



PROPERTY HIGHLIGHTS

- Site is located within an Opportunity Zone
- Property can be parceled off to sell or ground lease. If parceled off, proposed curb cut created on Warrensville Center Rd.
- 9,854 SF building on approximately 3.24 acres at the corner of Warrensville Center Rd. and Watercrest Ave.
- Property is in close proximity to the Bedford Auto Mile

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	14,504	\$49,086	4,951
3 Miles	75,942	\$54,201	81,076
5 Miles	181,391	\$70,598	169,568
5 Minutes	24,333	\$51,759	9,953

QUICK LINKS (click to view)

3401 Richmond Rd., Suite 200
Beachwood, OH 44122

www.passovgroup.com

FOR MORE INFORMATION, CONTACT: 216.831.8100

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134,296 VPD



amazon DISTRIBUTION CENTER
↑ 1.6 MILES NORTH
+2,000 EMPLOYEES

PROPERTY LINE
SOUTHGATE USA SHOPPING CENTER

30,009 VPD

21,968 VPD

LIBBY RD

BARILETT RD

NORTHFIELD RD

WARRENSVILLE CENTER RD

ROCKSIDE RD

SITE

46,176 VPD

22,848 VPD

BEDFORD AUTO MILE

Logos for various car brands including Volkswagen, Toyota, Nissan, Mitsubishi, Mercedes-Benz, Mazda, Kia, GMC, Fiat, Buick, Acura, Dodge, Audi, Ford, Chrysler, Jeep, Scion, Smart, Subaru, and Volvo.