

**MAJOR
PRICE
REDUCTION!!**

NOW PRICED AT \$195,000.00



Property Highlights

- 5,300 SF retail building for sale
- Excellent Owner/User opportunity
- Potential for redevelopment
- Walk to Baldwin Wallace University, Downtown Berea and shopping and dining
- Recently refurbished inside
- Excellent location with easy access to I-71, Cleveland Hopkins International Airport and Southwest General Hospital
- **Sale price reduced to \$195,000.00**

JIM KRIVANEK

Vice President
216.525.1498

jkrivanek@crescorealestate.com

BRIAN SMITH

Sales Associate
216.525.1476

bsmith@crescorealestate.com

RICO A. PIETRO, SIOR

Principal
216.525.1473

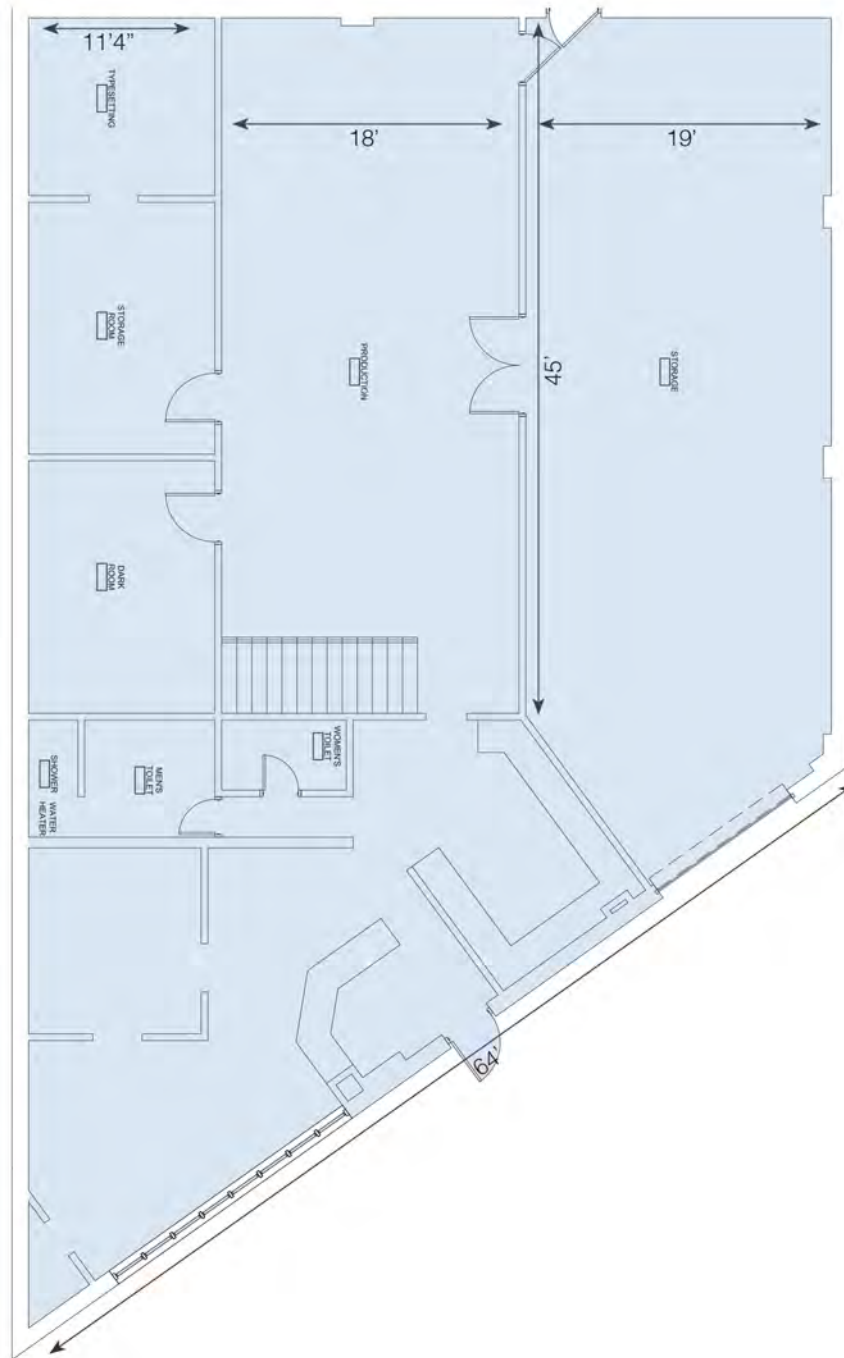
rpietro@crescorealestate.com

3 Summit Park Drive,
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Floor Plan - 5,300 SF



JIM KRIVANEK

Vice President
216.525.1498
jkrivanek@crescorealestate.com

BRIAN SMITH

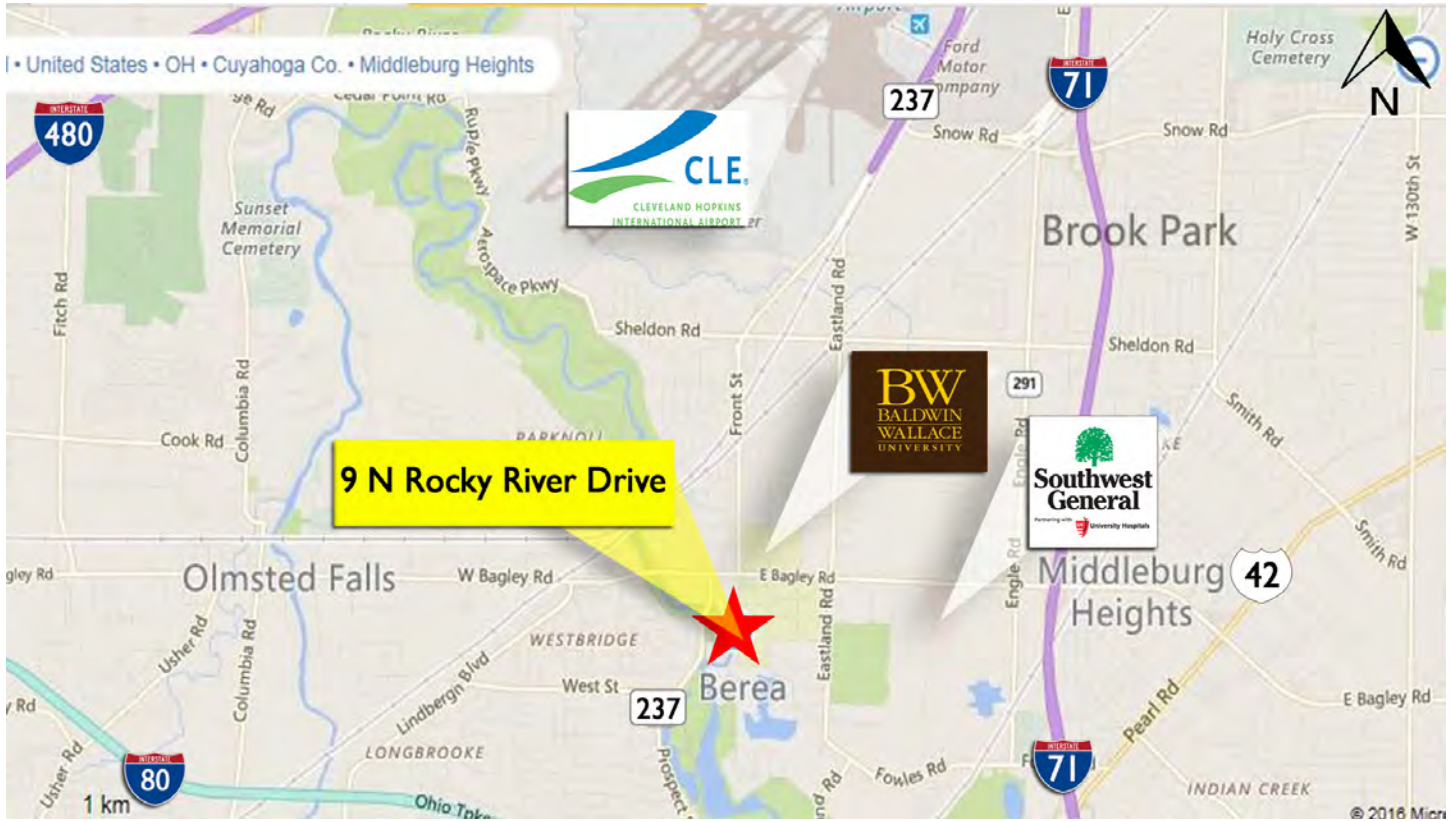
Sales Associate
216.525.1476
bsmith@crescorealestate.com

RICO A. PIETRO, SIOR

Principal
216.525.1473
rpietro@crescorealestate.com

3 Summit Park Drive,
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

Map



JIM KRIVANEK
Vice President
216.525.1498
jkrivanek@crescorealestate.com

BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

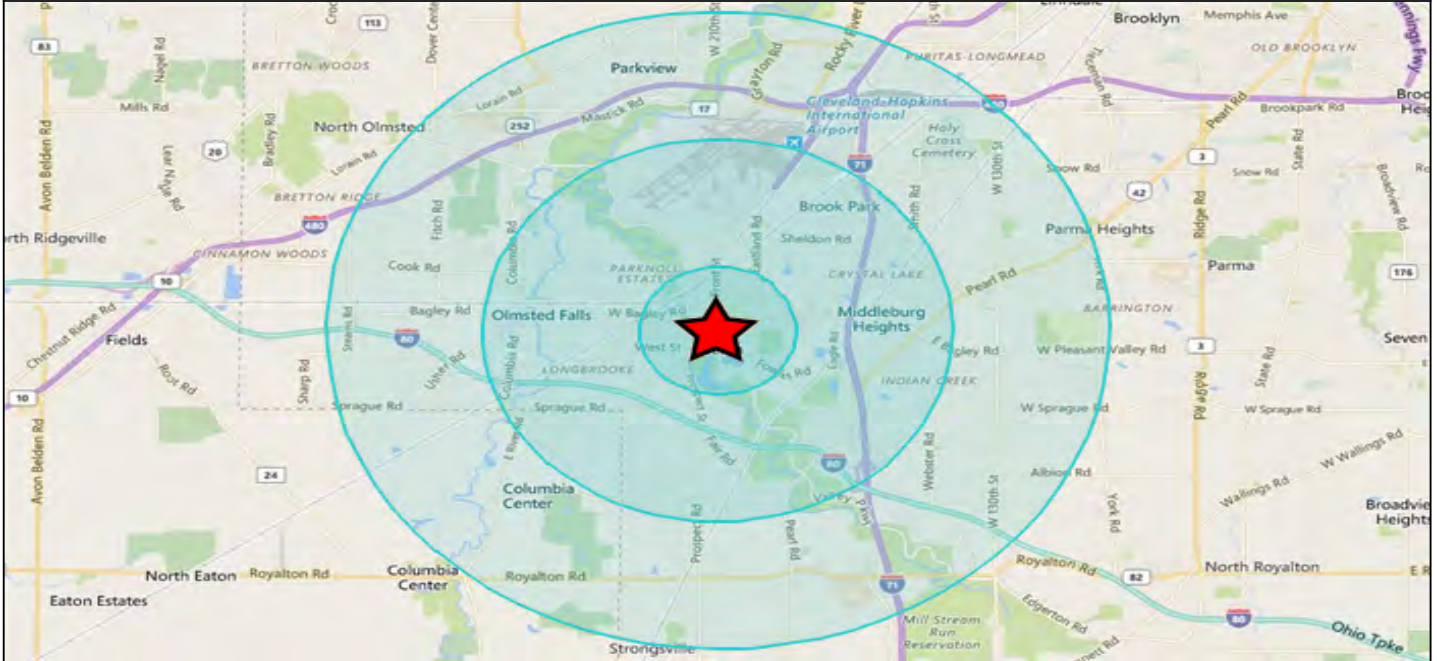
RICO A. PIETRO, SIOR
Principal
216.525.1473
rpietro@crescorealestate.com

3 Summit Park Drive,
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Demographics



Description	1 Mile	3 Mile	5 Mile
Area & Density :			
Area (Square Miles) :	2.454204	29.482698	88.659011
Density(Population Per Square Mile) :	4,219.7	1,756.7	1,790
Population By Year			
Population (1990) :	9,809	49,316	148,919
Population (2000) :	11,005	52,898	156,320
Population (2010) :	10,415	51,834	158,732
Population (Current) :	10,356	51,791	158,699
Population (5 Yr. Forecast) :	9,938	49,775	152,464
Percent Growth (Current Yr./Previous Yr.) :	-.61	-.03	.04
Percent Forecast (5 Yr. Forecast/Current Yr.) :	-4.05	-3.82	-3.9
Households By Year			
Households (1990) :	3,517	18,896	56,240
Households (2000) :	4,048	21,256	62,925
Households (2010) :	3,894	21,610	66,299
Households (Current) :	3,872	21,593	66,290
Households (5 Yr. Forecast) :	3,812	21,296	65,375
Percent Growth (Current Yr./Previous Yr.) :	-.66	-.01	.04
Percent Forecast (5 Yr. Forecast/Current Yr.) :	-1.54	-1.34	-1.37

JIM KRIVANEK

Vice President

216.525.1498

jkrivanek@crescorealestate.com
BRIAN SMITH

Sales Associate

216.525.1476

bsmith@crescorealestate.com
RICO A. PIETRO, SIOR

Principal

216.525.1473

rpietro@crescorealestate.com

 3 Summit Park Drive,
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Demographics

Description	1 Mile	3 Mile	5 Mile
General Population Characteristics			
Male :	4,744	24,045	75,785
Female :	5,612	27,746	82,914
Density :	4,219.7	1,756.7	1,790
Urban :	10,356	51,126	152,402
Rural :		665	6,297
General Household Characteristics			
Households (Current) :	3,872	21,593	66,290
Families :	2,054	13,448	43,180
Average Size of Household :	2.19	2.22	2.32
Median Age of Householder :	52	51	52
Median Value Owner Occupied (\$) :	136,285.47	144,132.30	153,925.71
Median Rent (\$) :	502.28	629.84	687.68
Median Vehicles Per Household :	2	2	2
General Housing Characteristics			
Housing Units :	4,185	23,005	70,568
Owner Occupied Units :	2,403	16,157	51,203
Renter Occupied Units :	1,469	5,436	15,087
Vacant Units :	313	1,412	4,278
Population By Race			
White Alone :	9,354	46,887	144,704
Black Alone :	588	2,133	5,617
Asian Alone :	114	1,405	4,174
Native American and Alaska Native Alone :	21	92	263
Other Race Alone :	73	370	1,369
Two or More Races :	206	904	2,572
Population By Ethnicity			
Hispanic :	319	1,419	5,131
White Non-Hispanic :	9,134	45,931	141,365
General Income Characteristics			
Median Household Income (\$) :	48,445.76	62,120.64	65,188.80
Total Household Income (\$) :	234,889,447	1,549,906,071	4,904,339,388
Average Household Income (\$) :	60,664	71,778	73,983
Per Capita Income (\$) :	22,681	29,926	30,903
Consumer Expenditures			
Total Consumer Expenditures (\$) :	193,651	1,178,431	3,689,471
Total Retail Sales (\$) :	184,263	1,496,806	2,988,873
Employment By Place Of Business			
Total Employees :	8,366	39,802	75,010
Total Establishments :	405	1,785	4,046

JIM KRIVANEK

Vice President

216.525.1498

jkrivanek@crescorealestate.com

BRIAN SMITH

Sales Associate

216.525.1476

bsmith@crescorealestate.com

RICO A. PIETRO, SIOR

Principal

216.525.1473

rpietro@crescorealestate.com

 3 Summit Park Drive,
Suite 200

Cleveland, Ohio 44131

Main 216.520.1200

Fax 216.520.1828

crescorealestate.com