 Households	3,961	10,655	19,005	60,765
1990 Households	3,721	9,764	17,371	55,150
Families				
2010 Families	2,159	6,144	11,250	37,034
2015 Families	2,014	5,781	10,604	34,778
Income				
2010 Agggregate HH Income	\$ 188.29 million	\$ 558.22 million	\$ 998.55 million	\$ 3,394.05 million
2010 Average Household Income	53,594	58,514	58,660	62,884
2010 Median Household Income	46,299	49,518	50,372	54,286
2010 Per Capita Income	22,468	23,531	23,437	24,573
2015 Aggregate HH Income	\$175.31million	\$524.13million	\$938.58million	\$3,185.41million
2015 Average Household Income	\$53,609	\$58,547	\$58,702	\$62,929
2015 Median Household Income	\$46,305	\$49,552	\$50,428	\$54,363
2015 Per Capita Income	\$22,455	\$23,533	\$23,448	\$24,583
Daytime Demographics				
Number of Employees	3,523	12,592	27,775	76,992
Number of Businesses	202	682	1,415	4126
Avg. number Employees per Bus.	17.4	18.5	19.6	18.7
Residents per Business	42.1	36.7	30.8	32.7
Total Aggregate Annual Payroll	\$126.3million	\$477.2million	\$1,037.8million	\$2,724.6million

