



**PROPERTY HIGHLIGHTS**

- Façade update completed
- 2,160 SF, 3,000 SF, and 3,080 SF available for lease
- 32,063 VPD with excellent visibility on Mayfield Road
- Excellent pylon signage available
- Easy ingress/egress from Mayfield Road or Commodore Road
- Roof replaced in 2010

**TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	88,476	\$39,465	55,155
<b>3 Miles</b>	198,179	\$88,902	124,491
<b>5 Miles</b>	409,081	\$183,675	237,662
<b>5 Minute</b>	88,964	\$40,676	59,208

**QUICK LINKS** *(click to view)*

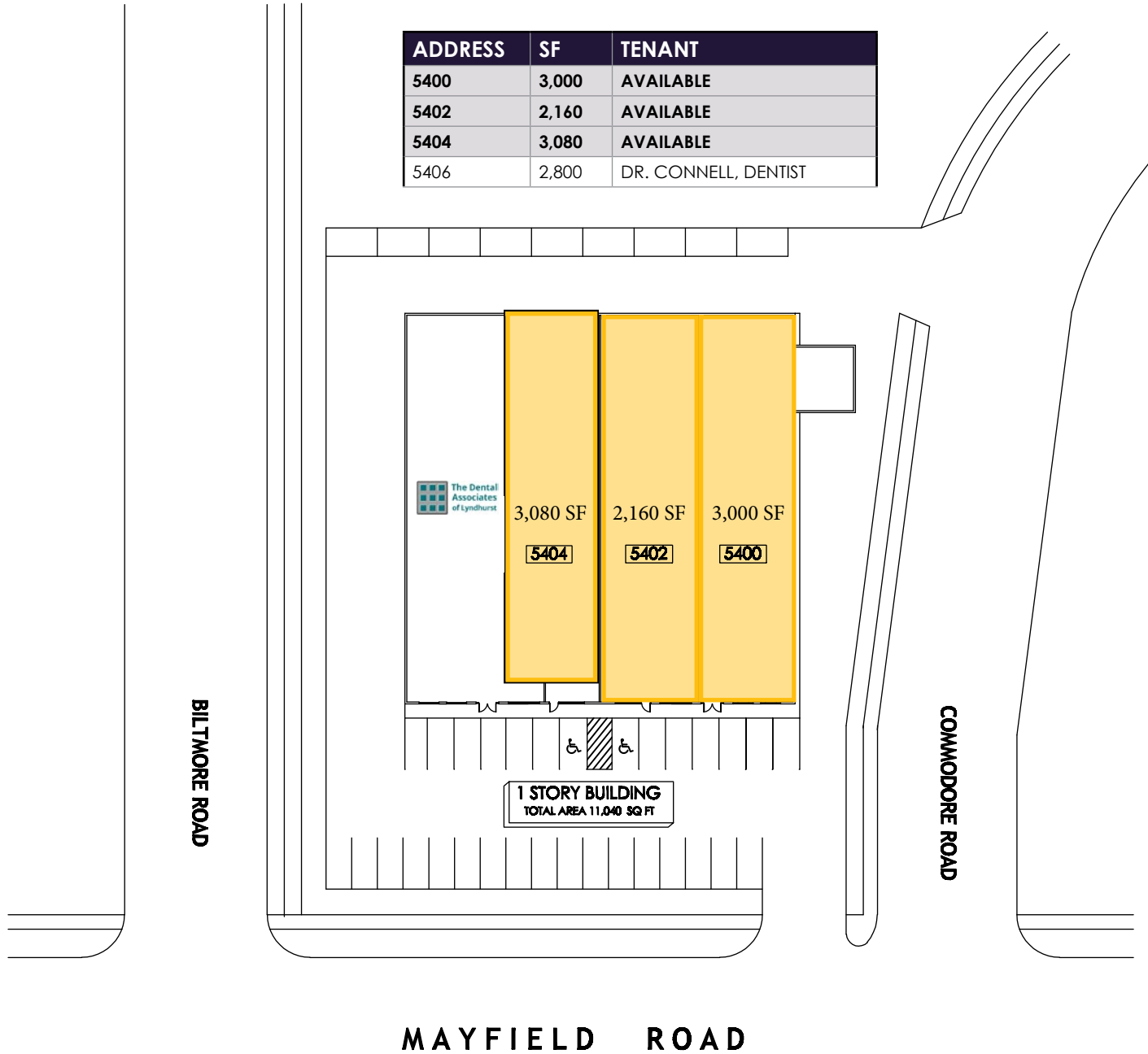
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Beachwood, OH 44122

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**FOR MORE INFORMATION, CONTACT: 216.831.8100**

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ADDRESS	SF	TENANT
5400	3,000	AVAILABLE
5402	2,160	AVAILABLE
5404	3,080	AVAILABLE
5406	2,800	DR. CONNELL, DENTIST

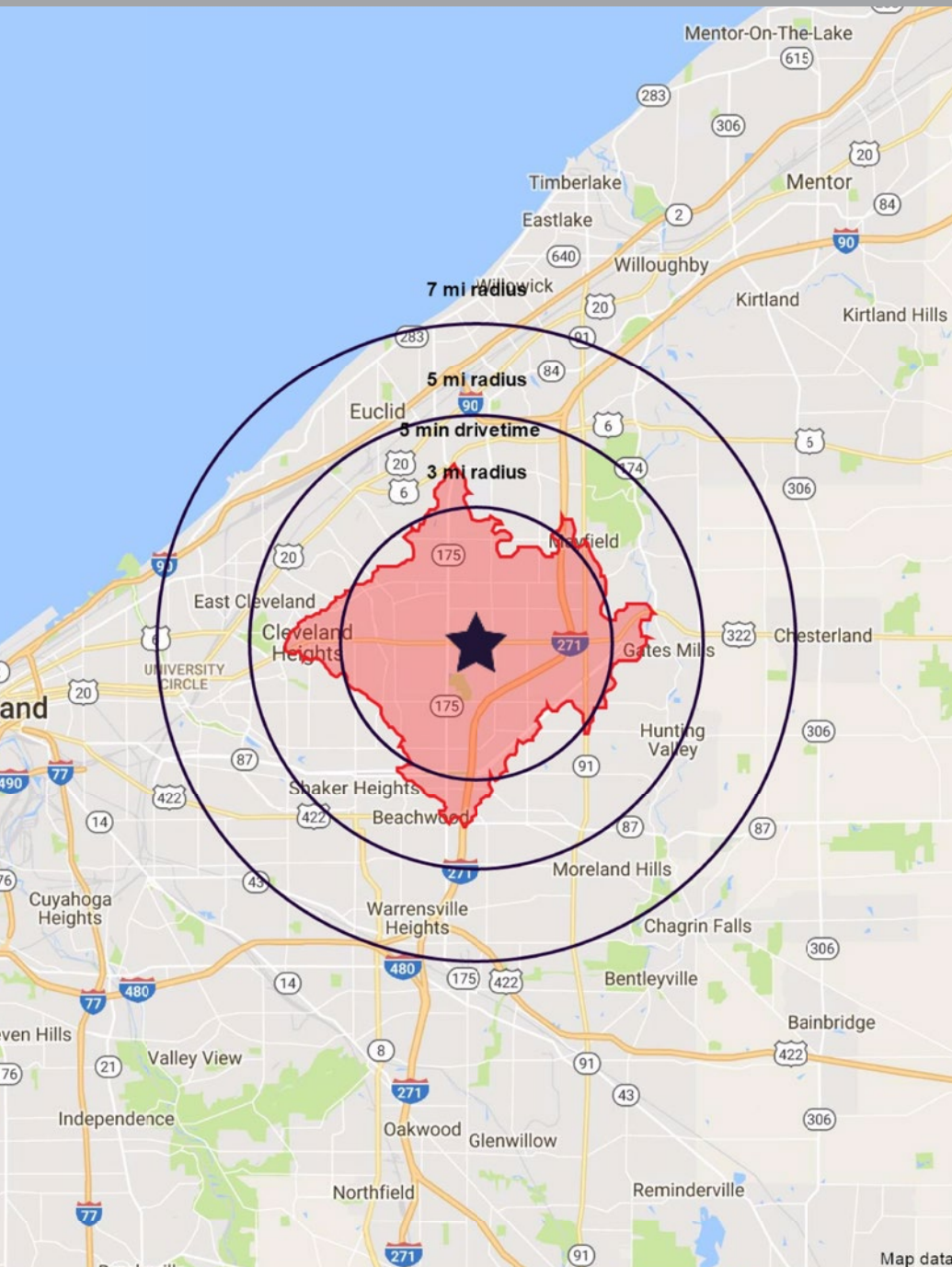


MAYFIELD ROAD



Google earth

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<b>5402 Mayfield Rd</b>		<b>3 mi radius</b>	<b>5 mi radius</b>	<b>5 min drivetime</b>	<b>7 mi radius</b>
<b>Lyndhurst, OH 44124-2912</b>					
<b>POPULATION</b>	2016 Estimated Population	87,268	193,612	85,658	401,089
	2021 Projected Population	84,411	189,320	82,905	398,785
	2010 Census Population	89,289	197,472	87,885	408,014
	2000 Census Population	90,902	212,521	91,744	464,265
	Projected Annual Growth 2016 to 2021	-0.7%	-0.4%	-0.6%	-0.1%
	Historical Annual Growth 2000 to 2016	-0.2%	-0.6%	-0.4%	-0.9%
	2016 Median Age	43	42.1	43.6	40.6
<b>HOUSEHOLDS</b>	2016 Estimated Households	38,913	87,036	39,470	179,974
	2021 Projected Households	38,897	88,070	39,490	185,051
	2010 Census Households	38,581	86,059	39,168	177,660
	2000 Census Households	39,418	89,832	40,153	194,234
	Projected Annual Growth 2016 to 2021	-	0.2%	-	0.6%
	Historical Annual Growth 2000 to 2016	-0.1%	-0.2%	-0.1%	-0.5%
<b>RACE AND ETHNICITY</b>	2016 Estimated White	73.7%	57.5%	71.2%	44.1%
	2016 Estimated Black or African American	18.4%	35.6%	20.6%	49.9%
	2016 Estimated Asian or Pacific Islander	5.5%	4.1%	5.6%	3.4%
	2016 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.1%
	2016 Estimated Other Races	2.4%	2.6%	2.5%	2.5%
	2016 Estimated Hispanic	2.3%	2.1%	2.3%	1.9%
	2016 Estimated Average Household Income	\$87,392	\$86,114	\$84,330	\$70,493
<b>INCOME</b>	2016 Estimated Median Household Income	\$67,488	\$65,292	\$64,393	\$53,654
	2016 Estimated Per Capita Income	\$39,161	\$38,865	\$38,982	\$31,810
	2016 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.0%	2.0%	2.4%
<b>EDUCATION (AGE 25+)</b>	2016 Estimated Some High School (Grade Level 9 to 11)	3.8%	5.4%	4.0%	8.3%
	2016 Estimated High School Graduate	20.8%	20.8%	21.2%	25.0%
	2016 Estimated Some College	19.5%	20.6%	19.7%	22.0%
	2016 Estimated Associates Degree Only	6.7%	6.6%	6.9%	7.1%
	2016 Estimated Bachelors Degree Only	25.9%	23.3%	25.2%	18.7%
	2016 Estimated Graduate Degree	21.3%	21.3%	21.0%	16.5%
<b>BUSINESS</b>	2016 Estimated Total Businesses	4,092	10,044	4,235	17,491
	2016 Estimated Total Employees	53,599	116,792	55,216	221,608
	2016 Estimated Employee Population per Business	13.1	11.6	13.0	12.7
	2016 Estimated Residential Population per Business	21.3	19.3	20.2	22.9

Map data



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