



4834 RICHMOND ROAD
WARRENSVILLE HEIGHTS, OHIO

THE PROPERTY

- 10,120 SF office space for lease
- Full floor available
- Private offices
- Naming rights available
- High-end finishes
- Signage visible from highway
- Easy access to I-271, I-480 and SR 422
- Mixed-use property; retail tenants include Huntington Bank, Jimmy John’s, Don Ramon’s Mexican Restaurant and more

DEMOGRAPHICS

| | ESTIMATED POPULATION | DAYTIME EMPLOYEES | AVERAGE HH INCOME |
|----------|----------------------|-------------------|-------------------|
| 1 Mile: | 5,299 | 10,141 | \$53,119 |
| 3 Miles: | 54,433 | 100,115 | \$75,945 |
| 5 Miles: | 163,239 | 167,453 | \$93,288 |

Contact Agent:

Myrna Previte (216) 514-1400 ext 123 mprevite@kowitzrealstate.com
Kowitz & Company Real Estate Group | 216.514.1400 | www.kowitzrealstate.com

PHOTOS

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AERIAL

4834 RICHMOND ROAD, WARRENSVILLE HEIGHTS, OHIO



ACN
LIFETIME FITNESS
24,000 VPD

Cuyahoga Community College

Richmond Rd

BI'S
WHOLESALE CLUB

18,000 VPD

CORPORATE COLLEGE

MH

KFC

Emery Rd

SUBWAY
BIG LOTS!
VALUE WORLD
ALDI

INTERSTATE 271

145,431 VPD

Miles Pointe Office Park

SITE

usbank

Five Star

LifeBank

LifeBank

DUNKIN' DONUTS

Harvard Rd

Harvard Park

ABUELO'S
Chick-fil-A
DSW
CHICK-POLE
FIVE GUYS
DiBella's
OfficeMax
Robeks
VALUE CITY
Famous Footwear
Olive Garden
Panera
BED BATH & BEYOND

Renaissance Parkway Office Park

Richmond Highlands

Huntington
Donut Palace
Donut Palace

Pinecrest
SHAKE SHACK
RED
DUCK DONUTS
SILVERSPOT CINEMA
CLUB PILATES
BIBIBOP
WILLIAMS-SONOMA

DEMOGRAPHICS

4834 RICHMOND ROAD, WARRENSVILLE HTS, OH

| 4834 Richmond Rd | | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------------|---|-------------|-------------|-------------|
| Warrensville Heights, OH 44128 | | | | |
| POPULATION | 2019 Estimated Population | 5,299 | 54,433 | 163,239 |
| | 2024 Projected Population | 5,099 | 51,820 | 156,984 |
| | 2010 Census Population | 5,385 | 55,337 | 169,171 |
| | 2000 Census Population | 5,750 | 59,149 | 183,261 |
| | Projected Annual Growth 2019 to 2024 | -0.8% | -1.0% | -0.8% |
| | Historical Annual Growth 2000 to 2019 | -0.4% | -0.4% | -0.6% |
| | 2019 Median Age | 34.9 | 42.2 | 42.1 |
| HOUSEHOLDS | 2019 Estimated Households | 2,463 | 24,638 | 71,933 |
| | 2024 Projected Households | 2,388 | 23,558 | 69,455 |
| | 2010 Census Households | 2,354 | 23,594 | 70,249 |
| | 2000 Census Households | 2,338 | 24,010 | 73,619 |
| | Projected Annual Growth 2019 to 2024 | -0.6% | -0.9% | -0.7% |
| | Historical Annual Growth 2000 to 2019 | 0.3% | 0.1% | -0.1% |
| | 2019 Estimated White | 4.7% | 29.4% | 40.2% |
| RACE AND ETHNICITY | 2019 Estimated Black or African American | 91.4% | 65.0% | 53.7% |
| | 2019 Estimated Asian or Pacific Islander | 0.6% | 2.5% | 3.2% |
| | 2019 Estimated American Indian or Native Alaskan | 0.2% | 0.2% | 0.2% |
| | 2019 Estimated Other Races | 3.0% | 2.9% | 2.7% |
| | 2019 Estimated Hispanic | 2.2% | 2.2% | 2.2% |
| | 2019 Estimated Average Household Income | \$53,119 | \$75,945 | \$93,288 |
| INCOME | 2019 Estimated Median Household Income | \$44,906 | \$59,990 | \$70,190 |
| | 2019 Estimated Per Capita Income | \$24,702 | \$34,745 | \$41,352 |
| | 2019 Estimated Elementary (Grade Level 0 to 8) | 0.8% | 1.6% | 1.8% |
| EDUCATION (AGE 25+) | 2019 Estimated Some High School (Grade Level 9 to 11) | 6.6% | 6.6% | 6.2% |
| | 2019 Estimated High School Graduate | 28.0% | 28.5% | 25.0% |
| | 2019 Estimated Some College | 28.5% | 24.0% | 22.0% |
| | 2019 Estimated Associates Degree Only | 11.7% | 8.2% | 7.4% |
| | 2019 Estimated Bachelors Degree Only | 16.7% | 16.6% | 18.2% |
| | 2019 Estimated Graduate Degree | 7.6% | 14.5% | 19.3% |
| | 2019 Estimated Total Businesses | 793 | 4,710 | 8,934 |
| BUSINESS | 2019 Estimated Total Employees | 10,141 | 100,115 | 167,453 |
| | 2019 Estimated Employee Population per Business | 12.8 | 21.3 | 18.7 |
| | 2019 Estimated Residential Population per Business | 6.7 | 11.6 | 18.3 |

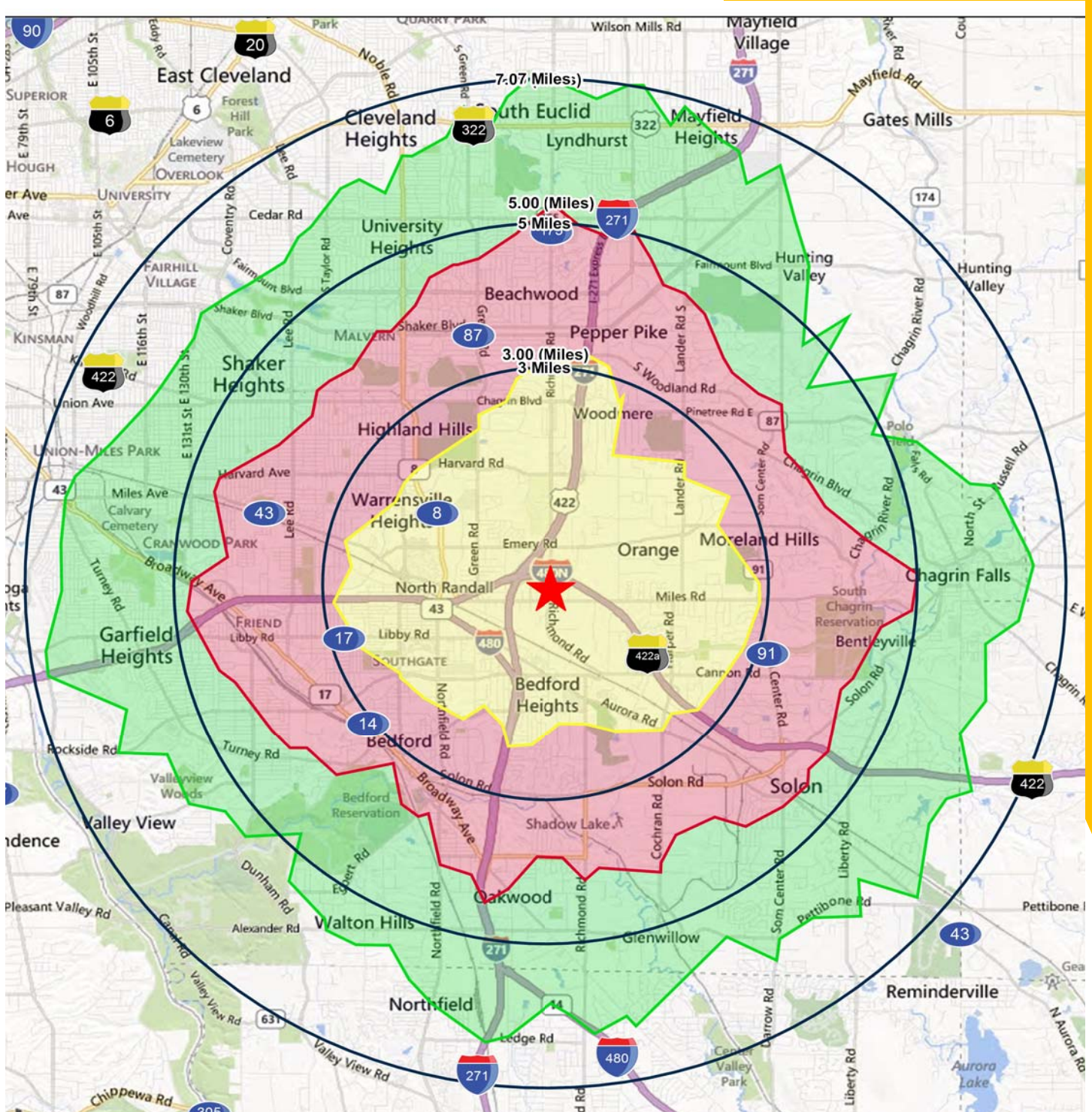
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AREA MAP

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