



**PROPERTY HIGHLIGHTS**

- One parcel remaining adjacent to Panda Express and Arby's which are currently under construction
- Available for sale or ground lease.
- Direct access to SR14 with tremendous traffic counts exceeding 35,699 cars per day
- Nearby tenants include Home Depot, Lowes', Target, Giant Eagle, and Walmart

**TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>3 Miles</b>	18,426	\$81,736	10,666
<b>5 Miles</b>	46,382	\$107,029	26,998
<b>7 Miles</b>	126,559	\$93,374	68,221
<b>5 Minute</b>	21,720	\$93,507	11,719

**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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