

# OFFICE SUITES FOR LEASE

**KOWIT & COMPANY**  
REAL ESTATE GROUP  
www.KowitRealEstate.com



**LANDERHAVEN PLAZA**  
6001-6009 Landerhaven Drive  
Mayfield Heights, Ohio

## Property Highlights

- Five spaces available:
  - 6001-A1: 3,640 SF
  - 6005-B1: 2,800 SF
  - 6005-A1: 1,500 SF
  - 6009-H: 1,325 SF
  - 6009-I: 2,806 SF
- Major exterior renovations
- Medical use permitted-Join University Hospitals
- Private entrances
- Convenient to hotels, restaurants, I-271, I-480 & I-90

## Property Photos:



## Contact Agent:

**Brad Kowit**

216.514.1400 x102

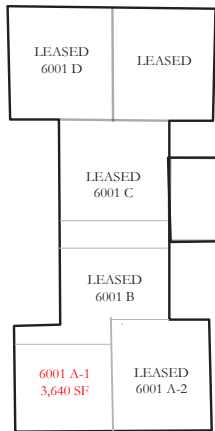
[bkowit@kowitzrealstate.com](mailto:bkowit@kowitzrealstate.com)

# OFFICE SPACE FOR LEASE BUILDING FLOOR PLANS

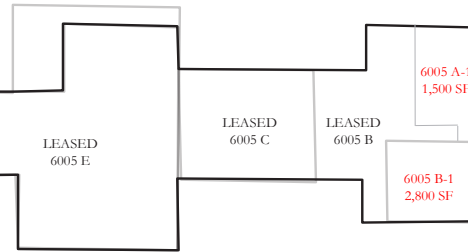
Landerhaven Office Plaza  
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## Landerhaven Office Plaza Available Space

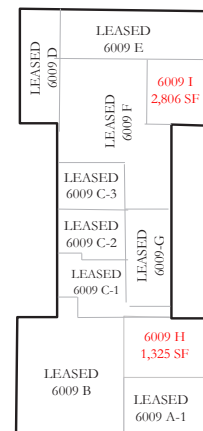
6001 BUILDING



6005 BUILDING



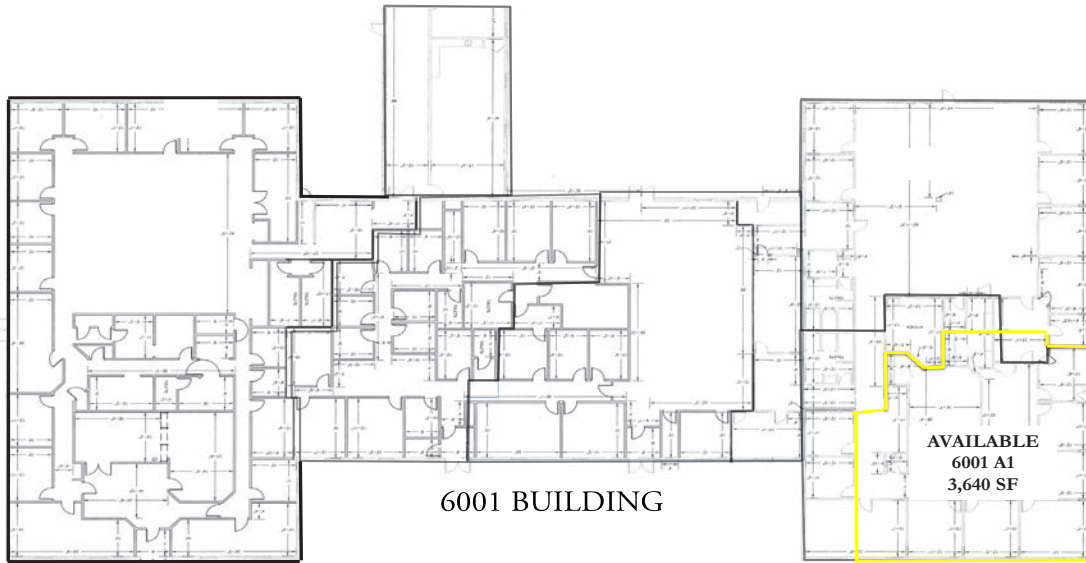
6009 BUILDING



AVAILABLE SPACE

## Landerhaven Office Plaza: 6001 Building

Connects to 6005 Building Here



Lander Road

\*Not to Scale

6001 BUILDING

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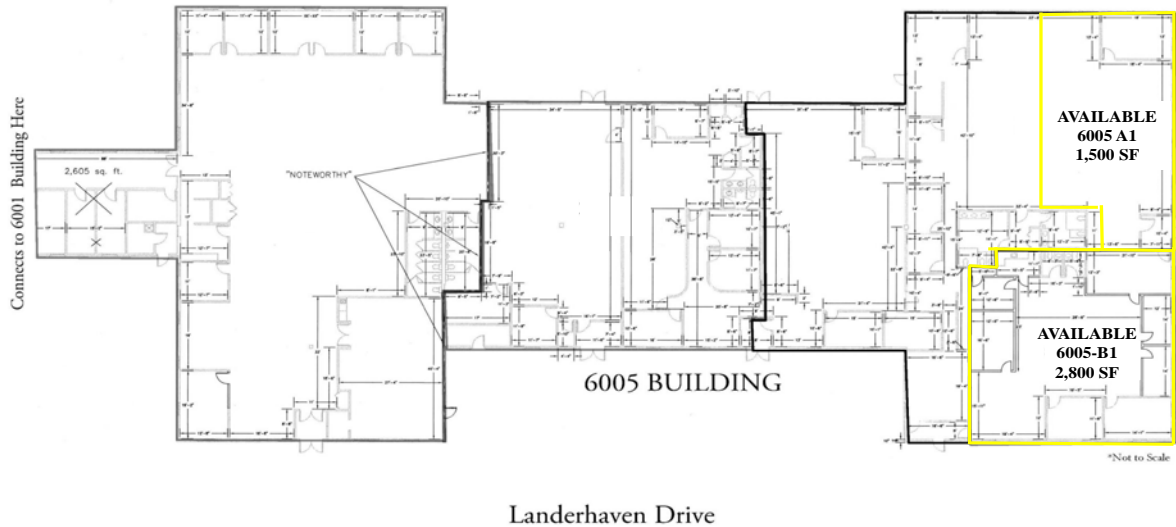
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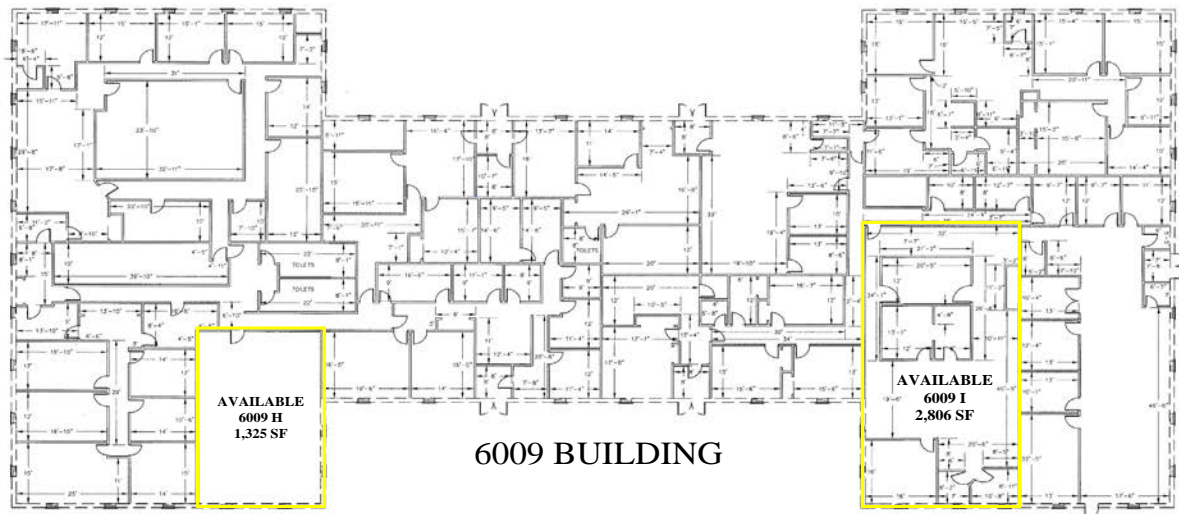
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## Landerhaven Office Plaza: 6005 Building



6005 BUILDING

## Landerhaven Office Plaza: 6009 Building



6009 BUILDING

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# OFFICE SPACE FOR LEASE DEMOGRAPHICS

**Landerhaven Office Plaza**  
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Landerhaven Dr		3 mi radius	5 mi radius	7 mi radius
Mayfield Heights, OH 44124				
POPULATION	2019 Estimated Population	50,999	131,191	290,763
	2024 Projected Population	49,136	125,278	282,580
	2010 Census Population	52,913	135,061	299,991
	2000 Census Population	54,875	140,498	324,774
	Projected Annual Growth 2019 to 2024	-0.7%	-0.9%	-0.6%
	Historical Annual Growth 2000 to 2019	-0.4%	-0.3%	-0.6%
	2019 Median Age	46.8	43.8	42.5
HOUSEHOLDS	2019 Estimated Households	24,875	59,060	133,501
	2024 Projected Households	24,249	57,046	131,354
	2010 Census Households	24,249	57,029	129,376
	2000 Census Households	24,619	58,099	135,315
	Projected Annual Growth 2019 to 2024	-0.5%	-0.7%	-0.3%
	Historical Annual Growth 2000 to 2019	-	-	-
RACE AND ETHNICITY	2019 Estimated White	81.7%	70.8%	53.2%
	2019 Estimated Black or African American	8.9%	20.9%	39.9%
	2019 Estimated Asian or Pacific Islander	7.2%	5.6%	4.1%
	2019 Estimated American Indian or Native Alaskan	-	-	0.1%
	2019 Estimated Other Races	2.1%	2.6%	2.7%
	2019 Estimated Hispanic	2.3%	2.4%	2.1%
INCOME	2019 Estimated Average Household Income	\$108,665	\$110,788	\$92,628
	2019 Estimated Median Household Income	\$81,650	\$81,990	\$68,535
	2019 Estimated Per Capita Income	\$53,181	\$50,109	\$42,710
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.6%	1.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.8%	5.2%
	2019 Estimated High School Graduate	20.5%	19.2%	21.8%
	2019 Estimated Some College	18.2%	19.3%	21.2%
	2019 Estimated Associates Degree Only	5.5%	6.5%	7.1%
	2019 Estimated Bachelors Degree Only	27.0%	25.7%	22.2%
	2019 Estimated Graduate Degree	24.9%	24.9%	20.9%
BUSINESS	2019 Estimated Total Businesses	2,931	7,642	13,896
	2019 Estimated Total Employees	45,274	107,729	221,016
	2019 Estimated Employee Population per Business	15.4	14.1	15.9
	2019 Estimated Residential Population per Business	17.4	17.2	20.9



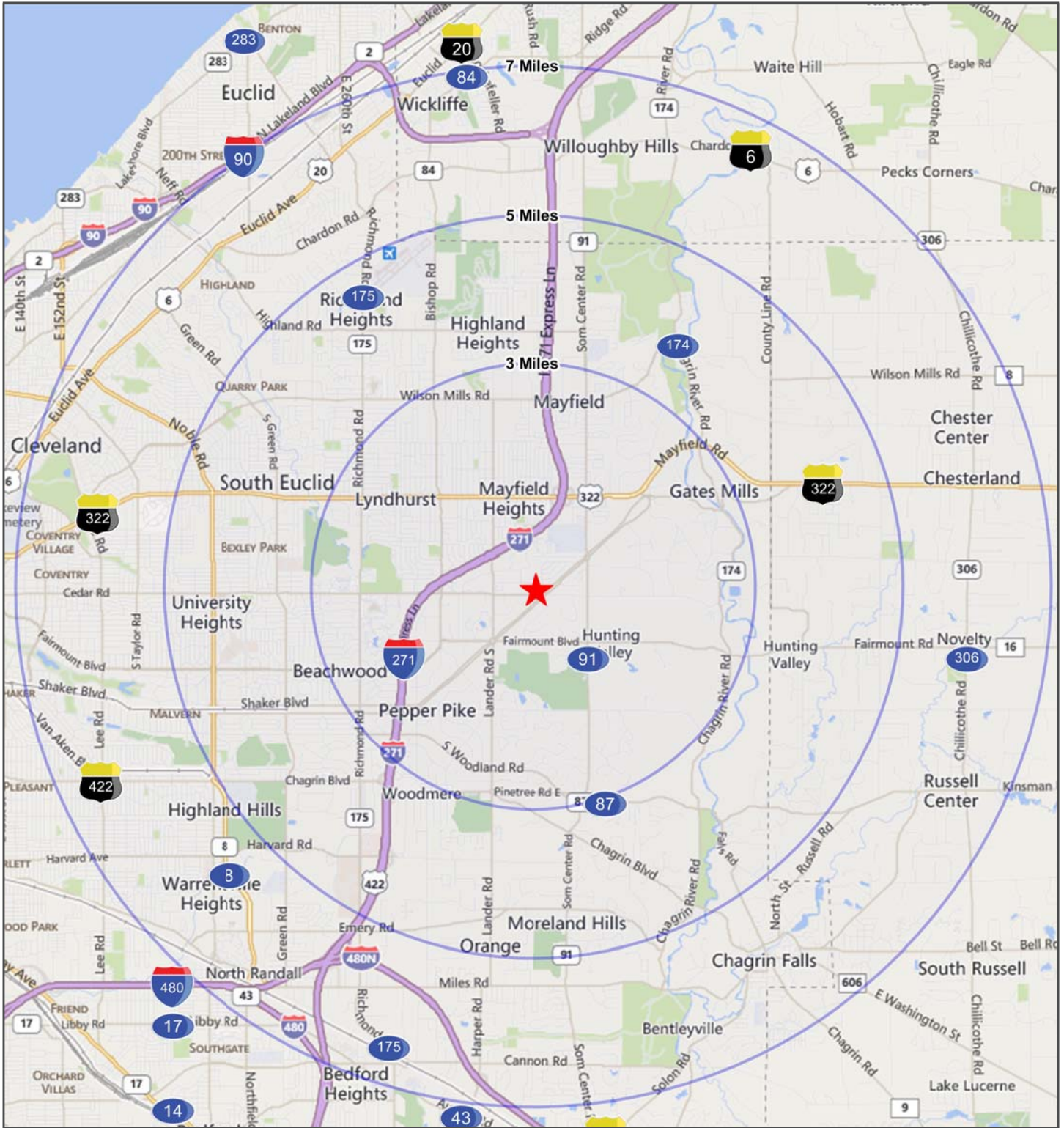
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# OFFICE SPACE FOR LEASE AREA MAP

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