



GOODMANREALESTATE.COM
216.381.8200

PRIME HIGH-TRAFFIC CORNER

Bedford, Ohio



HIGHLIGHTS

- Located at the high-traffic intersection (over 30,000 VPD) of Rockside and Northfield roads in Bedford, Ohio
- 3.33 acres of land with a former GetGo gas station situated on 2.0 acres and 1.33 acres of additional land
- Less than two miles from the Bedford Automile, one of the largest concentrations of new and used car dealerships in Ohio
- Over 172,000 people with average household incomes exceeding \$64,000 within a 5-mile radius
- Located one mile from the I-271 and Rockside Road interchange

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2023 Projection	65,334	166,728	321,393
2018 Estimate	67,911	172,446	330,250
INCOME	3 MILE	5 MILE	7 MILE
2018 Average	\$49,453	\$64,951	\$77,557
2018 Median	\$38,437	\$43,937	\$49,116
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2018 Employees	39,527	125,527	200,799

LEASING INFORMATION

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CLEVELAND THE OFFICES AT LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS CORPORATE HILL II, SUITE 108
100 W. OLD WILSON BRIDGE ROAD
COLUMBUS, OH 43085

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