

BUILD-TO-SUIT FOR SALE

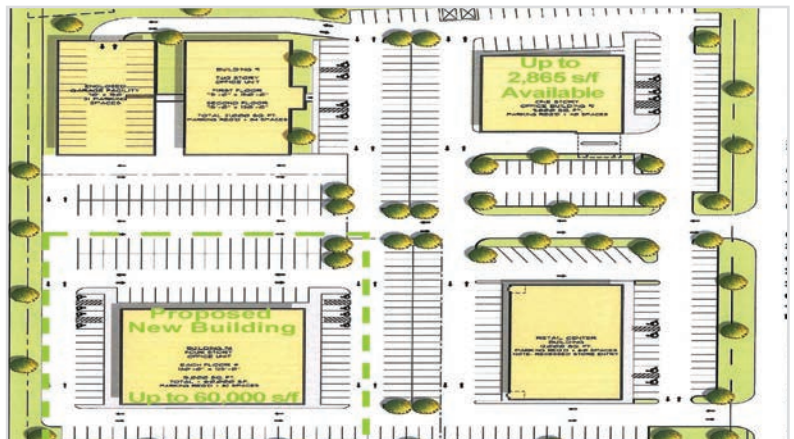


Property Highlights

- New retail and office development located on Richmond Road in between Miles Road and Emery Road
- Available for build-to-suit: 20,000-60,000 SF
- 3 acres of land next to GetGo also available for lease or build-to-suit
- 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:

Brad Kowit

216.514.1400 x102

bkowit@kowitzrealstate.com

BUILD-TO-SUIT BUILDING INFORMATION

Build-to-Suit
4844 Richmond Road
Warrensville Heights, Ohio

Year Built: 2008 - Building 1 & 2
Future - Building 4

Existing Square Feet: Building 1: 2 stories - 22,000 SF
Building 2: 2 stories - 23,000 SF

Available: Building 1: Fully leased
Building 2: Fully leased
TBD - up to 60,000 SF build-to-suit

Asking Price: Building 4: Build-to-suit/sale - Negotiable

Tenant Improvements: Included in rental rate, Landlord will deliver a building standard office layout. Layout of Tenant's choice will include perimeter offices, open area, kitchenette, conference room, reception area & building standard paint and carpet. Upgraded improvements are negotiable.

Utilities: Tenant will pay for electricity used for in-suite lights, plugs & HVAC. The space shall be separately metered. Tenant will contract directly with utility providers and will control its own HVAC system 24/7.

Escalation: Tenant will be responsible for its pro-rata share of increases in operating expenses and real estate taxes over a base year

Signage: Landlord shall offer signage in all designated common areas

Amenities & Services: On-site management
Adjacent retail complex
9' to 11' ceiling heights
Easy access to 3 interstate highways
Preferred wireless service available
Shopping, dining & hotels in close vicinity
Free surface parking available or reserved indoor parking for fee

KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124

P: 216.514.1400 | www.kowitrealestate.com

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BUILD-TO-SUIT RENDERING

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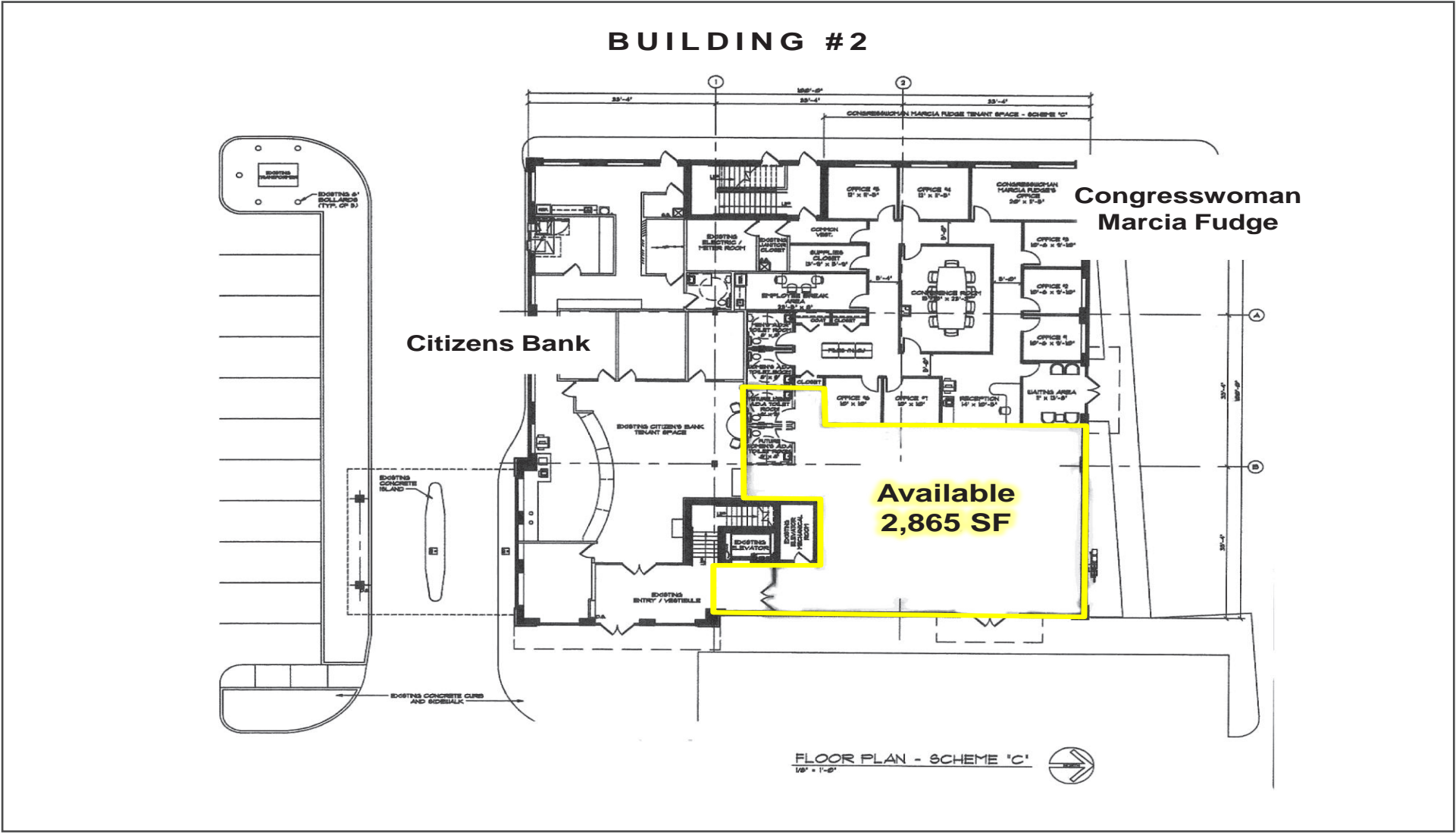
6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
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BUILD-TO-SUIT FLOOR PLAN

Build-to-Suit
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Warrensville Heights, Ohio



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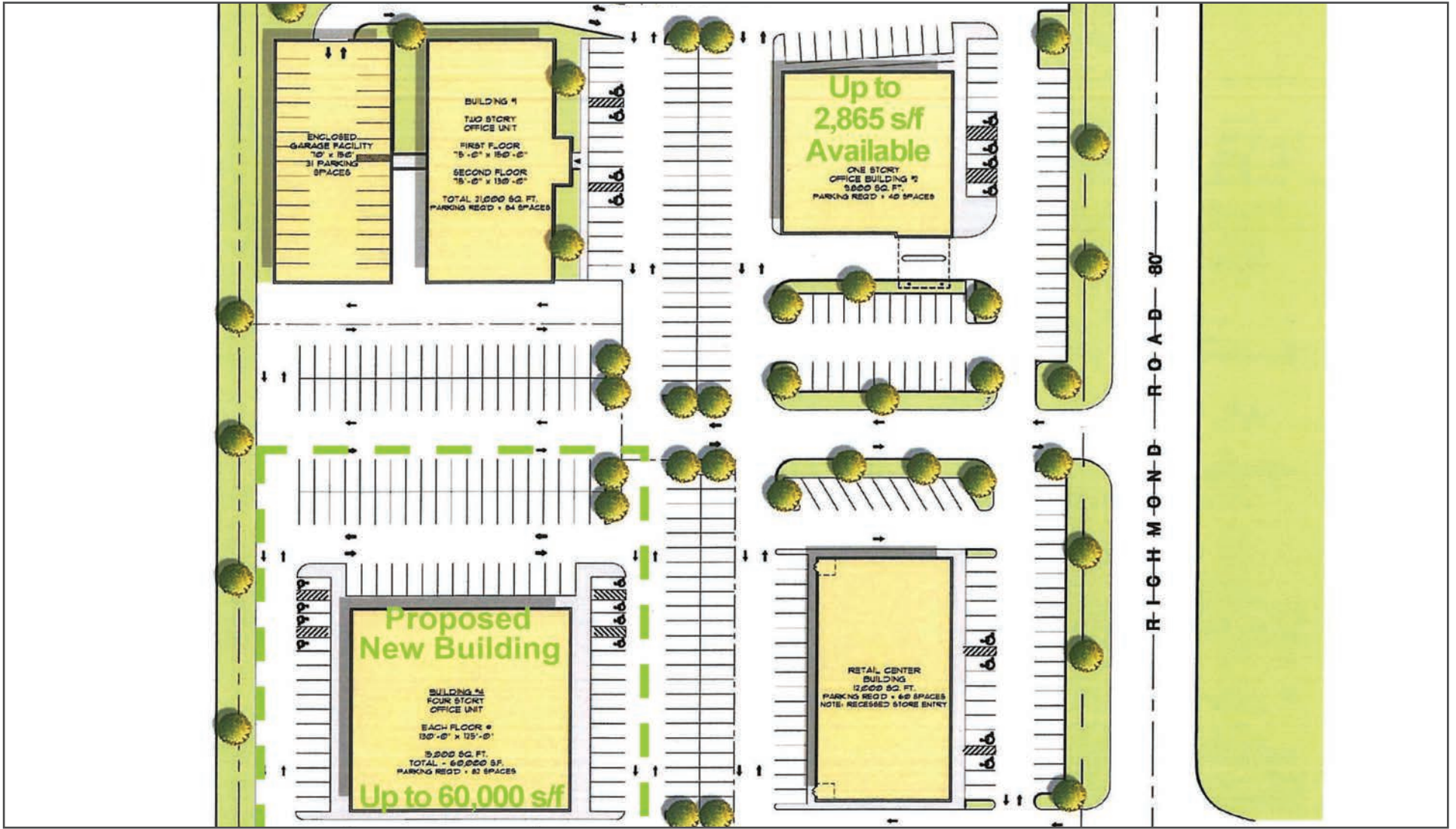
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BUILD-TO-SUIT SITE PLAN

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BUILD-TO-SUIT AERIAL

Build-to-Suit
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BUILD-TO-SUIT DEMOGRAPHICS

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4844 Richmond Road
Warrensville Heights, Ohio

4830 Richmond Rd		3 mi radius	5 mi radius	7 mi radius
Warrensville Heights, OH 44128				
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%
	2018 Median Age	42.1	41.9	40.7
HOUSEHOLDS	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%
	Historical Annual Growth 2000 to 2018	-	-0.2%	-0.3%
RACE AND ETHNICITY	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%
	2018 Estimated Hispanic	2.1%	2.1%	2.1%
INCOME	2018 Estimated Average Household Income	\$75,394	\$91,881	\$87,568
	2018 Estimated Median Household Income	\$55,832	\$67,060	\$64,071
	2018 Estimated Per Capita Income	\$33,679	\$39,770	\$38,051
EDUCATION (AGE 25+)	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%
	2018 Estimated Bachelors Degree Only	16.0%	17.8%	19.0%
	2018 Estimated Graduate Degree	13.6%	18.1%	18.0%
BUSINESS	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



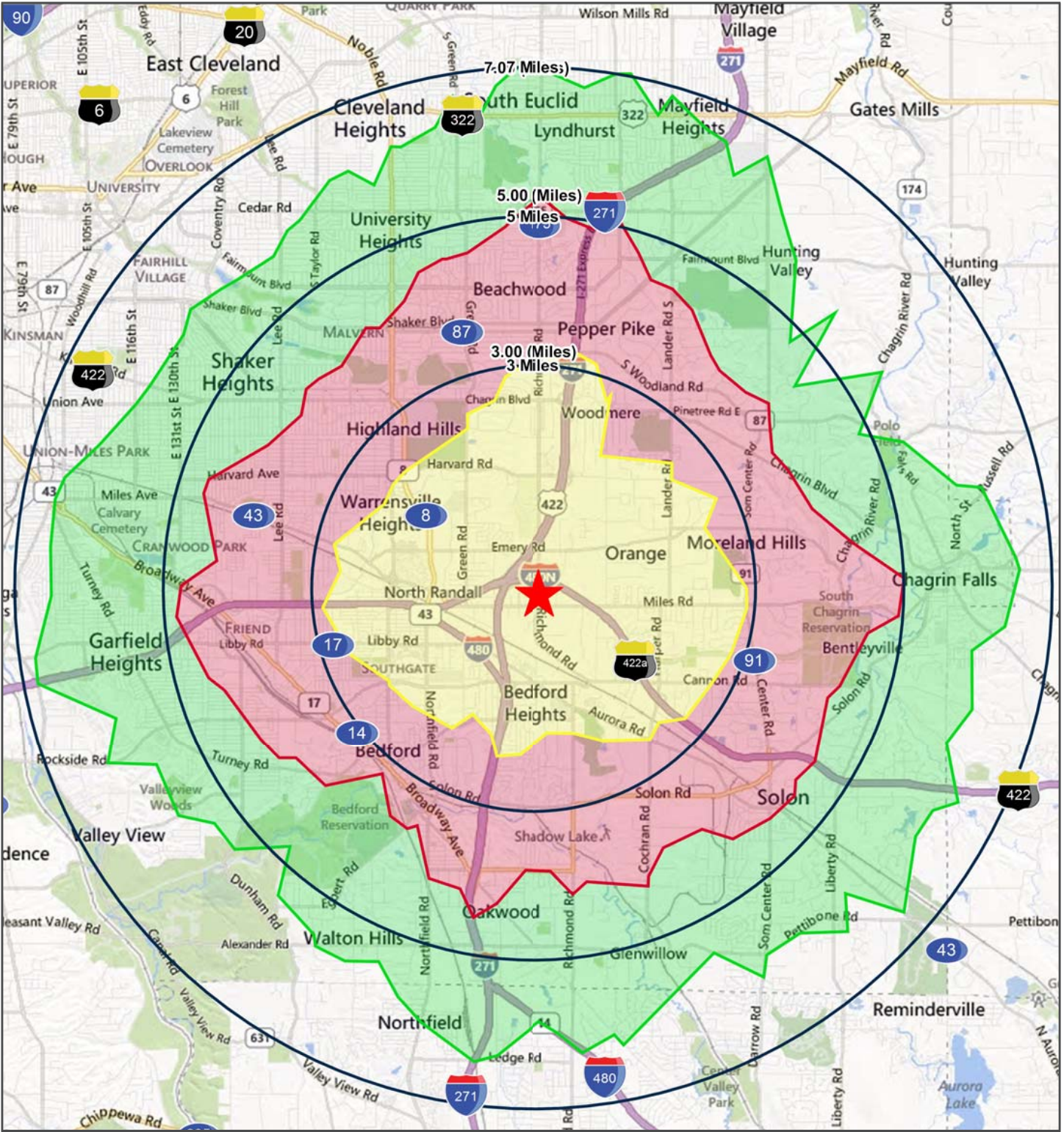
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BUILD-TO-SUIT AREA MAP

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