



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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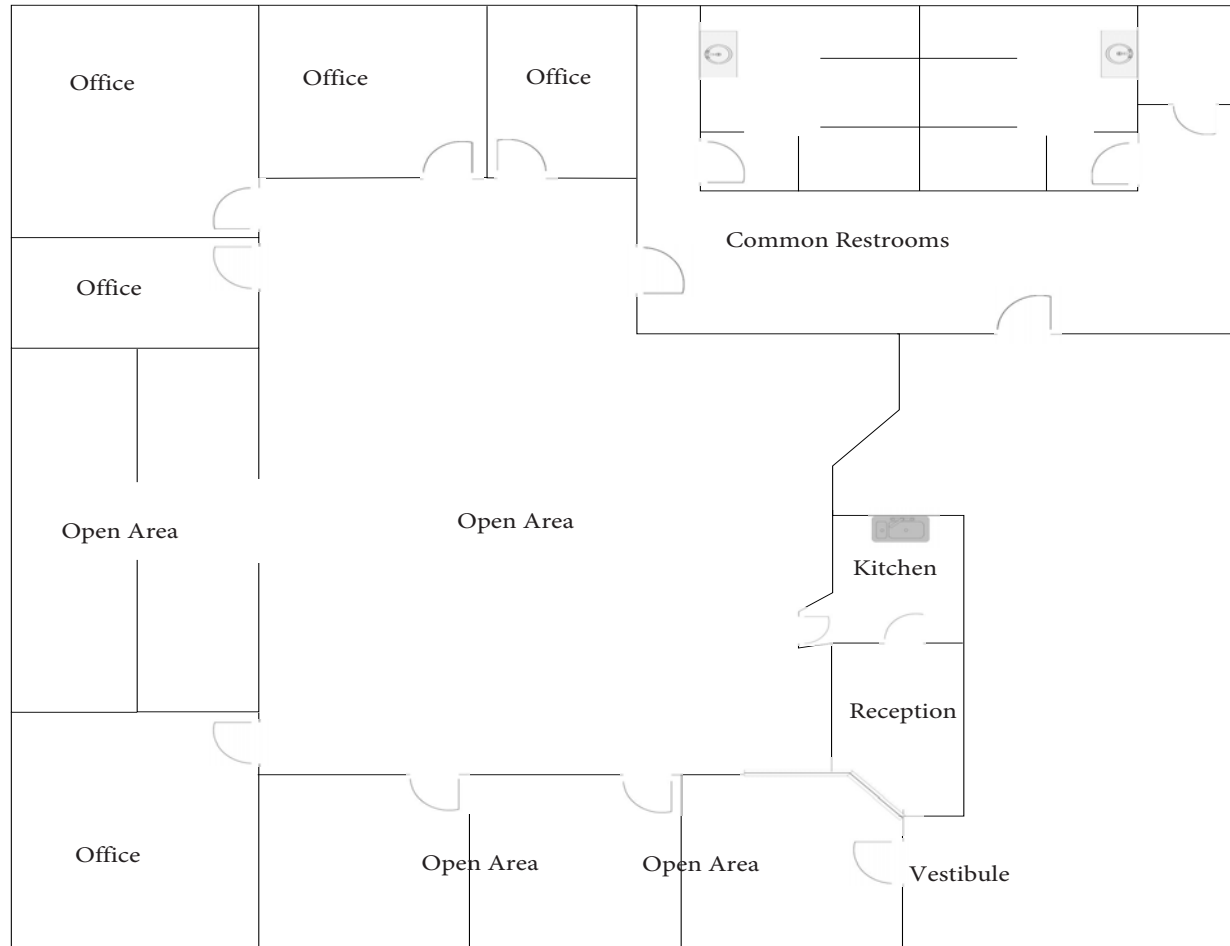
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6001-A 4,390 sf

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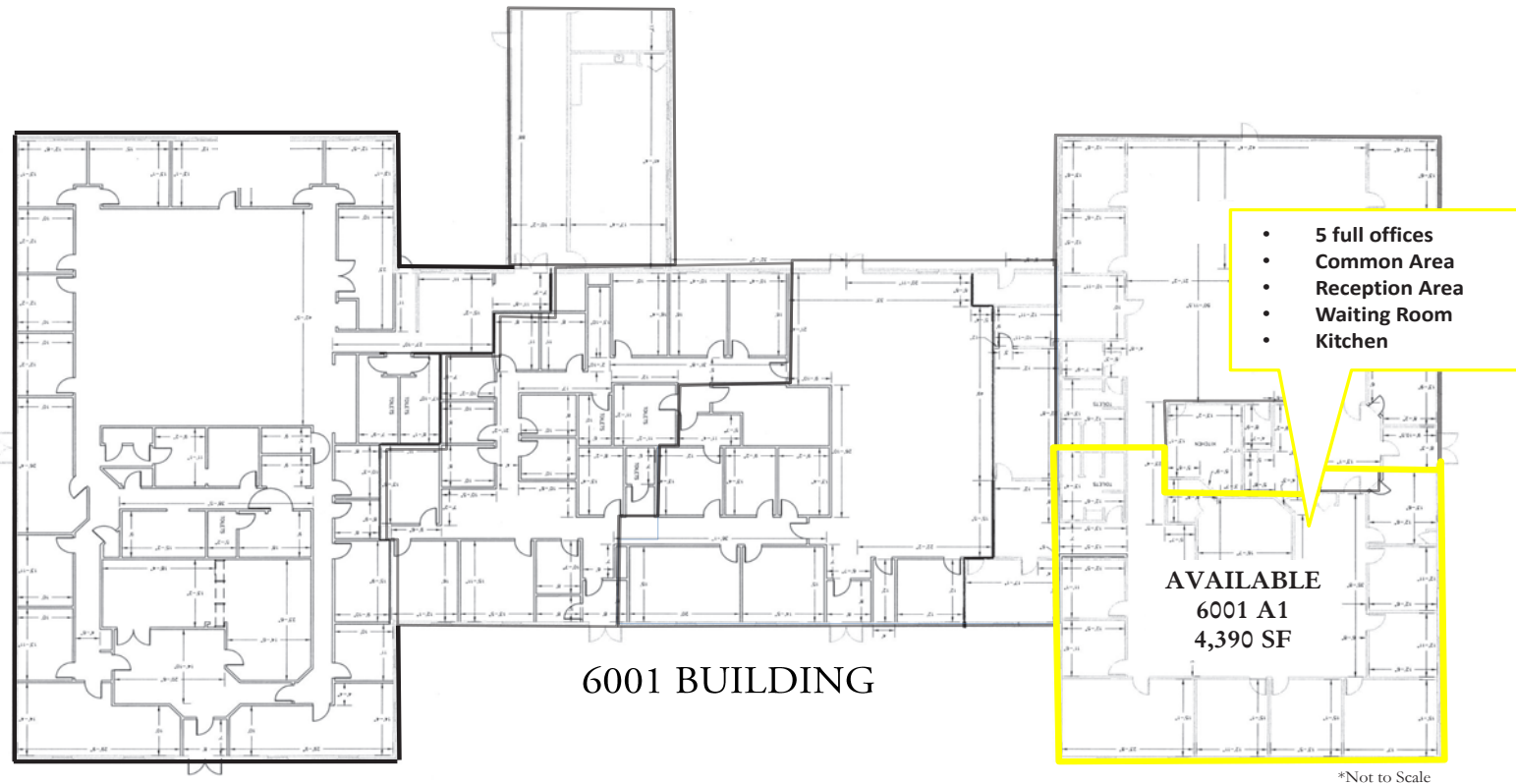
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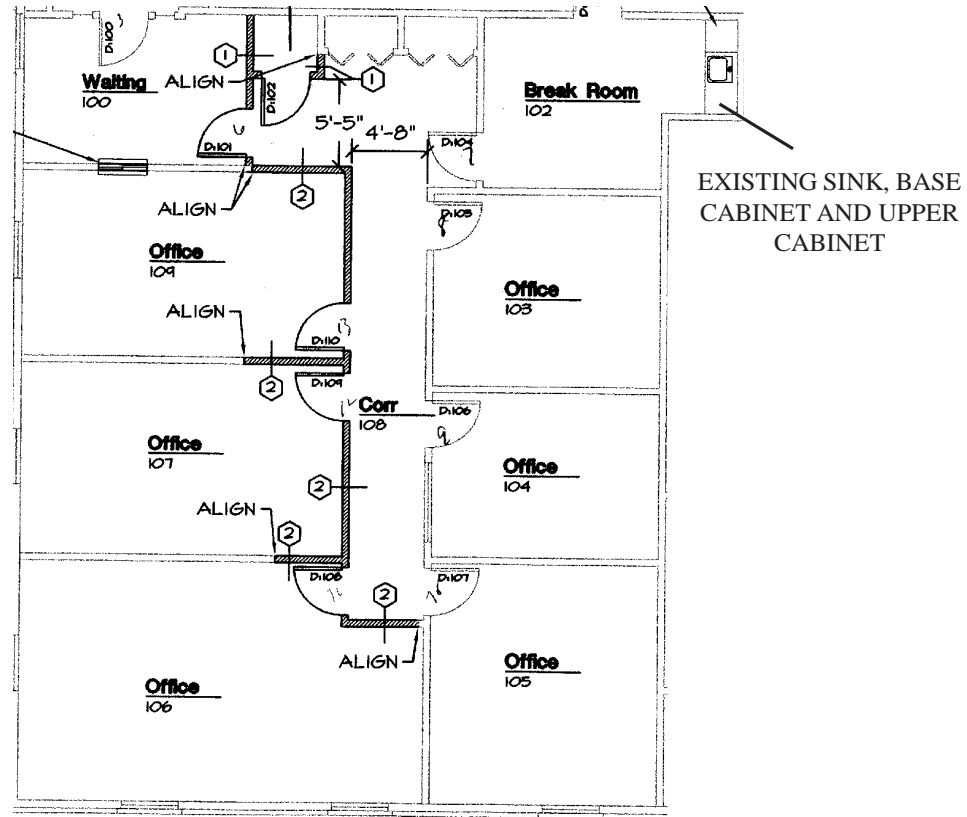
Landerhaven Office Plaza: 6001 Building

Connects to 6005 Building Here

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6009-A 2,300 SF

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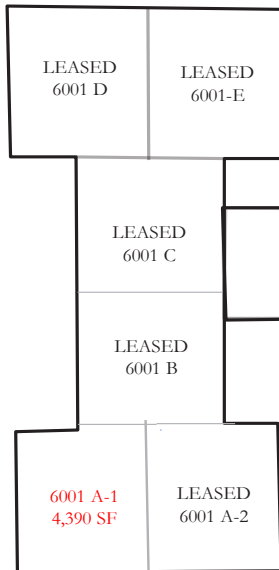
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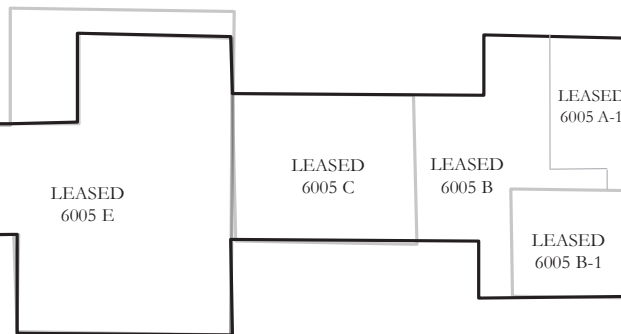
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Landerhaven Office Plaza Available Space

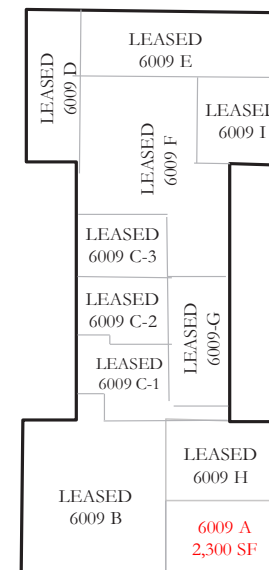
6001 BUILDING



6005 BUILDING



6009 BUILDING



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6001 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

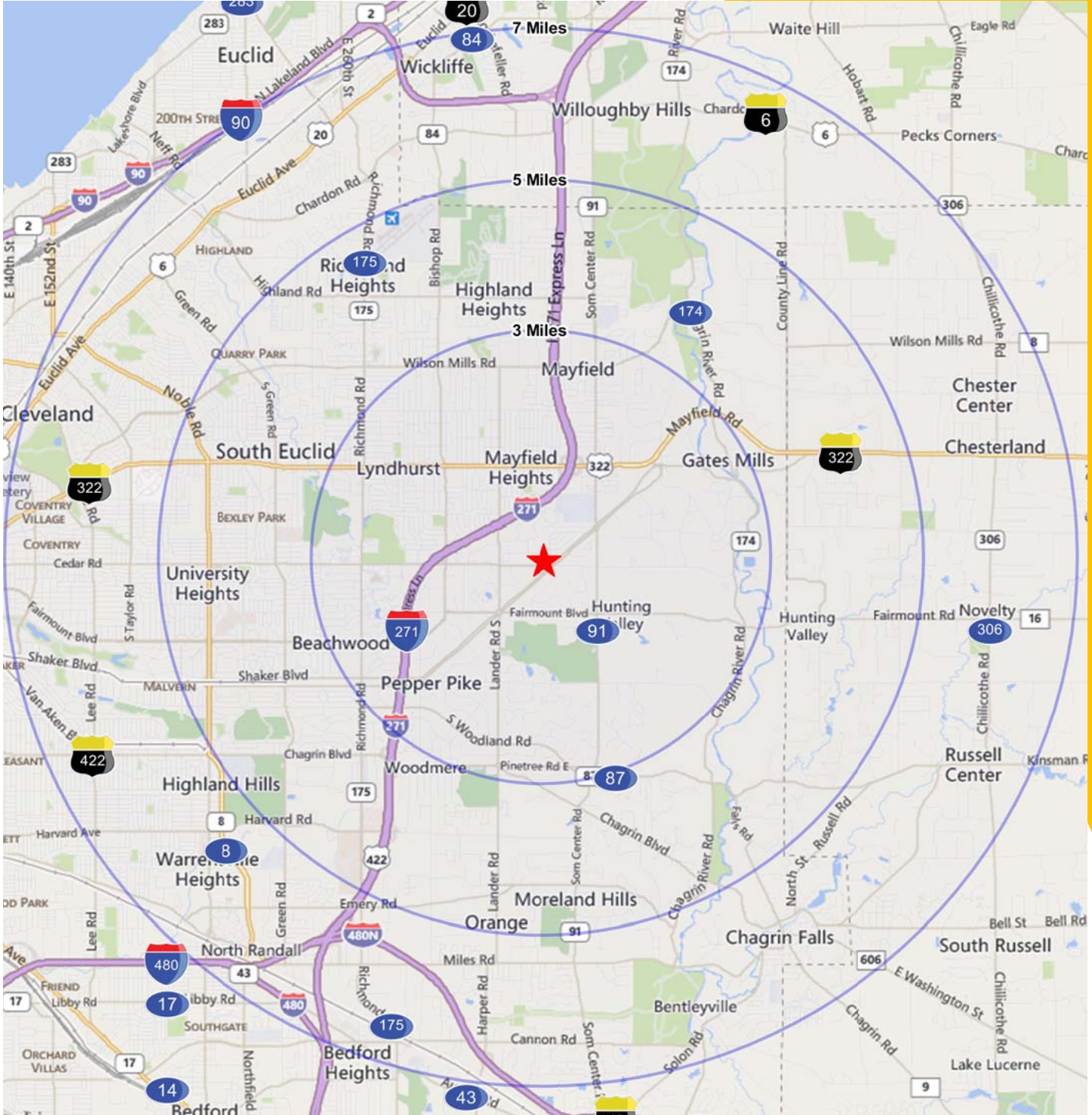
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