



9 North Rocky River Drive Berea, Ohio 44017



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

JIM KRIVANEK

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BRIAN SMITH

Sales Associate 216.525.1476

bsmith@crescorealestate.com

- · 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

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

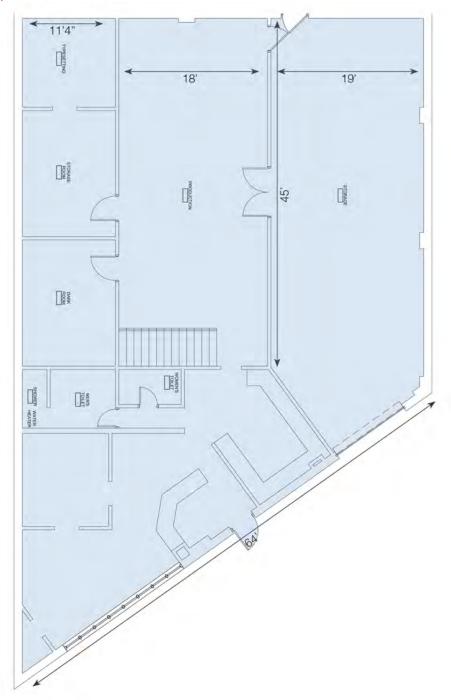
crescorealestate.com





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Floor Plan - 5,300 SF



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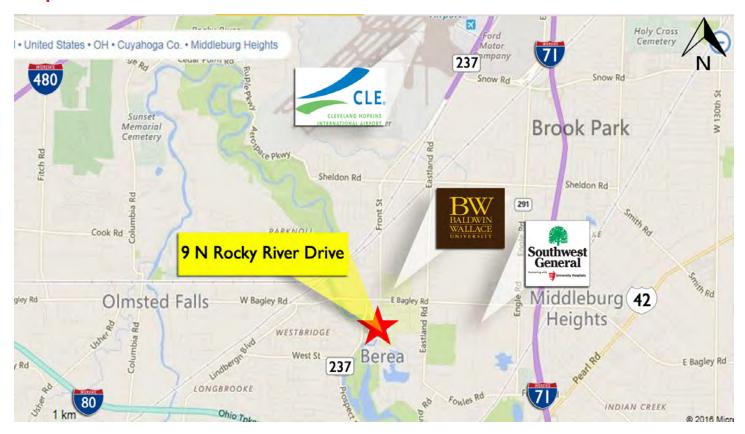
Cleveland, Ohio 44131 Main 216.520.1200 Fax 216.520.1828 crescorealestate.com





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Map







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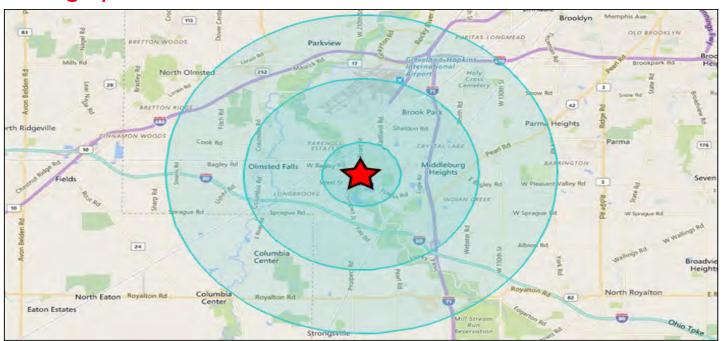
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Demographics



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

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Demographics

Male :	Description	1 Mile	3 Mile	5 Mile
Female	General Population Characteristics			
Density :	Male:	4,744	24,045	75,785
Urban : 10,356 51,126 152,402 Rural : 665 6,297 General Household Characteristics 465 6,297 Households (Current) : 3,872 21,593 66,290 Families : 2,054 13,448 43,180 Average Size of Households : 2,19 2,22 2,32 Median Age of Householder : 52 51 52 Median Policity : 502,28 629,84 687,68 Median Value Owner Occupied (\$) : 136,285,47 144,132,30 153,3925,71 Median Value Owner Occupied (\$) : 502,28 629,84 687,68 Median Value Owner Occupied Units : 2 2 2 Bount of Units : 4,185 23,005 70,588 Owner Occupied Units : 4,185 23,005 70,588 Owner Occupied Units : 4,185 23,005 70,588 Owner Occupied Units : 4,185 46,887 144,704 Bould In State : 9,354 46,887 144,704 White Alo	Female :	5,612	27,746	82,914
Rural: 665 6,297 General Household Characteristics Households (Current): 3,872 21,593 66,290 Families: 2,0,54 13,448 43,180 Average Size of Household: 2,19 2.22 2.32 Median Age of Householde: 52 51 51 52 Median Age of Householde: 52 651 52 Median Rent (\$\mathbf{S}\math	Density:	4,219.7	1,756.7	1,790
General Household Characteristics	Urban :	10,356	51,126	152,402
Households (Current): 3,872 21,593 66,290 Famillies: 2,054 13,448 43,180 Average Size of Household: 219 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 Nethicles Per Household: 2 2 2 2 2 General Housing Characteristics Housing Units: 4,185 23,005 70,568 Owner Occupied Units: 5,1469 5,436 15,087 Renter Occupied Units: 4,278 313 1,412 4,278 Population By Race White Alone: 9,354 46,887 144,704 Black Alone: 1114 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 45,931 141,965 General Income Characteristics Median Household Income (\$): 48,445,76 62,120.64 65,188.80 Total Household Income (\$): 22,489,447 1,549,906,071 4,904,339,388 Average Household Income (\$): 23,489,447 1,549,906,071 4,904,339,388 Per Capita Income (\$): 22,681 29,926 30,903 Consumer Expenditures Total Consumer Expenditures (\$): 193,651 1,178,431 3,689,471 Total Employees: 8,366 39,802 75,010 Total Employees: 8,366	Rural :		665	6,297
Families	General Household Characteristics			
Average Size of Householde: 2.19 2.22 2.32 Median Age of Householder: 52 51 52 Median Age of Householder: 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 30 16,167 51,203 Housing Units: 4,185 23,005 70,568 Owner Occupied Units: 2,403 16,167 51,203 Renter Occupied Units: 313 1,412 4,278 Population By Race 313 1,412 4,278 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 Two or More Races: 206 904 2,572 Population By Ethnicity 1 4,445,76 62,120,64 65,188,80	Households (Current) :	3,872	21,593	66,290
Median Age of Householder : 52 51 52 Median Value Ownor Occupied (\$): 136,285.47 144,132.30 153,225.71 Median Rent (\$): 502.28 629.84 687.68 Median New (\$): 502.28 629.84 687.68 Median New (\$): 2 2 2 General Housing Characteristics 4.185 23,005 70,568 Cowner Occupied Units : 4.185 23,005 70,568 Owner Occupied Units : 1,469 5.436 15,087 Vacant Units : 1,469 5.436 15,087 Vacant Units : 313 1,412 4,278 Population By Race 40 46,887 144,704 White Alone : 9,554 46,887 144,704 Black Alone : 9,584 46,887 144,704 Black Alone : 9,584 46,887 144,704 Black Alone : 9,384 46,887 144,704 Black Alone : 9,354 46,887 14,704 Black Alone : <td>Families :</td> <td>2,054</td> <td>13,448</td> <td>43,180</td>	Families :	2,054	13,448	43,180
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 34,185 23,005 70,568 Owner Occupied Units: 4,185 23,005 70,568 Owner Occupied Units: 1,469 5,436 15,007 Yeacht 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 48,445,76 62,120,64 65,188,80 Hispanic: 319 1,419 5,131 White Non-Hispanic: 9,134 <	Average Size of Household :	2.19	2.22	2.32
Median Rent (\$): 502.28 629.84 687.68 Median Vehicles Per Household: 2 2 2 General Housing Characteristics 3 2 2 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 Asian Alone: 21 92 263 Other Race Alone: 73 370 1,369 Two or More Races: 206 904 2,572 Population By Ethnicity 8 1,419 5,131 Hispanic: 319 1,419 5,131 White Non-Hispanic: 9,134 45,931 141,365 General Income Characteristics 2	Median Age of Householder :	52	51	52
Median Vehicles Per Household : 2 2 2 General Housing Characteristics 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 2 46,887 144,704 4,74 Black Alone : 588 2,133 5,617 5,617 Asian Alone : 114 1,405 4,74 4,74 Native American and Alaska Native Alone : 21 92 263 2,63 3,617 4,74 4	Median Value Owner Occupied (\$):	136,285.47	144,132.30	153,925.71
General Housing Characteristics	Median Rent (\$):	502.28	629.84	687.68
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 2,263 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 (\$): 24,889,447 1,549,906,071 4,904,339,388 Average Household Income (\$): 2,681 29,926 30,903 Consumer Expenditures Total Consumer Expenditures Total Consumer Expenditures Employment By Place Of Business Total Employees: 8,366 39,802 75,010	Median Vehicles Per Household :	2	2	2
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 48,457 45,931 141,365 General Income Characteristics 319 1,419 5,131 White Non-Hispanic : 319 1,419 5,131 White Non-Hispanic : 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 (\$) : 2,2681 29,926 30,903 Consume	General Housing Characteristics			
Renter Occupied Units : 1,469 5,436 15,087	Housing Units :	4,185	23,005	70,568
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 8 1,419 5,131 White Non-Hispanic: 319 1,419 5,131 White Non-Hispanic: 9,134 45,931 141,365 General Income Characteristics 8 62,120.64 65,188.80 Total Household Income (\$): 23,489,447 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 193,651 1,178,431 3,689,471 Total Consumer Expenditures (\$): 193,651 1,178,431 3,689,471 Total Employees: 8,366 39,802 75,010	Owner Occupied Units :	2,403	16,157	51,203
Population By Race	Renter Occupied Units :	1,469	5,436	15,087
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 (\$) : 193,651 1,178,431 3,689,471 Total Employees : 8,366 39,802	Vacant Units :	313	1,412	4,278
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 <td>Population By Race</td> <td></td> <td></td> <td></td>	Population By Race			
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 Total Retail Sales (\$): 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	White Alone :	9,354	46,887	144,704
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 8,366 39,802 75,010	Black Alone :	588	2,133	5,617
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 8,366 39,802 75,010	Asian Alone :	114	1,405	4,174
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 Total Retail Sales (\$) : 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	Native American and Alaska Native Alone :	21	92	263
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	Other Race Alone :	73	370	1,369
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	Two or More Races :	206	904	2,572
White Non-Hispanic : 9,134 45,931 141,365 General Income Characteristics 8 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 20,926 30,903 30,903 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 8,366 39,802 75,010	Population By Ethnicity			
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 20,926 30,903 30,903 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 8,366 39,802 75,010	Hispanic:	319	1,419	5,131
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	White Non-Hispanic :	9,134	45,931	141,365
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 8,366 39,802 75,010	General Income Characteristics			
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	Median Household Income (\$):	48,445.76	62,120.64	65,188.80
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 Household Income (\$):	234,889,447	1,549,906,071	4,904,339,388
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	Average Household Income (\$):	60,664	71,778	73,983
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 8,366 39,802 75,010	Per Capita Income (\$):	22,681	29,926	30,903
Total Retail Sales (\$): 184,263 1,496,806 2,988,873 Employment By Place Of Business 8,366 39,802 75,010	Consumer Expenditures			
Employment By Place Of Business Total Employees: 8,366 39,802 75,010	Total Consumer Expenditures (\$):	193,651	1,178,431	3,689,471
Total Employees : 8,366 39,802 75,010	Total Retail Sales (\$):	184,263	1,496,806	2,988,873
	Employment By Place Of Business			
Total Establishments : 405 1,785 4,046	Total Employees :	8,366	39,802	75,010
	Total Establishments :	405	1,785	4,046

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