



## PROPERTY HIGHLIGHTS

- Approximately 1.838 acres
- Premier location at Lander Circle in the affluent city of Pepper Pike
- Investment opportunity available
- First floor: Up to ±12,613 SF available
- Second floor: Up to ±5,000 SF available - potential for single tenant user
- Covered parking on site

## TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	3,770	\$207,815	5,636
<b>3 Miles</b>	28,465	\$156,793	43,359
<b>5 Miles</b>	134,741	\$102,188	123,405
<b>7 Minutes</b>	103,319	\$104,700	87,658

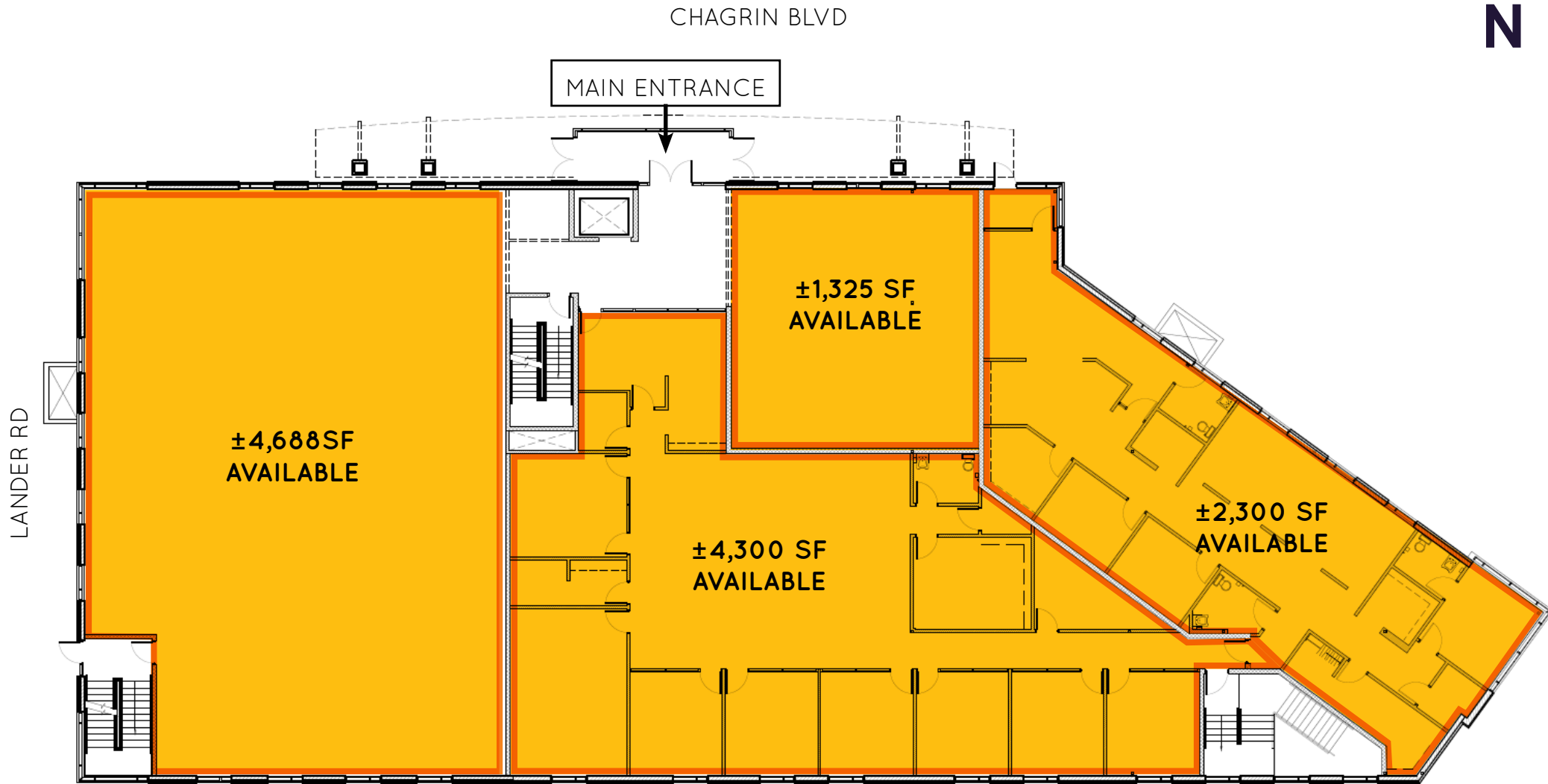
## QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

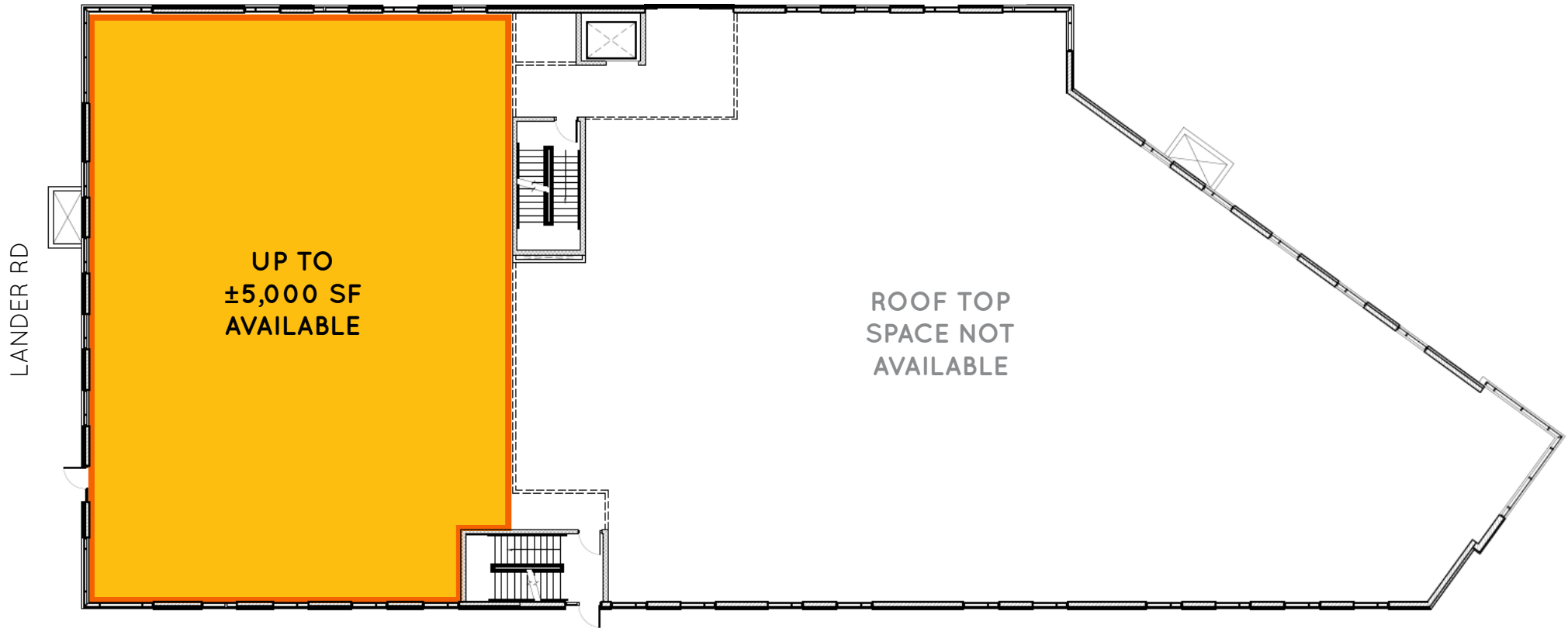
**Steve Passov** / [spassov@passovgroup.com](mailto:spassov@passovgroup.com)



1ST FLOOR SITE PLAN



CHAGRIN BLVD



2ND FLOOR SITE PLAN



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