

LAND FOR SALE



4649 Richmond Road
 Warrensville Heights, Ohio

Property Highlights

- Six Acres of land for sale
- In close proximity to I-271, I-480 & SR 422
- Local Retail includes Gino's Jewelers, Jimmy Johns, Huntington Bank, US Bank, BP, Dunkin Donuts & more

Demographics:

| Estimated Population | Daytime Employees | Average HH Income |
|----------------------|-------------------|-------------------|
| 3 Miles: 50,531 | 3 Miles: 111,331 | 3 Miles: \$80,335 |
| 5 Miles: 167,939 | 5 Miles: 172,684 | 5 Miles: \$93,047 |
| 7 Miles: 359,097 | 7 Miles: 244,780 | 7 Miles: \$85,580 |



Contact Agent:

Brad Kowit
 216.514.1400 x102
 bkowit@kowitzrealstate.com

LAND FOR SALE CLOSE-UP AERIAL

4649 Richmond Road
Warrensville Heights, Ohio



KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

Contact Agent:

Brad Kowit
216.514.1400 x102
bkowit@kowitrealestate.com

LAND FOR SALE AERIAL

4649 Richmond Road
Warrensville Heights, Ohio



KOWIT & COMPANY REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

Contact Agent:

Brad Kowit
216.514.1400 x102
bkowit@kowitrealestate.com

LAND FOR SALE DEMOGRAPHICS

4649 Richmond Road
Warrensville Heights, Ohio

| 4649 Richmond Rd | | 3 mi radius | 5 mi radius | 7 mi radius |
|--------------------------------|---|-------------|-------------|-------------|
| Warrensville Heights, OH 44128 | | | | |
| POPULATION | 2018 Estimated Population | 50,531 | 167,939 | 359,097 |
| | 2023 Projected Population | 47,962 | 160,768 | 348,449 |
| | 2010 Census Population | 51,339 | 172,984 | 369,285 |
| | 2000 Census Population | 54,676 | 187,296 | 407,959 |
| | Projected Annual Growth 2018 to 2023 | -1.0% | -0.9% | -0.6% |
| | Historical Annual Growth 2000 to 2018 | -0.4% | -0.6% | -0.7% |
| | 2018 Median Age | 42.5 | 41.9 | 40.6 |
| HOUSEHOLDS | 2018 Estimated Households | 22,427 | 72,693 | 156,905 |
| | 2023 Projected Households | 21,650 | 70,813 | 155,075 |
| | 2010 Census Households | 21,945 | 72,191 | 155,424 |
| | 2000 Census Households | 22,232 | 75,613 | 165,458 |
| | Projected Annual Growth 2018 to 2023 | -0.7% | -0.5% | -0.2% |
| | Historical Annual Growth 2000 to 2018 | - | -0.2% | -0.3% |
| | | | | |
| RACE AND ETHNICITY | 2018 Estimated White | 29.8% | 41.2% | 47.6% |
| | 2018 Estimated Black or African American | 64.4% | 52.8% | 45.8% |
| | 2018 Estimated Asian or Pacific Islander | 2.9% | 3.2% | 3.8% |
| | 2018 Estimated American Indian or Native Alaskan | 0.1% | 0.1% | 0.1% |
| | 2018 Estimated Other Races | 2.8% | 2.7% | 2.7% |
| | 2018 Estimated Hispanic | 2.1% | 2.1% | 2.1% |
| | | | | |
| INCOME | 2018 Estimated Average Household Income | \$80,335 | \$93,047 | \$85,580 |
| | 2018 Estimated Median Household Income | \$58,868 | \$67,801 | \$62,651 |
| | 2018 Estimated Per Capita Income | \$36,037 | \$40,504 | \$37,537 |
| EDUCATION (AGE 25+) | 2018 Estimated Elementary (Grade Level 0 to 8) | 1.7% | 1.8% | 1.9% |
| | 2018 Estimated Some High School (Grade Level 9 to 11) | 6.4% | 6.3% | 6.6% |
| | 2018 Estimated High School Graduate | 28.0% | 25.7% | 26.1% |
| | 2018 Estimated Some College | 23.7% | 21.5% | 21.0% |
| | 2018 Estimated Associates Degree Only | 8.3% | 7.4% | 7.2% |
| | 2018 Estimated Bachelors Degree Only | 16.7% | 18.4% | 19.1% |
| | 2018 Estimated Graduate Degree | 15.2% | 18.9% | 18.0% |
| BUSINESS | 2018 Estimated Total Businesses | 4,948 | 9,415 | 15,859 |
| | 2018 Estimated Total Employees | 111,331 | 172,684 | 244,780 |
| | 2018 Estimated Employee Population per Business | 22.5 | 18.3 | 15.4 |
| | 2018 Estimated Residential Population per Business | 10.2 | 17.8 | 22.6 |



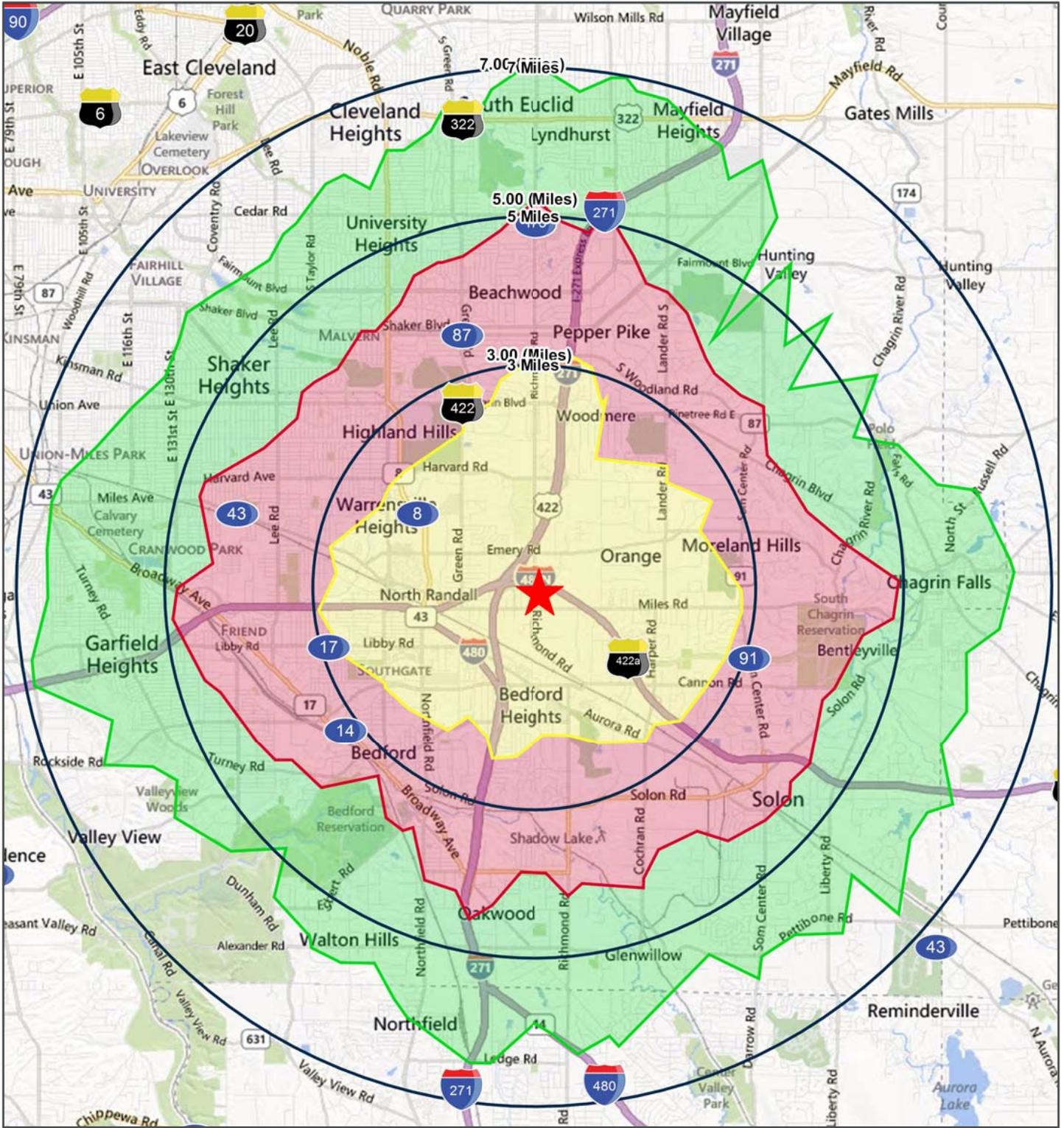
6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

Contact Agent:

Brad Kowit
216.514.1400 x102
bkowit@kowitrealestate.com

LAND FOR SALE AREA MAP

4649 Richmond Road
Warrensville Heights, Ohio



KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

Contact Agent:

Brad Kowit
216.514.1400 x102
bkowit@kowitrealestate.com