

RETAIL SPACE FOR LEASE



RICHMOND HIGHLANDS
4852-4866 Richmond Road
Warrensville Heights, Ohio

Property Highlights

- Only two spaces left at Richmond Highlands
- 1,600 SF and 2,300 SF available with an 80' depth (can be combined)
- In close proximity to I-271, I-480 & SR 422
- Join Jimmy Johns, Lavish Color Salon, Huntington Bank & Don Ramon Mexican Restaurant

Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 54,416	3 Miles: 101,436	3 Miles: \$75,394
5 Miles: 164,882	5 Miles: 170,421	5 Miles: \$91,881
7 Miles: 349,641	7 Miles: 242,692	7 Miles: \$87,568



Contact Agent:

Chuck Essreg

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RETAIL SPACE FOR LEASE PROPERTY PHOTO

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KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
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RETAIL SPACE FOR LEASE AERIAL

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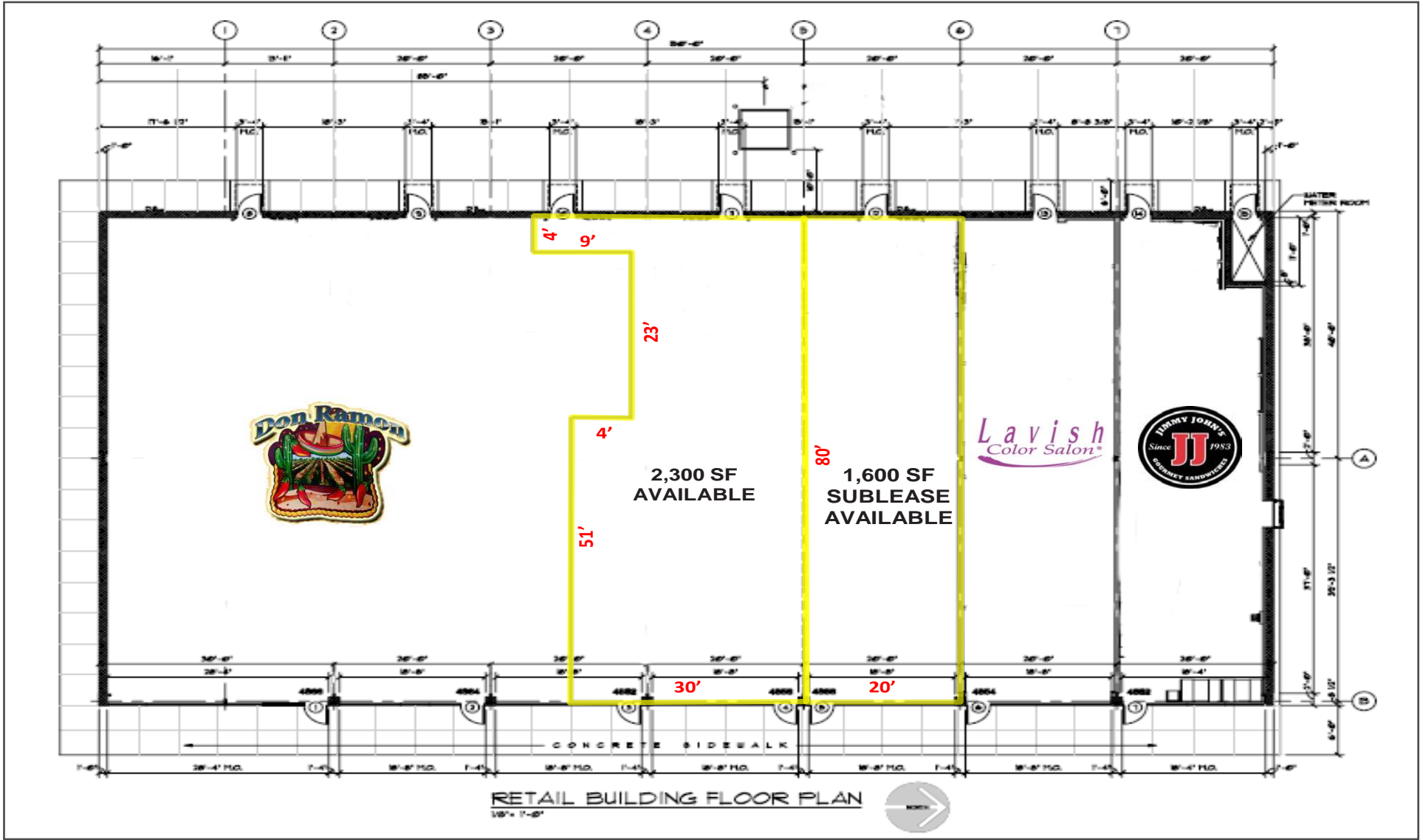
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RETAIL SPACE FOR LEASE FLOOR PLAN

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RETAIL SPACE FOR LEASE DEMOGRAPHICS

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4830 Richmond Rd Warrensville Heights, OH 44128		3 mi radius	5 mi radius	7 mi radius
POPULATION	2018 Estimated Population	54,416	164,882	349,641
	2023 Projected Population	51,481	157,761	339,458
	2010 Census Population	55,218	169,795	359,306
	2000 Census Population	59,037	183,907	394,988
	Projected Annual Growth 2018 to 2023	-1.1%	-0.9%	-0.6%
	Historical Annual Growth 2000 to 2018	-0.4%	-0.6%	-0.6%
HOUSEHOLDS	2018 Median Age	42.1	41.9	40.7
	2018 Estimated Households	24,050	70,948	151,357
	2023 Projected Households	23,154	69,077	149,713
	2010 Census Households	23,534	70,457	149,841
	2000 Census Households	23,955	73,822	158,862
	Projected Annual Growth 2018 to 2023	-0.7%	-0.5%	-0.2%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	-	-0.2%	-0.3%
	2018 Estimated White	30.1%	40.7%	47.9%
	2018 Estimated Black or African American	64.3%	53.4%	45.7%
	2018 Estimated Asian or Pacific Islander	2.6%	3.2%	3.6%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%
	2018 Estimated Other Races	2.8%	2.6%	2.7%
INCOME	2018 Estimated Hispanic	2.1%	2.1%	2.1%
	2018 Estimated Average Household Income	\$75,394	\$91,881	\$87,568
	2018 Estimated Median Household Income	\$55,832	\$67,060	\$64,071
EDUCATION (AGE 25+)	2018 Estimated Per Capita Income	\$33,679	\$39,770	\$38,051
	2018 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.9%	1.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.8%	6.5%	6.6%
	2018 Estimated High School Graduate	29.5%	26.5%	26.3%
	2018 Estimated Some College	24.1%	21.8%	20.9%
	2018 Estimated Associates Degree Only	8.2%	7.4%	7.3%
BUSINESS	2018 Estimated Bachelors Degree Only	16.0%	17.8%	19.0%
	2018 Estimated Graduate Degree	13.6%	18.1%	18.0%
	2018 Estimated Total Businesses	4,798	9,119	15,566
	2018 Estimated Total Employees	101,436	170,421	242,692
	2018 Estimated Employee Population per Business	21.1	18.7	15.6
	2018 Estimated Residential Population per Business	11.3	18.1	22.5

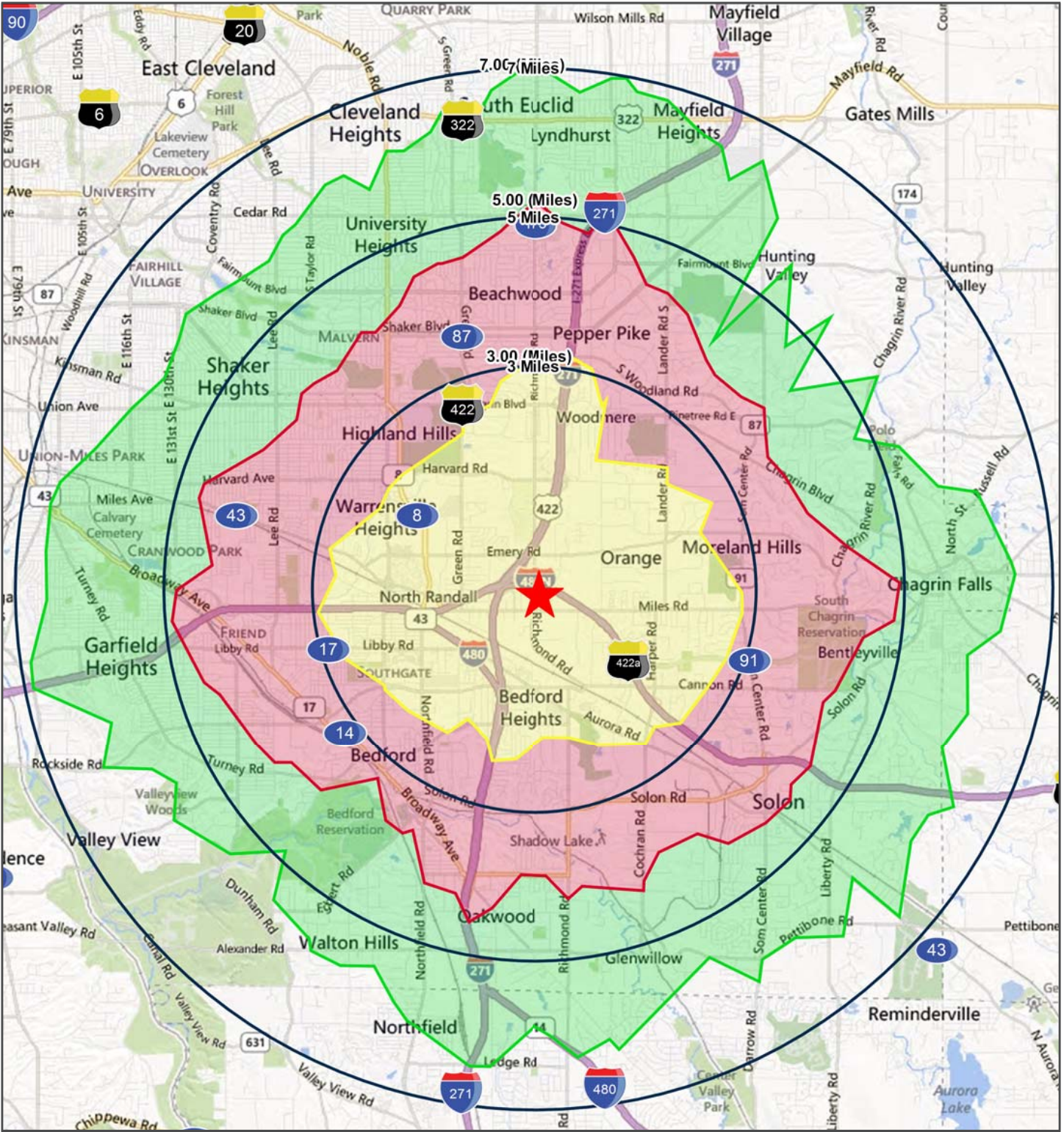


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RETAIL SPACE FOR LEASE AREA MAP

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