

Keystone Plaza Parma, Ohio



AVAILABLE FOR LEASE
6054 Broadview Rd.



HOUSEHOLDS
1 MILE - 4,364
3 MILE - 36,653
5 MILE - 96,998

POPULATION
1 MILE - 10,181
3 MILE - 87,887
5 MILE - 235,101

AVERAGE INCOME
1 MILE - \$54,045
3 MILE - \$57,785
5 MILE - \$54,979

DAYTIME POPULATION
1 MILE - 3,562
3 MILE - 44,601
5 MILE - 121,782

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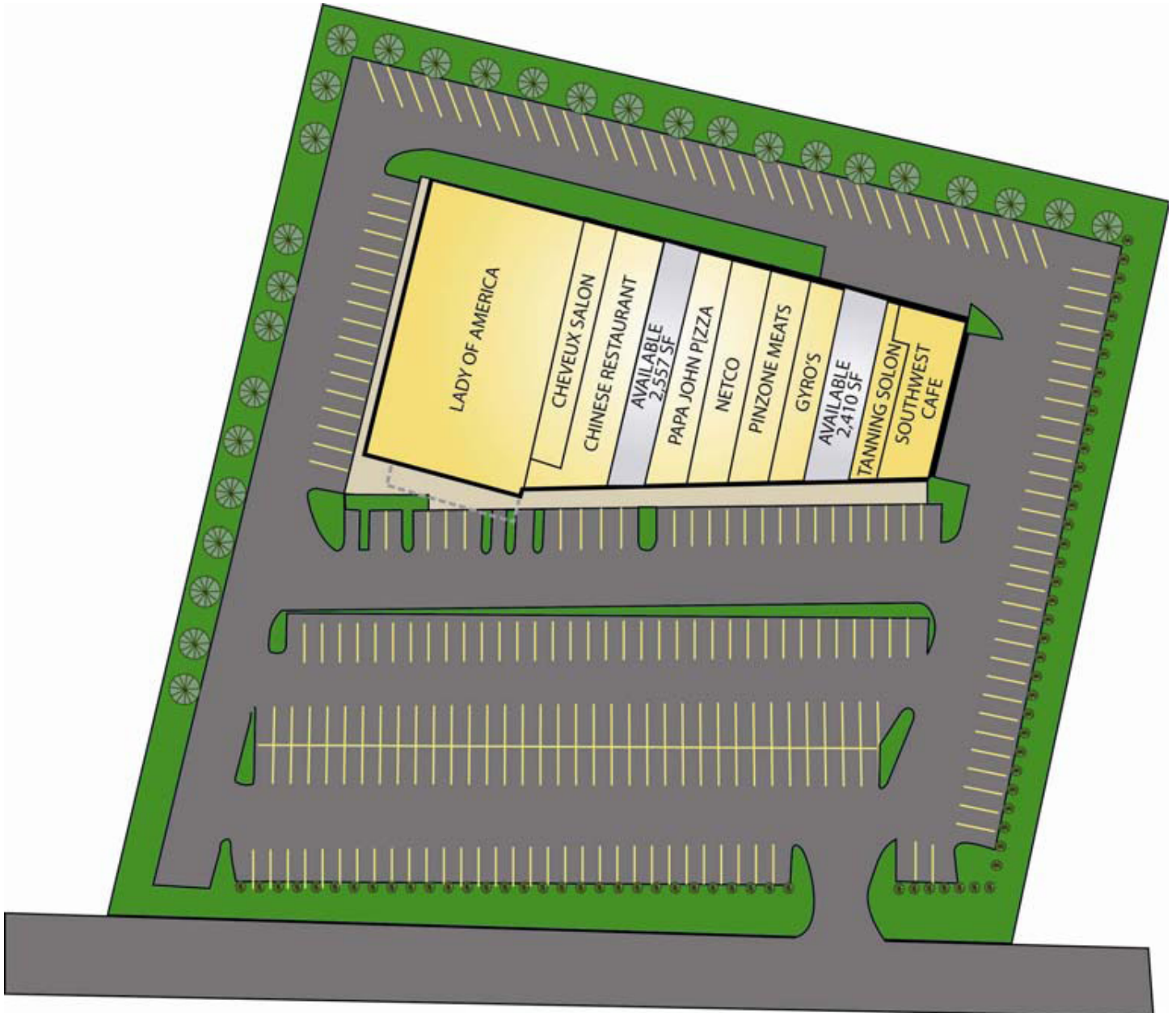
Property Features

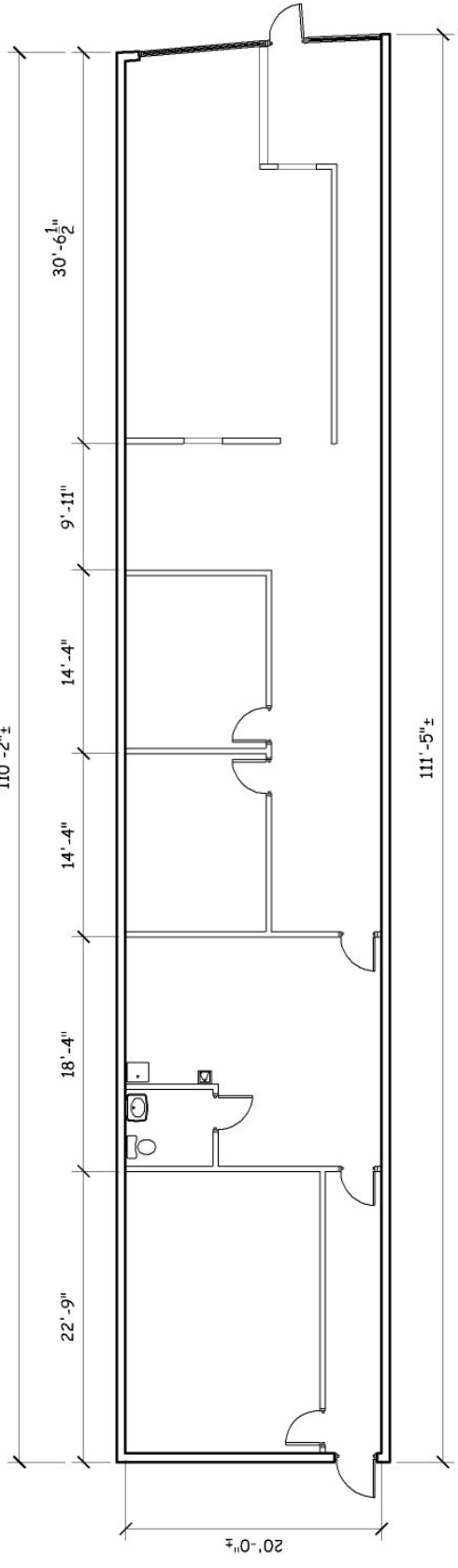
Tenants include Papa Johns, Cheveaux Salon,
Lady America, Ni's Restaurant, Pinzone Meats,
Planet Sunn'Tann, Southwest Café
Easily Accessible with Ample Parking
Favorable Lease Terms

ARNOLD J. EISENBERG, INC.



SITE PLAN - KEYSTONE PLAZA



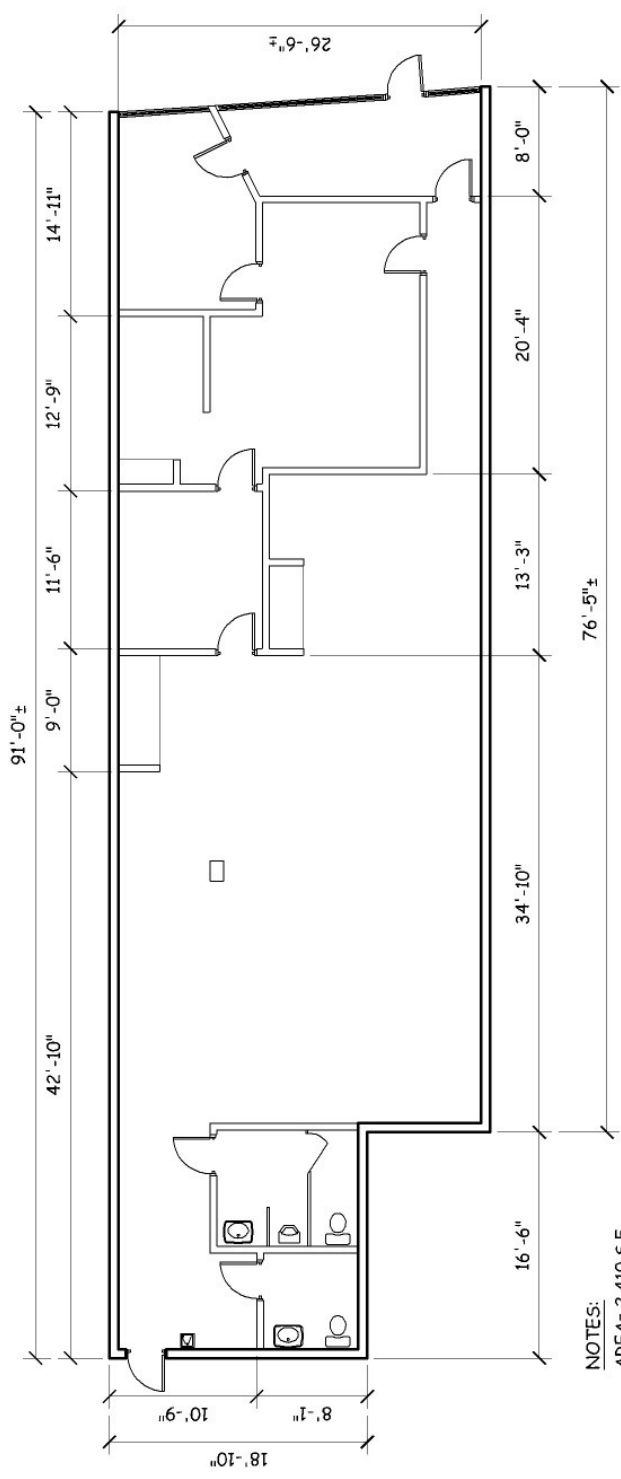


NOTES:
 AREA= 2,196 S.F.
 CEILING HEIGHT= 10'-0"



EXISTING FLOOR PLAN
 SCALE: 1/8"=1'-0"

6054 BROADVIEW ROAD, PARMA OH. 44134

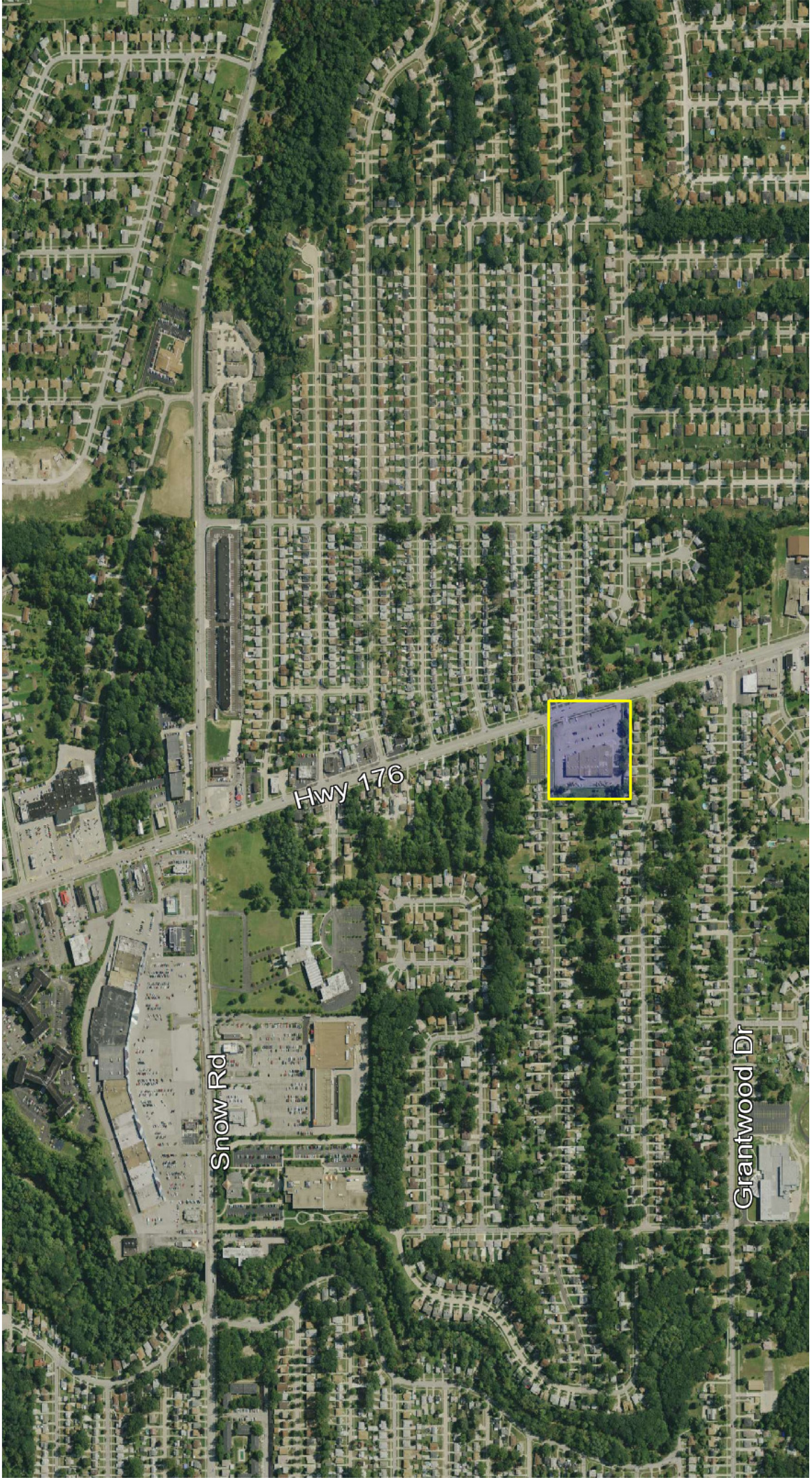


NOTES:
 AREA= 2,410 S.F.
 CEILING HEIGHT= 9'-10"

EXISTING FLOOR PLAN
 SCALE: 1/8"=1'-0"



6040 BROADVIEW ROAD, PARMA OH. 44134



Hwy 176

Snow Rd

Grantwood Dr





Prepared for:
Arnold J. Eisenberg, Inc.

EXECUTIVE SUMMARY

Coordinates

X:-81.6887
Y:41.3993

6054 Broadview Rd Parma 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	10,181	38,892	87,887	235,101
2010 Population Density	3,243psm	3,097psm	3,110psm	2,995psm
2000-2010 Growth	-1,882 -15.6%	-7,236 -15.7%	-14,311 -14.0%	-30,197 -11.4%
2000-2010 Avg. Annual Growth	-188 -1.6%	-724 -1.6%	-1,431 -1.4%	-3,020 -1.1%
2015 Total Population	9,354	35,896	81,790	221,559
2015 Population Density	2,979psm	2,858psm	2,895psm	2,823psm
2010-2015 Proj. Pop. Growth	-827 -8.1%	-2,996 -7.7%	-6,098 -6.9%	-13,542 -5.8%
2010-2015 Avg. Annual Growth	-165 -1.6%	-599 -1.5%	-1,220 -1.4%	-2,708 -1.2%
2000 Total Population	12,063	46,129	102,199	265,298
1990 Total Population	12,563	47,589	104,328	265,135
Households & Growth				
2010 Households	4,364	16,392	36,653	96,998
2000-2010 Growth	-763 -14.9%	-2,916 -15.1%	-5,758 -13.6%	-11,753 -10.8%
2000-2010 Avg. Annual Growth	-95 -2.5%	-365 -2.5%	-720 -2.3%	-1,469 -1.8%
2015 Households	4,008	15,122	34,102	91,207
2010-2015 Growth	-356 -8.1%	-1,270 -7.7%	-2,552 -7.0%	-5,791 -6.0%
2010-2015 Avg. Annual Growth	-71 -1.6%	-254 -1.5%	-510 -1.4%	-1,158 -1.2%
2000 Households	5,127	19,309	42,411	108,751
1990 Households	5,010	19,059	41,667	106,245
Families				
2010 Families	2,850	10,807	24,101	62,532
2015 Families	2,613	9,960	22,395	58,814
Income				
2010 Agggregate HH Income	\$ 235.84 million	\$ 935.34 million	\$ 2,118.00 million	\$ 5,332.90 million
2010 Average Household Income	54,045	57,060	57,785	54,979
2010 Median Household Income	46,039	48,375	48,698	46,603
2010 Per Capita Income	22,395	23,430	23,532	22,326
2015 Aggregate HH Income	\$217.05million	\$866.21million	\$1,976.58million	\$5,021.05million
2015 Average Household Income	\$54,153	\$57,280	\$57,961	\$55,051
2015 Median Household Income	\$46,121	\$48,506	\$48,823	\$46,657
2015 Per Capita Income	\$22,413	\$23,517	\$23,604	\$22,351
Daytime Demographics				
Number of Employees	3,562	16,293	44,601	121,782
Number of Businesses	228	965	2,443	6120
Avg. number Employees per Bus.	15.6	16.9	18.3	19.9
Residents per Business	44.6	40.3	36.0	38.4
Total Aggregate Annual Payroll	\$118.9million	\$559.2million	\$1,481.6million	\$4,256.4million