



OFFICE SUITE FOR LEASE

6001-6009 LANDERHAVEN DRIVE, MAYFIELD HEIGHTS, OH

LANDERHAVEN OFFICE PLAZA

- Two spaces available:
 - 6001 A1: 4,390 SF
 - 6009 A: 2,300 SF
- Major exterior renovations
- Medical use permitted - Join University Hospitals
- Private entrances
- Convenient to hotels, restaurants, I-271, I-480 & I-90

DEMOGRAPHICS

ESTIMATED POPULATION

3 Miles: 60,759
5 Miles: 146,863
7 Miles: 315,319

DAYTIME EMPLOYESS

3 Miles: 49,226
5 Miles: 105,537
7 Miles: 178,346

AVERAGE HH INCOME

3 Miles: \$144,800
5 Miles: \$147,843
7 Miles: \$120,859

Contact Agent:

Brad Kowit (216) 514-1400 ext 102 bkowit@kowitzrealstate.com

Kowit & Company Real Estate Group | 216.514.1400 | www.kowitzrealstate.com

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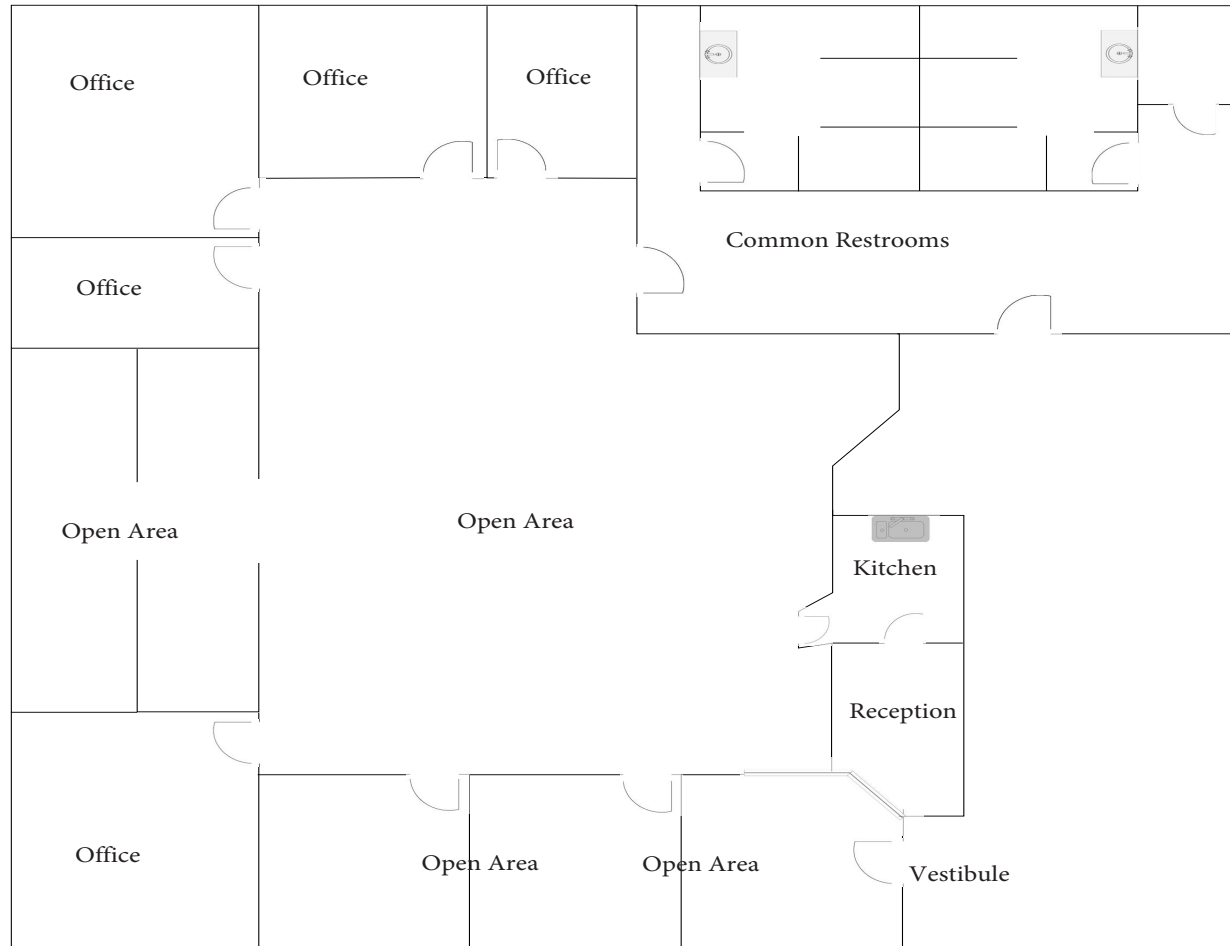
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6001-A 4,390 sf

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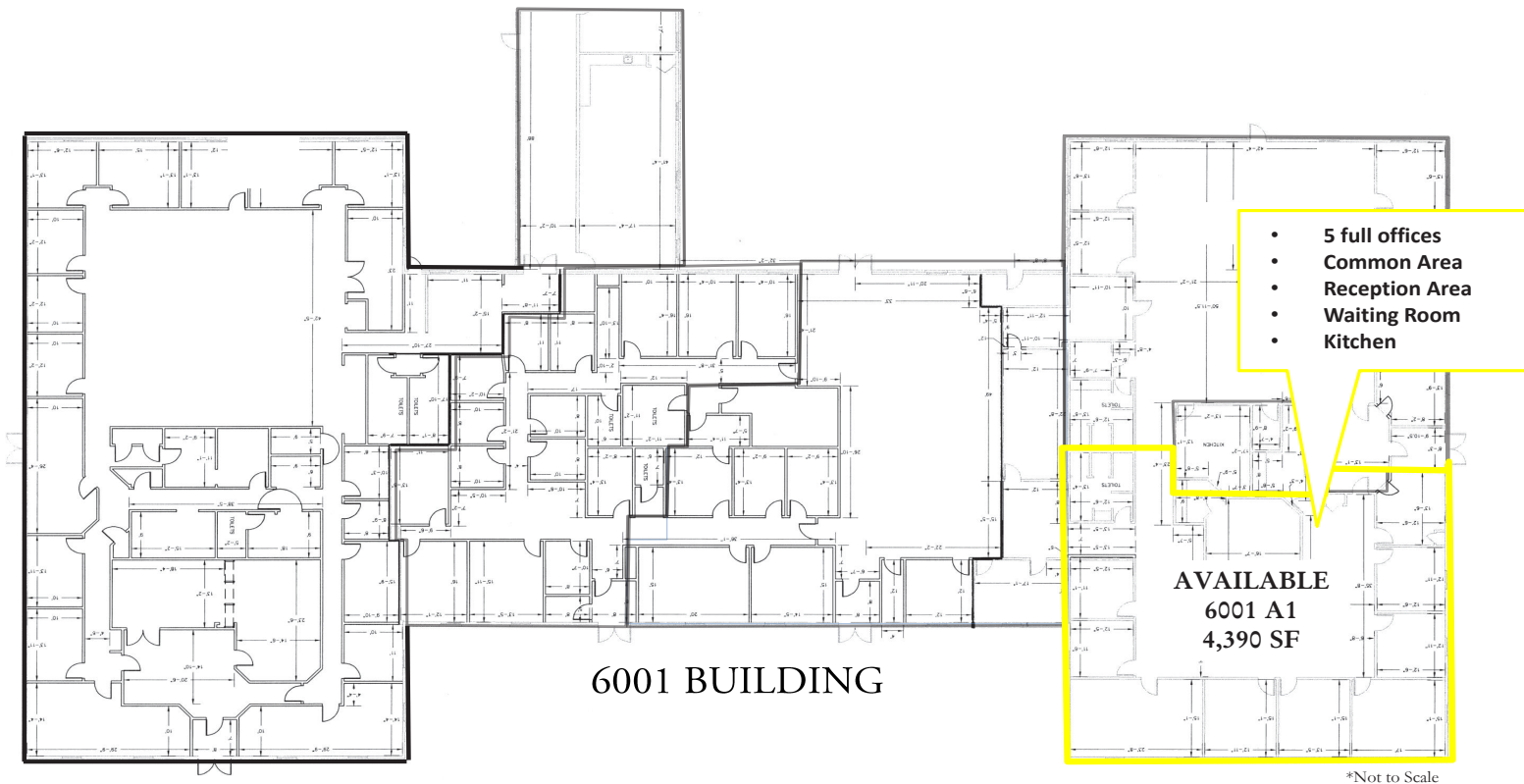
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Landerhaven Office Plaza: 6001 Building

Connects to 6005 Building Here

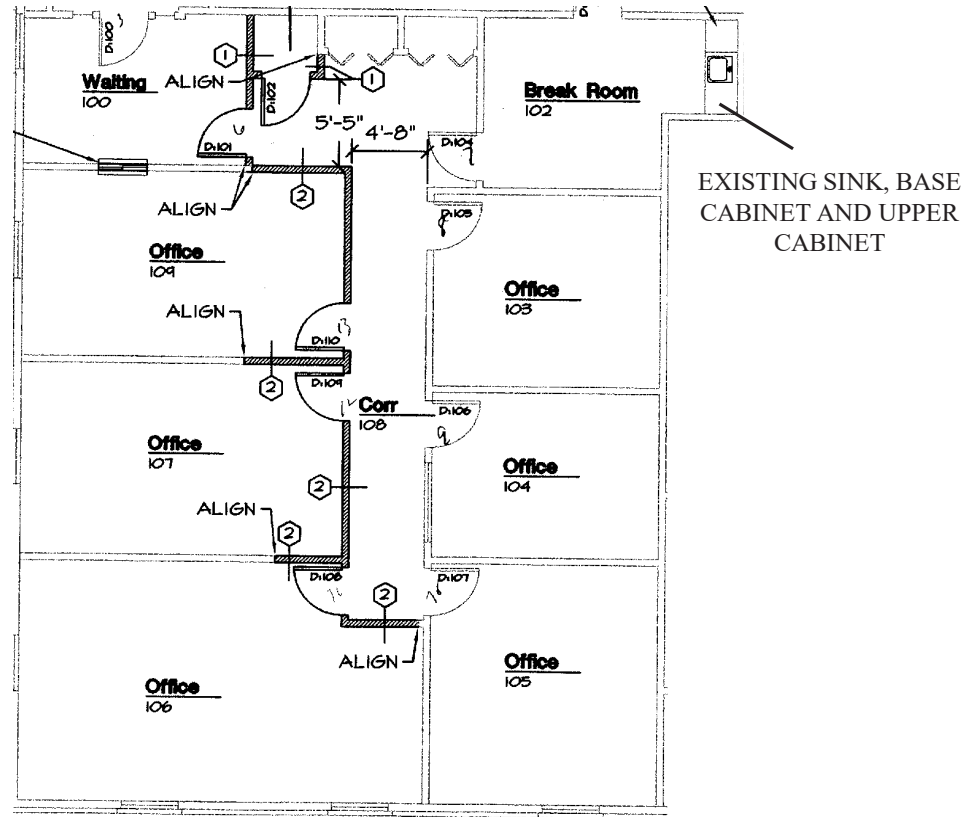
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6009-A 2,300 SF

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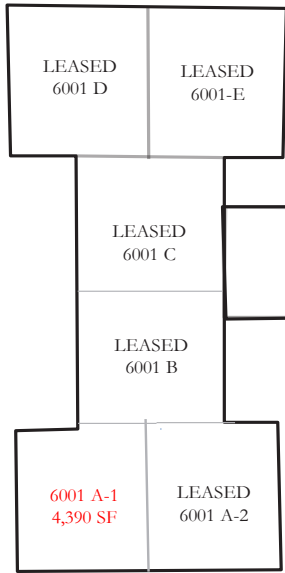
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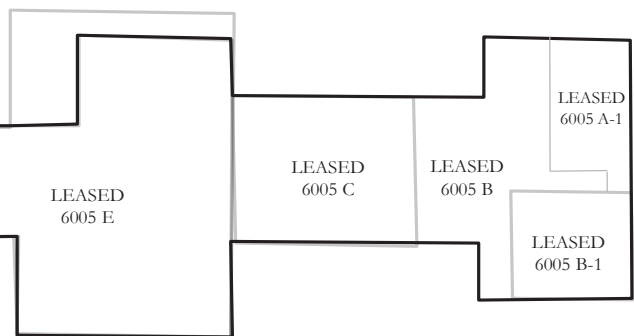
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Landerhaven Office Plaza Available Space

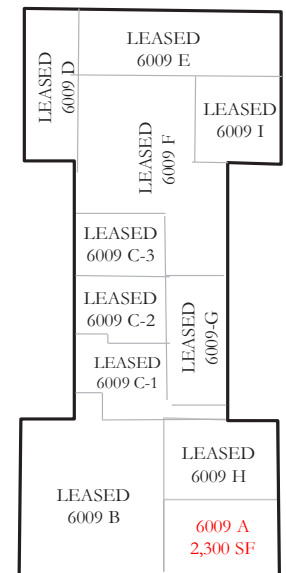
6001 BUILDING



6005 BUILDING



6009 BUILDING



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6001-6009 LANDEHAVEN DR, MAYFIELD HTS, OH

| 6001 Landerhaven Dr Mayfield Heights, OH 44124 | 3 mi radius | 5 mi radius | 7 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2023 Estimated Population | 60,759 | 146,863 | 315,319 |
| 2028 Projected Population | 61,046 | 145,318 | 308,649 |
| 2020 Census Population | 60,459 | 147,164 | 318,393 |
| 2010 Census Population | 57,469 | 142,495 | 317,629 |
| Projected Annual Growth 2023 to 2028 | - | -0.2% | -0.4% |
| Historical Annual Growth 2010 to 2023 | 0.4% | 0.2% | - |
| 2023 Median Age | 46.1 | 43.8 | 42.9 |
| Households | | | |
| 2023 Estimated Households | 27,621 | 63,101 | 140,986 |
| 2028 Projected Households | 28,536 | 63,750 | 140,149 |
| 2020 Census Households | 27,089 | 62,672 | 140,629 |
| 2010 Census Households | 25,853 | 60,297 | 137,681 |
| Projected Annual Growth 2023 to 2028 | 0.7% | 0.2% | -0.1% |
| Historical Annual Growth 2010 to 2023 | 0.5% | 0.4% | 0.2% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 72.9% | 63.5% | 50.1% |
| 2023 Estimated Black or African American | 15.5% | 25.8% | 41.5% |
| 2023 Estimated Asian or Pacific Islander | 7.5% | 6.5% | 4.5% |
| 2023 Estimated American Indian or Native Alaskan | 0.1% | - | 0.1% |
| 2023 Estimated Other Races | 4.0% | 4.1% | 3.8% |
| 2023 Estimated Hispanic | 3.3% | 3.2% | 2.8% |
| Income | | | |
| 2023 Estimated Average Household Income | \$144,800 | \$147,843 | \$120,859 |
| 2023 Estimated Median Household Income | \$101,362 | \$100,540 | \$83,212 |
| 2023 Estimated Per Capita Income | \$66,032 | \$63,719 | \$54,196 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 1.6% | 1.4% | 1.7% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 2.5% | 2.6% | 4.5% |
| 2023 Estimated High School Graduate | 18.6% | 18.1% | 21.3% |
| 2023 Estimated Some College | 14.8% | 15.2% | 17.8% |
| 2023 Estimated Associates Degree Only | 6.9% | 7.5% | 8.1% |
| 2023 Estimated Bachelors Degree Only | 29.4% | 27.7% | 23.9% |
| 2023 Estimated Graduate Degree | 26.2% | 27.5% | 22.6% |
| Business | | | |
| 2023 Estimated Total Businesses | 3,141 | 8,025 | 15,294 |
| 2023 Estimated Total Employees | 49,226 | 105,537 | 178,346 |
| 2023 Estimated Employee Population per Business | 15.7 | 13.2 | 11.7 |
| 2023 Estimated Residential Population per Business | 19.3 | 18.3 | 20.6 |

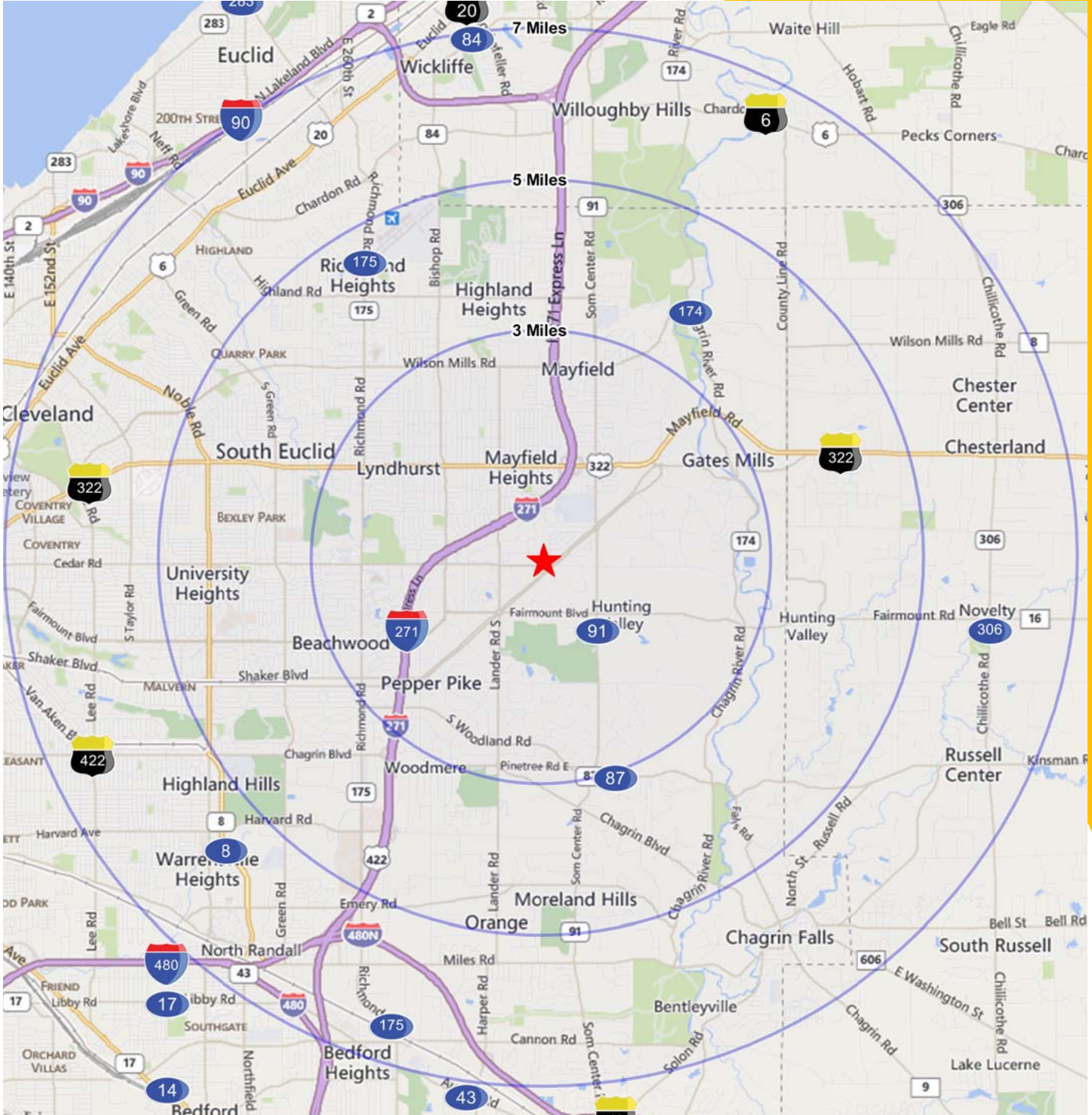
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