

# 0.35 ACRES OF LAND FOR SALE

**Motivated Seller**  
**Seller Financing Available**



**LAND FOR SALE**  
 1507 S. Green Road  
 South Euclid, Ohio

## Property Highlights

- Drive-thru available
- 0.35 acres available for sale; Zoned commercial/automotive
- NFA letter issued
- Excellent signage

## Demographics:

| Estimated Population | Daytime Employees | Average HH Income |
|----------------------|-------------------|-------------------|
| 3 Miles: 114,109     | 3 Miles: 42,255   | 3 Miles: \$88,386 |
| 5 Miles: 286,600     | 5 Miles: 183,745  | 5 Miles: \$77,975 |
| 7 Miles: 451,822     | 7 Miles: 376,798  | 7 Miles: \$69,231 |



## Contact Agent:

**Michael J. Hirsch**  
 216.514.1400 x107  
 mhirsch@kowitzrealstate.com



# LAND FOR SALE AERIAL

Land For Sale  
1507 S. Green Road  
South Euclid, Ohio



**KOWIT & COMPANY**  
REAL ESTATE GROUP

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

**Contact Agent:**

**Michael J. Hirsch**  
216.514.1400 x107  
mhirsch@kowitrealestate.com

# LAND FOR SALE DEMOGRAPHICS

Land For Sale  
1507 S. Green Road  
South Euclid, Ohio

| 1507 S Green Rd        |   | 3 mi radius | 5 mi radius | 7 mi radius |
|------------------------|---|-------------|-------------|-------------|
| South Euclid, OH 44121 |   |             |             |             |
| POPULATION             | 2018 Estimated Population                             | 114,109     | 286,600     | 451,822     |
|                        | 2023 Projected Population                             | 108,844     | 285,512     | 454,743     |
|                        | 2010 Census Population                                | 118,615     | 295,237     | 465,820     |
|                        | 2000 Census Population                                | 128,253     | 336,792     | 547,885     |
|                        | Projected Annual Growth 2018 to 2023                  | -0.9%       | -0.1%       | 0.1%        |
|                        | Historical Annual Growth 2000 to 2018                 | -0.6%       | -0.8%       | -1.0%       |
|                        | 2018 Median Age                                       | 41          | 40.3        | 39.8        |
| HOUSEHOLDS             | 2018 Estimated Households                             | 49,674      | 129,600     | 202,464     |
|                        | 2023 Projected Households                             | 48,273      | 131,418     | 207,485     |
|                        | 2010 Census Households                                | 49,819      | 128,646     | 201,121     |
|                        | 2000 Census Households                                | 52,267      | 141,130     | 224,351     |
|                        | Projected Annual Growth 2018 to 2023                  | -0.6%       | 0.3%        | 0.5%        |
|                        | Historical Annual Growth 2000 to 2018                 | -0.3%       | -0.5%       | -0.5%       |
| RACE AND ETHNICITY     | 2018 Estimated White                                  | 57.2%       | 44.6%       | 36.4%       |
|                        | 2018 Estimated Black or African American              | 36.4%       | 48.2%       | 57.8%       |
|                        | 2018 Estimated Asian or Pacific Islander              | 3.5%        | 4.3%        | 3.1%        |
|                        | 2018 Estimated American Indian or Native Alaskan      | 0.1%        | 0.1%        | 0.2%        |
|                        | 2018 Estimated Other Races                            | 2.9%        | 2.7%        | 2.6%        |
|                        | 2018 Estimated Hispanic                               | 2.3%        | 2.1%        | 1.9%        |
| INCOME                 | 2018 Estimated Average Household Income               | \$88,386    | \$77,975    | \$69,231    |
|                        | 2018 Estimated Median Household Income                | \$66,698    | \$58,119    | \$51,076    |
|                        | 2018 Estimated Per Capita Income                      | \$38,663    | \$35,473    | \$31,225    |
| EDUCATION<br>(AGE 25+) | 2018 Estimated Elementary (Grade Level 0 to 8)        | 1.7%        | 2.1%        | 2.6%        |
|                        | 2018 Estimated Some High School (Grade Level 9 to 11) | 4.1%        | 6.6%        | 8.6%        |
|                        | 2018 Estimated High School Graduate                   | 20.1%       | 23.4%       | 26.8%       |
|                        | 2018 Estimated Some College                           | 21.5%       | 21.6%       | 22.8%       |
|                        | 2018 Estimated Associates Degree Only                 | 7.3%        | 7.0%        | 7.3%        |
|                        | 2018 Estimated Bachelors Degree Only                  | 23.7%       | 19.8%       | 16.8%       |
|                        | 2018 Estimated Graduate Degree                        | 21.5%       | 19.5%       | 15.1%       |
| BUSINESS               | 2018 Estimated Total Businesses                       | 3,851       | 12,393      | 18,984      |
|                        | 2018 Estimated Total Employees                        | 42,255      | 183,745     | 376,798     |
|                        | 2018 Estimated Employee Population per Business       | 11.0        | 14.8        | 19.8        |
|                        | 2018 Estimated Residential Population per Business    | 29.6        | 23.1        | 23.8        |



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

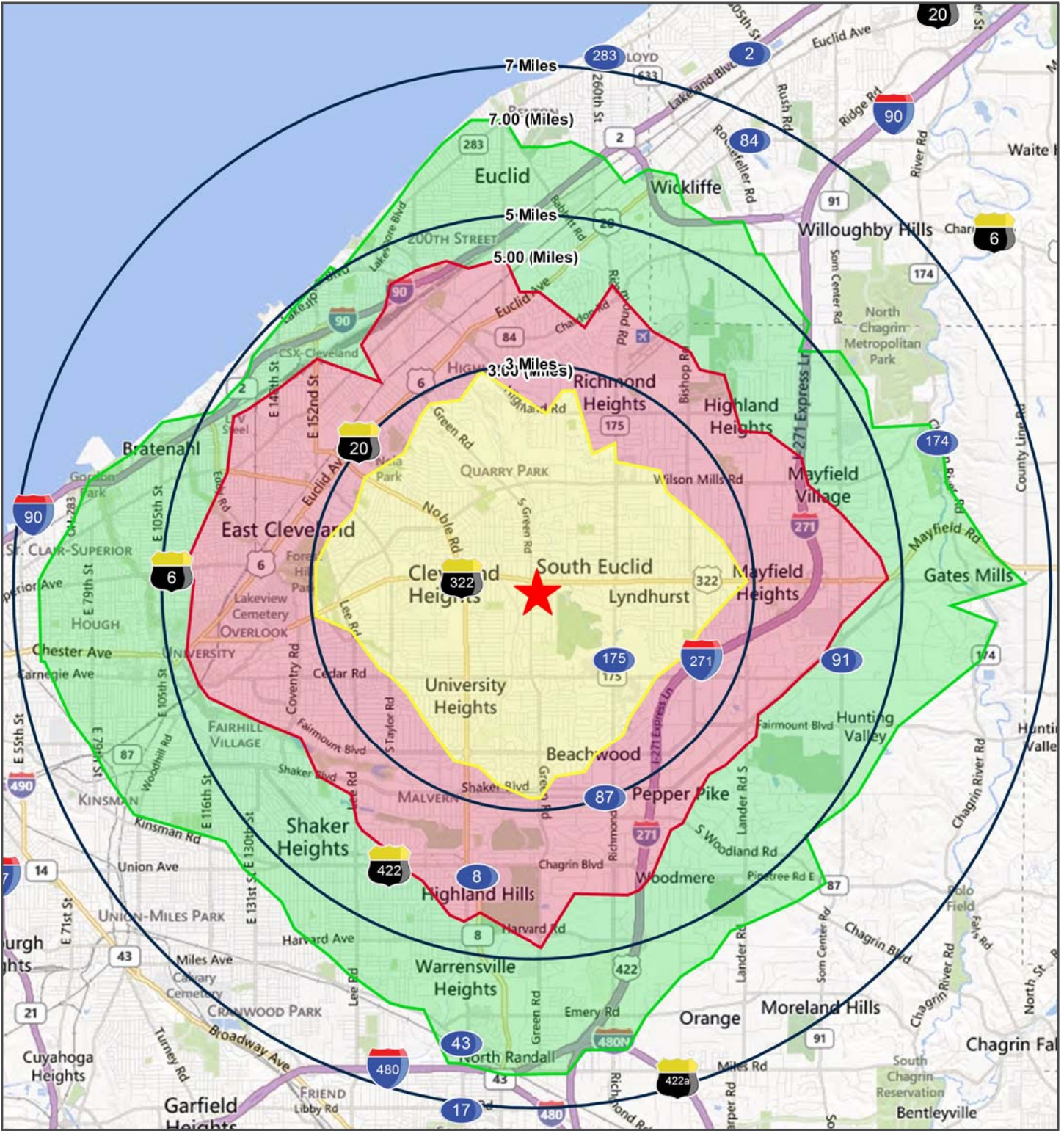
**Contact Agent:**

**Michael J. Hirsch**  
216.514.1400 x107  
mhirsch@kowitrealestate.com



# LAND FOR SALE AREA MAP

Land For Sale  
1507 S. Green Road  
South Euclid, Ohio



**KOWIT & COMPANY**  
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
P: 216.514.1400 | [www.kowitrealestate.com](http://www.kowitrealestate.com)

**Contact Agent:**

**Michael J. Hirsch**  
216.514.1400 x107  
[mhirsch@kowitrealestate.com](mailto:mhirsch@kowitrealestate.com)