

# OFFICE BUILDING FOR SALE

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



1774 Lee Road  
Cleveland Heights, Ohio

## Property Highlights

- Attractive 2,130 SF office building/showroom for sale
- Brick construction with glass frontage and high exposed ceilings
- Located on Lee Road & Cleveland Heights Boulevard
- Proximate to dynamic Lee Road commercial corridor
- Ideal for contractors, professionals or showroom users
- Two bathrooms, one with a shower
- Parking lot located in the rear of building
- Offered at \$210,000

## Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 160,316	3 Miles: 158,855	3 Miles: \$68,642
5 Miles: 337,096	5 Miles: 297,086	5 Miles: \$63,769
7 Miles: 499,295	7 Miles: 497,904	7 Miles: \$64,290

## Rear Parking Lot



## Contact Agent:

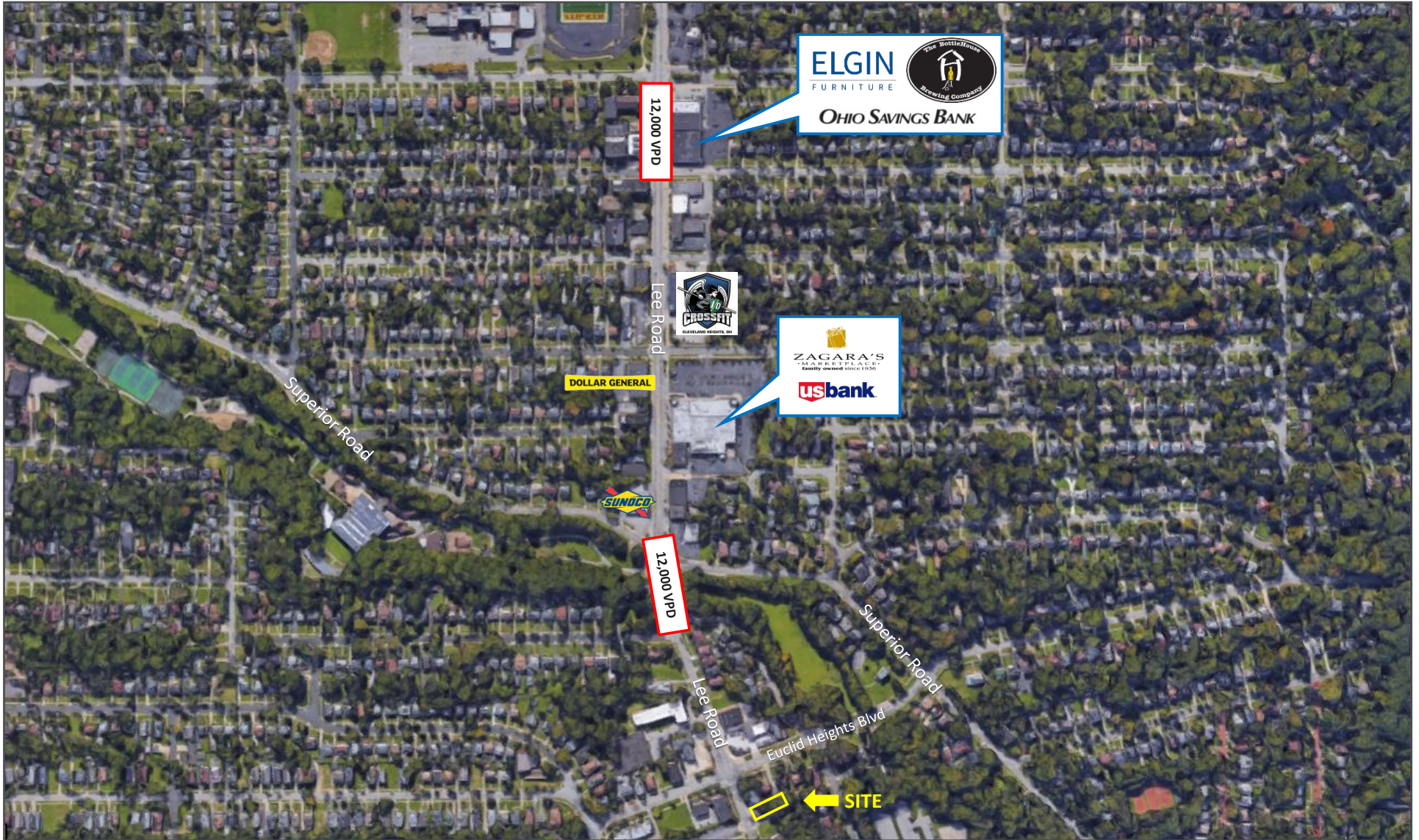
**Chuck Essreg**

216.514.1400 x105

cessreg@kowitzrealstate.com

# OFFICE SPACE FOR SALE AERIAL

1774 Lee Road  
Cleveland Heights, Ohio



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6009-B Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
P: 216.514.1400 | [www.kowitrealestate.com](http://www.kowitrealestate.com)

**Contact Agents:**

**Chuck Esreg**  
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[cessreg@kowitrealestate.com](mailto:cessreg@kowitrealestate.com)

# OFFICE SPACE FOR SALE DEMOGRAPHICS

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Cleveland Heights, Ohio

1774 Lee Rd		3 mi radius	5 mi radius	7 mi radius
Cleveland Heights, OH 44118				
POPULATION	2018 Estimated Population	160,316	337,096	499,295
	2023 Projected Population	163,500	346,017	504,193
	2010 Census Population	165,127	348,827	512,827
	2000 Census Population	200,288	425,490	603,521
	Projected Annual Growth 2018 to 2023	0.4%	0.5%	0.2%
	Historical Annual Growth 2000 to 2018	-1.1%	-1.2%	-1.0%
	2018 Median Age	36.7	38.8	38.5
HOUSEHOLDS	2018 Estimated Households	70,488	149,117	222,767
	2023 Projected Households	73,243	155,794	228,897
	2010 Census Households	69,989	148,769	219,765
	2000 Census Households	81,054	170,698	245,302
	Projected Annual Growth 2018 to 2023	0.8%	0.9%	0.6%
	Historical Annual Growth 2000 to 2018	-0.7%	-0.7%	-0.5%
RACE AND ETHNICITY	2018 Estimated White	34.6%	29.6%	34.9%
	2018 Estimated Black or African American	58.4%	64.6%	58.8%
	2018 Estimated Asian or Pacific Islander	4.1%	3.0%	3.2%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2018 Estimated Other Races	2.8%	2.6%	2.9%
	2018 Estimated Hispanic	2.0%	2.0%	2.4%
INCOME	2018 Estimated Average Household Income	\$68,642	\$63,769	\$64,290
	2018 Estimated Median Household Income	\$50,723	\$46,684	\$47,211
	2018 Estimated Per Capita Income	\$30,407	\$28,432	\$28,980
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.8%	2.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	8.2%	10.1%	9.7%
	2018 Estimated High School Graduate	23.2%	26.5%	27.7%
	2018 Estimated Some College	21.7%	22.7%	22.7%
	2018 Estimated Associates Degree Only	7.2%	7.1%	7.1%
	2018 Estimated Bachelors Degree Only	17.8%	15.7%	15.8%
	2018 Estimated Graduate Degree	19.6%	15.2%	14.1%
BUSINESS	2018 Estimated Total Businesses	6,213	13,133	25,313
	2018 Estimated Total Employees	158,855	297,086	497,904
	2018 Estimated Employee Population per Business	25.6	22.6	19.7
	2018 Estimated Residential Population per Business	25.8	25.7	19.7



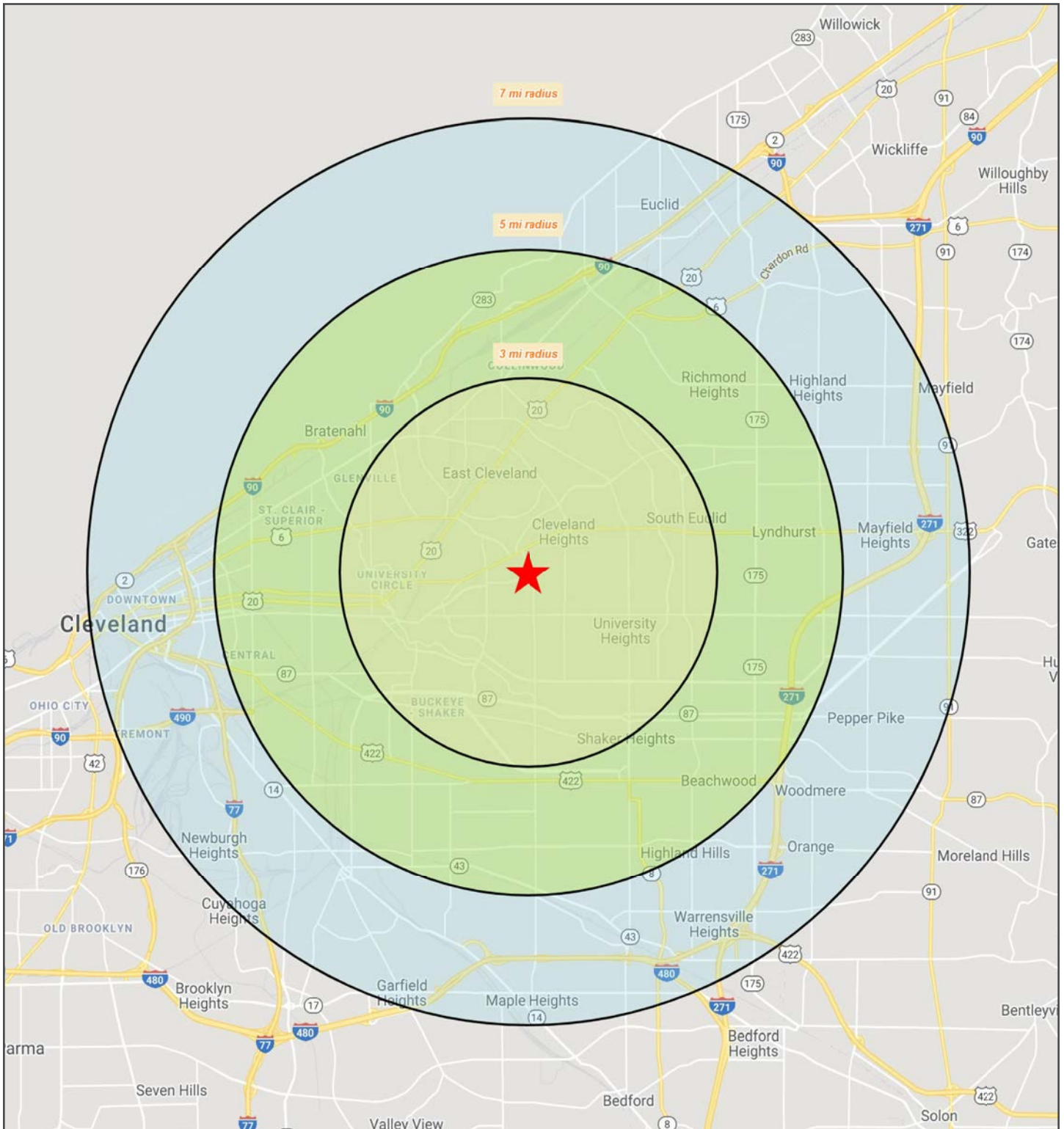
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# OFFICE SPACE FOR SALE AREA MAP

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