



## PROPERTY HIGHLIGHTS

- Hard Rock Rocksino officially becomes MGM Northfield Park
- Three acres fronting Northfield Road, immediately across the street from the main ingress/egress to the largest of all the new racino's in the state of Ohio
- Prime redevelopment site
- Two new street lights at each end of the property
- 19,246 VPD
- Zoned Commercial B2

## TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	4,198	\$69,629	4,792
<b>3 Miles</b>	33,129	\$89,970	20,062
<b>5 Miles</b>	105,889	\$79,700	68,672
<b>5 Minutes</b>	33,924	\$83,737	23,020

## QUICK LINKS (click to view)

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

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**SITE**  
+/-3 ACRES

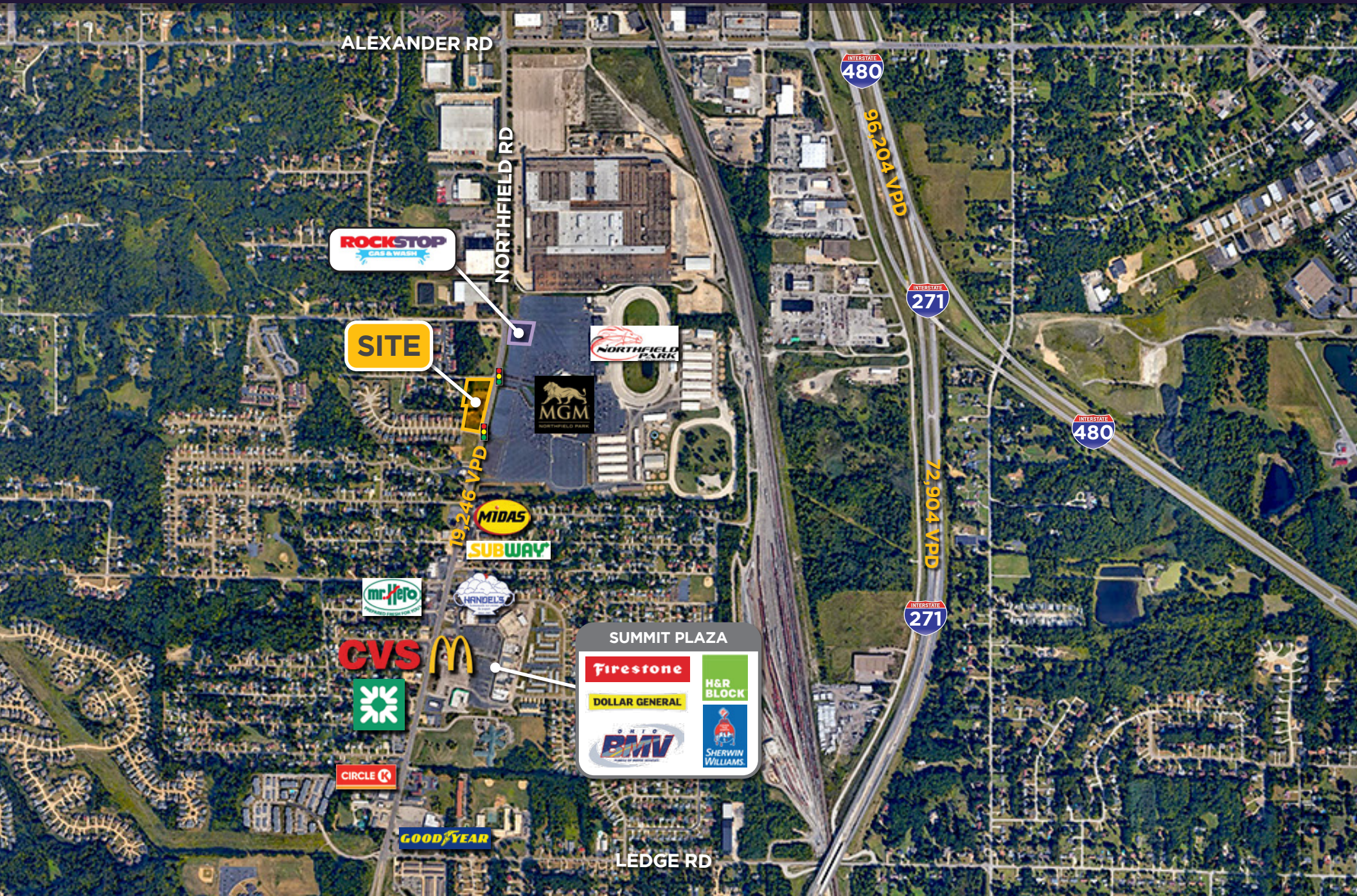
HORSESHOE CT

VINCENT AVE

FILLY LN

JAMES AVE

Northfield Vill



ALEXANDER RD

NORTHFIELD RD

ROCKSTOP  
GAS & WASH

SITE

NORTHFIELD PARK

MGM  
NORTHFIELD PARK

MIDAS

SUBWAY

Mr. Hero

FRINDEL'S

CVS

McDonald's

Firestone

SUMMIT PLAZA

Firestone	H&R BLOCK
DOLLAR GENERAL	SHERWIN WILLIAMS
OHIO BMW	

CIRCLE K

GOODYEAR

LEDGE RD

INTERSTATE 480

96,204 VPD

INTERSTATE 271

INTERSTATE 480

INTERSTATE 271

72,904 VPD