

RETAIL SPACE FOR LEASE



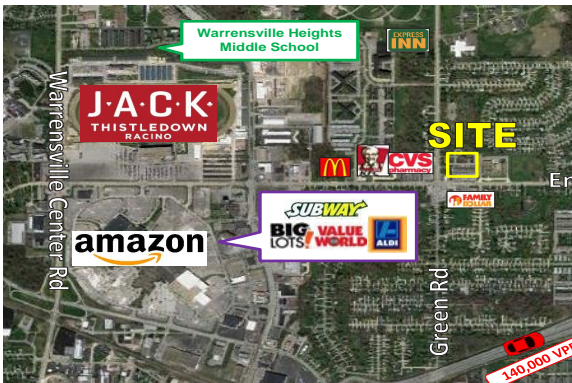
EMERY GREEN PLAZA
 23061 - 23201 Emery Road
 Warrensville Heights, Ohio

Property Highlights

- 1,600 SF space and 2,000 SF space available in busy neighborhood shopping center
- Highly visible signage and ample parking available; Easy access to I-271 & I-480
- Join Subway, Go Mart, Beauty Essentials, Magic Hair & S.E. Chiropractic

Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 74,925	3 Miles: 111,774	3 Miles: \$72,629
5 Miles: 206,548	5 Miles: 174,640	5 Miles: \$84,547
7 Miles: 381,574	7 Miles: 285,754	7 Miles: \$80,453



Contact Agent:

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RETAIL SPACE FOR LEASE AERIAL

Emery Green Plaza
23061 - 23201 Emery Road
Warrensville Heights, Ohio



KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
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RETAIL SPACE FOR LEASE PROPERTY PHOTO

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RETAIL SPACE FOR LEASE DEMOGRAPHICS

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Warrensville Heights, Ohio

23061 Emery Rd		3 mi radius	5 mi radius	7 mi radius
Warrensville Heights, OH 44128				
POPULATION	2018 Estimated Population	74,925	206,548	381,574
	2023 Projected Population	70,613	199,528	372,607
	2010 Census Population	76,958	213,706	392,797
	2000 Census Population	83,009	237,746	442,015
	Projected Annual Growth 2018 to 2023	-1.2%	-0.7%	-0.5%
	Historical Annual Growth 2000 to 2018	-0.5%	-0.7%	-0.8%
	2018 Median Age	41.9	41	39.9
HOUSEHOLDS	2018 Estimated Households	33,490	89,633	167,016
	2023 Projected Households	32,126	88,159	166,087
	2010 Census Households	33,122	89,355	165,628
	2000 Census Households	34,261	95,888	178,768
	Projected Annual Growth 2018 to 2023	-0.8%	-0.3%	-0.1%
	Historical Annual Growth 2000 to 2018	-0.1%	-0.4%	-0.4%
RACE AND ETHNICITY	2018 Estimated White	25.7%	38.6%	45.3%
	2018 Estimated Black or African American	69.0%	55.9%	48.0%
	2018 Estimated Asian or Pacific Islander	2.2%	2.7%	3.7%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
	2018 Estimated Other Races	2.9%	2.6%	2.8%
	2018 Estimated Hispanic	2.1%	2.1%	2.2%
INCOME	2018 Estimated Average Household Income	\$72,629	\$84,547	\$80,453
	2018 Estimated Median Household Income	\$52,763	\$62,225	\$59,335
	2018 Estimated Per Capita Income	\$32,728	\$36,884	\$35,366
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.0%	2.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.3%	7.3%	7.2%
	2018 Estimated High School Graduate	29.1%	27.1%	26.6%
	2018 Estimated Some College	24.7%	22.0%	21.2%
	2018 Estimated Associates Degree Only	7.7%	7.5%	7.2%
	2018 Estimated Bachelors Degree Only	15.5%	16.9%	18.5%
	2018 Estimated Graduate Degree	13.9%	17.2%	17.3%
BUSINESS	2018 Estimated Total Businesses	5,127	9,850	17,297
	2018 Estimated Total Employees	111,774	174,640	285,754
	2018 Estimated Employee Population per Business	21.8	17.7	16.5
	2018 Estimated Residential Population per Business	14.6	21.0	22.1



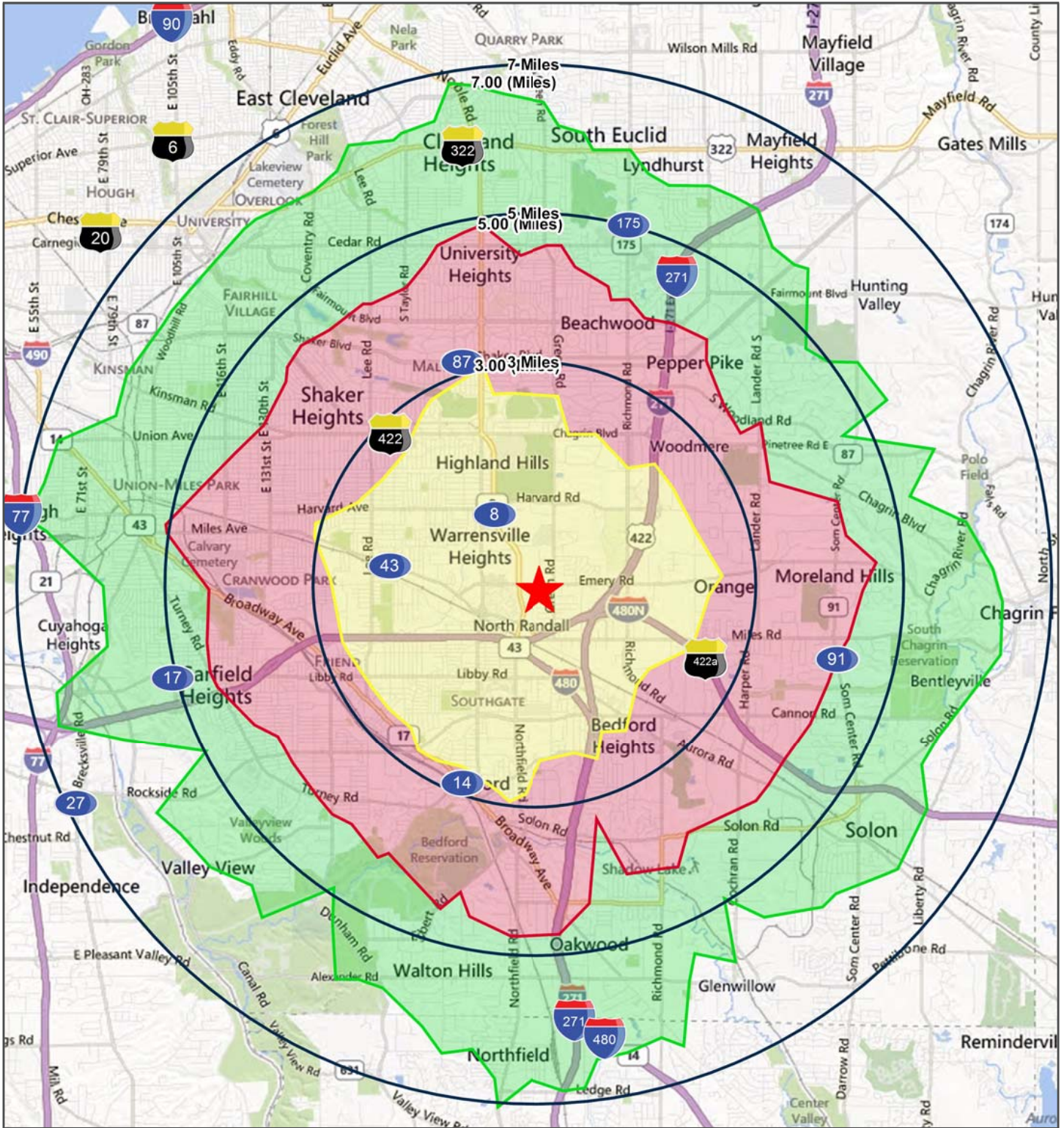
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RETAIL SPACE FOR LEASE AREA MAP

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