

### **PROPERTY HIGHLIGHTS**

- 1.5 acres at the corner of Rt. 82 and W. 130th St.
- Zoned Local Business
- Traffic counts on Route 82 of 19,715 VPD
- Over 235,000 people within a 10 minute drive

### **TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
3 Miles	50,063	\$90,652	20,940
5 Miles	138,496	\$88,011	67,512
7 Miles	278,571	\$81,177	132,051
10 Minutes	235,110	\$83,828	117,991

### 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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### TRADE AERIAL





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### CLEVELAND METRO PARKS

Visitors 51,948,608
Recreation Visitors 15,907,714
Program/Facility Visitors
Commuter/Scenic Driving 36,040,894
Total Acres

### About Mill Stream Run

Added to the system in 1976, this is the largest reservation in the Emerald Necklace. Mill Stream Run is situated along the east branch of the Rocky River and spanning Berea, Middleburg Heights, North Royalton and Strongsville.

Recreation in Mill Stream Run Reservation

- Archery
- Biking
- Boating
- Exercising
- Exploring Culture & History
- Fishing / Ice Fishing
- Hiking / Walking
- Picnics & Shelters
- Play Areas
- Sledding / Tobogganing
- Swiimming
- Wildlife Viewing / Birding
- Nature Center







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