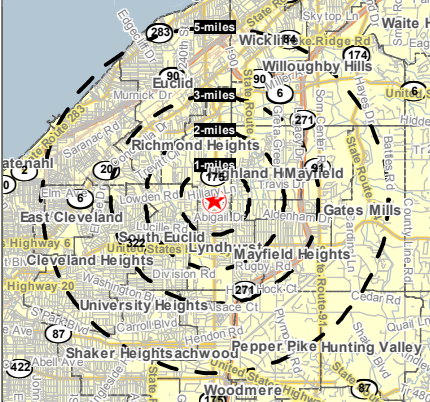


Hilltop Plaza Richmond Heights, Ohio



AVAILABLE FOR LEASE *Richmond Rd & Wilson Mills Rd*



HOUSEHOLDS
1 MILE - 3,416
3 MILE - 35,200
5 MILE - 102,497

POPULATION
1 MILE - 8,594
3 MILE - 83,207
5 MILE - 243,247

AVERAGE INCOME
1 MILE - \$74,460
3 MILE - \$67,348
5 MILE - \$89,826

DAYTIME POPULATION
1 MILE - 5,372
3 MILE - 44,530
5 MILE - 115,180

Contact: Steve Eisenberg or
David Stein
24500 Chagrin Blvd., Suite 120

Phone: 216-831-6773

Fax: 216-831-3869

E-mail: SEisenberg@aol.com

DiStein957@aol.com

Property Features

Tenants include Dave's Supermarket, Fed Ex,
Fitworks, Dunn Hardware, Sherwin Williams and
Dollar Tree

44,530 Employees in a 3-mile radius

Easily Accessible with Ample Parking

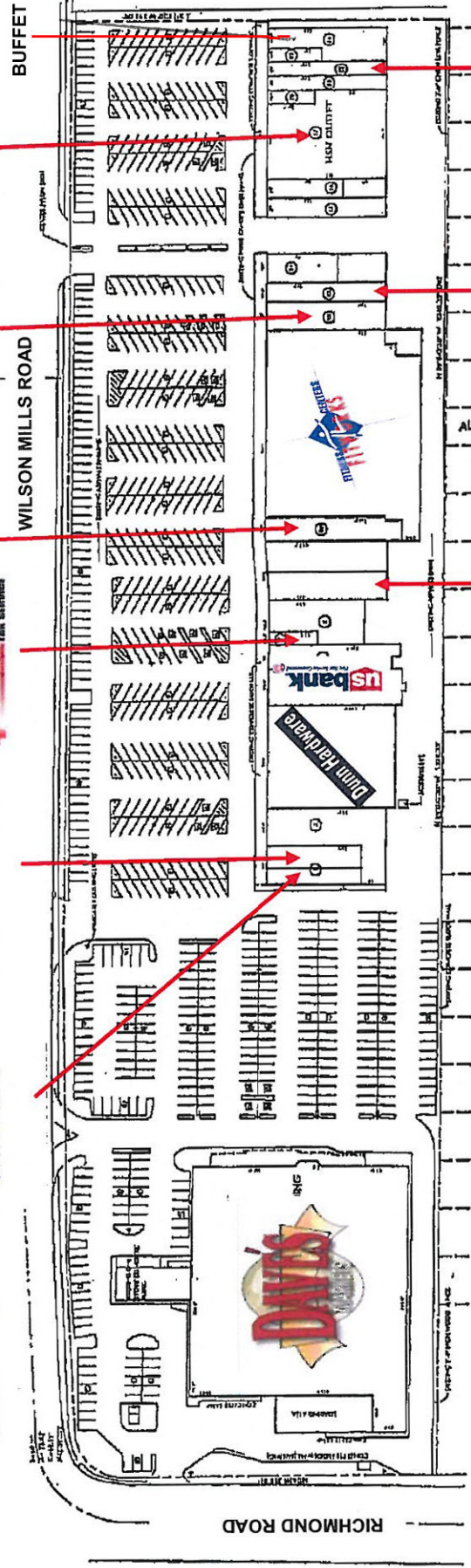
ARNOLD J. EISENBERG, INC.



HILLTOP PLAZA



3,794 SF AVAILABLE



2,000 SF AVAILABLE

2,481 SF AVAILABLE

INTERNET CAFE





Richmond Rd

RICHMOND TOWN CENTER

Wilson Mills Rd

ADT 34, 150

Sears

REGAL CINEMAS

macy's

JCPenney

Walgreens

KeyBank

CVS Pharmacy

Firestone

Charter One

DOLLAR TREE

FITWORKS

SHERMANS

JACKSON HEWITT

US Bank

Dunn Hardware

Great Clips

FedEx Kinkos

DAVIS

Walmart

Winn-Dixie



Prepared for:
Arnold J. Eisenberg, Inc.

EXECUTIVE SUMMARY

Coordinates

X:-81.4972
Y:41.5389

Richmond Rd & Wilson Mills Rd Cleveland 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	78.15
Population & Growth				
2010 Total Population	8,594	33,991	83,207	243,247
2010 Population Density	2,737psm	2,707psm	2,945psm	3,112psm
2000-2010 Growth	-1,532 -15.1%	-5,541 -14.0%	-13,517 -14.0%	-30,237 -11.1%
2000-2010 Avg. Annual Growth	-153 -1.5%	-554 -1.4%	-1,352 -1.4%	-3,024 -1.1%
2015 Total Population	7,937	31,596	77,786	231,008
2015 Population Density	2,528psm	2,516psm	2,753psm	2,956psm
2010-2015 Proj. Pop. Growth	-657 -7.6%	-2,395 -7.0%	-5,422 -6.5%	-12,238 -5.0%
2010-2015 Avg. Annual Growth	-131 -1.5%	-479 -1.4%	-1,084 -1.3%	-2,448 -1.0%
2000 Total Population	10,126	39,532	96,725	273,483
1990 Total Population	9,684	38,953	96,418	282,232
Households & Growth				
2010 Households	3,416	13,955	35,200	102,497
2000-2010 Growth	-588 -14.7%	-2,257 -13.9%	-5,839 -14.2%	-13,107 -11.3%
2000-2010 Avg. Annual Growth	-74 -2.4%	-282 -2.3%	-730 -2.4%	-1,638 -1.9%
2015 Households	3,145	12,943	32,812	96,838
2010-2015 Growth	-271 -7.9%	-1,012 -7.3%	-2,388 -6.8%	-5,658 -5.5%
2010-2015 Avg. Annual Growth	-54 -1.6%	-202 -1.5%	-478 -1.4%	-1,132 -1.1%
2000 Households	4,004	16,212	41,039	115,604
1990 Households	3,709	15,596	39,808	116,324
Families				
2010 Families	2,524	9,686	23,038	63,711
2015 Families	2,331	8,995	21,531	60,440
Income				
2010 Aggregate HH Income	\$ 254.32 million	\$ 964.37 million	\$ 2,370.66 million	\$ 9,206.88 million
2010 Average Household Income	74,460	69,105	67,348	89,826
2010 Median Household Income	64,318	59,633	57,368	67,640
2010 Per Capita Income	28,716	27,555	27,457	35,394
2015 Aggregate HH Income	\$234.63million	\$895.80million	\$2,210.19million	\$8,696.00million
2015 Average Household Income	\$74,608	\$69,211	\$67,359	\$89,799
2015 Median Household Income	\$64,439	\$59,787	\$57,434	\$67,665
2015 Per Capita Income	\$28,683	\$27,552	\$27,430	\$35,404
Daytime Demographics				
Number of Employees	5,372	20,101	44,530	115,180
Number of Businesses	246	976	2,280	6553
Avg. number Employees per Bus.	21.9	20.6	19.5	17.6
Residents per Business	35.0	34.8	36.5	37.1
Total Aggregate Annual Payroll	\$224.7million	\$821.6million	\$1,786.8million	\$4,310.3million