



**25780 MILES ROAD**  
BEDFORD HEIGHTS, OHIO

**THE PROPERTY**

- Retail/Office Space Available for Lease:
  - 1,984 SF (Fronting Miles Road)
  - 3,734 SF (Richmond Road Side)
  - 2,467 SF (Richmond Road Side)
- Richmond Road spaces can be combined to 6,201 SF total; Ideal for gym or personal training studio
- Join Biggby Coffee, Zeppe's Pizza, Tang's Wok, Therapy Ink; and neighboring McDonald's
- Great location at the Richmond Road and Miles Road intersection
- Located near I-271, I-480 & State Route 422  
Close proximity to local restaurants and shopping centers

**DEMOGRAPHICS**

ESTIMATED POPULATION	DAYTIME EMPLOYESS	AVERAGE HH INCOME
3 Miles: 52,084	3 Miles: 61,967	3 Miles: \$98,815
5 Miles: 159,332	5 Miles: 120,012	5 Miles: \$120,298
7 Miles: 339,704	7 Miles: 196,688	7 Miles: \$115,928

Contact Agent:

Michael J. Hirsch (216) 514-1400 ext 107 mhirsch@kowitzrealstate.com

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# SITE PLAN

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# PHOTOS

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# AERIAL

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# DEMOGRAPHICS

25780 MILES ROAD, BEDFORD HEIGHTS, OHIO

25780 Miles Rd Bedford Heights, OH 44146	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2023 Estimated Population	52,084	159,332	339,704
2028 Projected Population	52,638	158,621	335,644
2020 Census Population	52,288	161,849	344,576
2010 Census Population	51,494	159,405	345,014
Projected Annual Growth 2023 to 2028	0.2%	-	-0.2%
Historical Annual Growth 2010 to 2023	-	-	-0.1%
2023 Median Age	42.9	43.1	41.6
<b>Households</b>			
2023 Estimated Households	23,352	68,664	145,748
2028 Projected Households	22,900	66,244	139,650
2020 Census Households	23,111	68,823	146,124
2010 Census Households	21,982	65,984	143,405
Projected Annual Growth 2023 to 2028	-0.4%	-0.7%	-0.8%
Historical Annual Growth 2010 to 2023	0.5%	0.3%	0.1%
<b>Race and Ethnicity</b>			
2023 Estimated White	34.8%	41.1%	47.2%
2023 Estimated Black or African American	57.9%	50.3%	44.0%
2023 Estimated Asian or Pacific Islander	2.7%	4.0%	4.3%
2023 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2023 Estimated Other Races	4.5%	4.4%	4.4%
2023 Estimated Hispanic	3.5%	3.4%	3.4%
<b>Income</b>			
2023 Estimated Average Household Income	\$98,815	\$120,298	\$115,928
2023 Estimated Median Household Income	\$68,844	\$82,638	\$80,353
2023 Estimated Per Capita Income	\$44,438	\$51,997	\$49,880
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.9%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.2%	5.1%
2023 Estimated High School Graduate	29.6%	25.2%	24.7%
2023 Estimated Some College	23.0%	20.2%	19.1%
2023 Estimated Associates Degree Only	9.3%	8.5%	8.5%
2023 Estimated Bachelors Degree Only	16.2%	19.0%	20.9%
2023 Estimated Graduate Degree	14.2%	20.1%	19.7%
<b>Business</b>			
2023 Estimated Total Businesses	4,590	9,290	16,109
2023 Estimated Total Employees	61,967	120,012	196,688
2023 Estimated Employee Population per Business	13.5	12.9	12.2
2023 Estimated Residential Population per Business	11.3	17.2	21.1

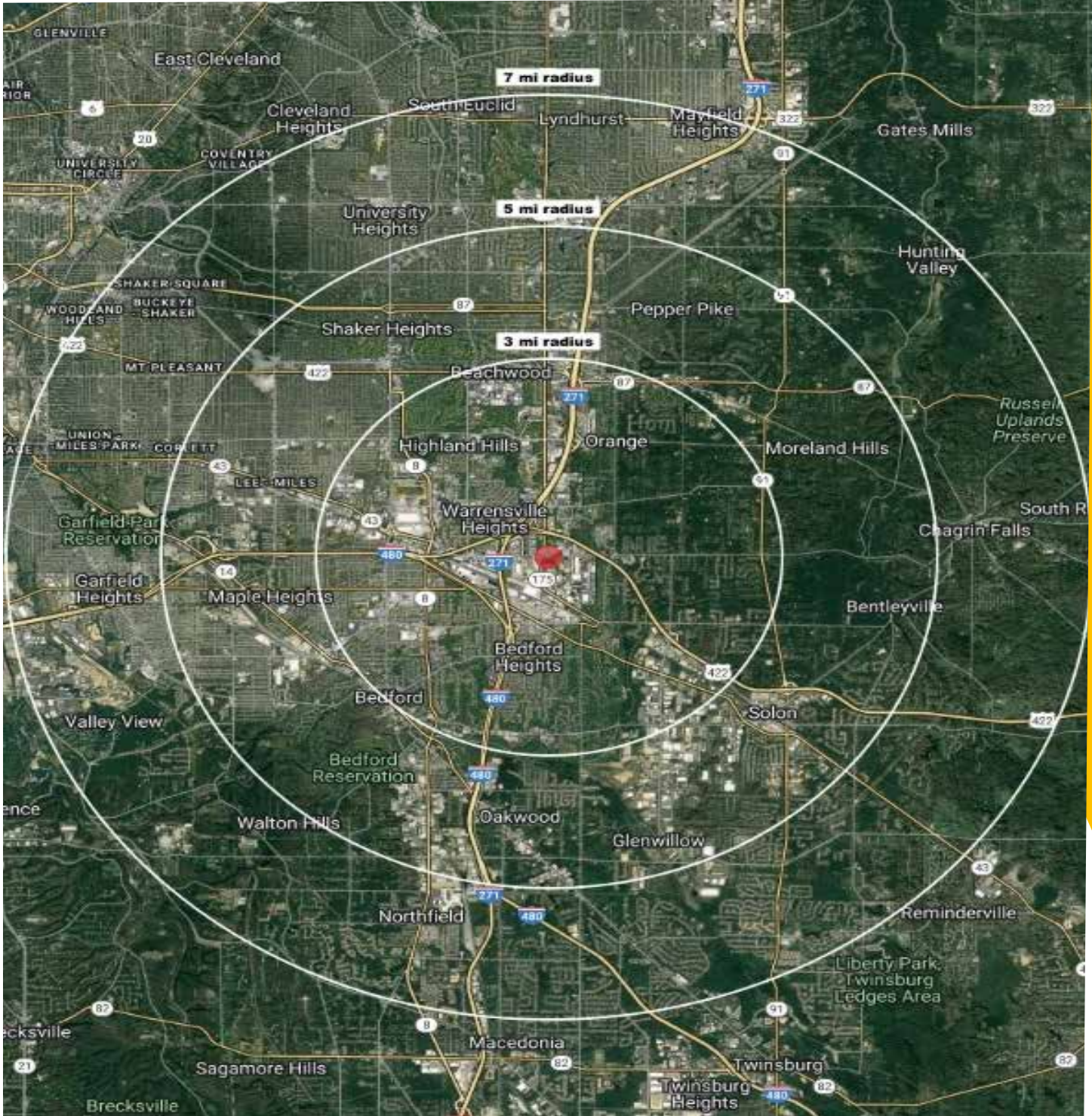
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# AREA MAP

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