

FULL SERVICE SALON AVAILABLE IN HARVARD PARK



FULL SERVICE SALON
4069 Richmond Road
Warrensville Heights, Ohio

Property Highlights

- Turnkey Salon in excellent condition
- 2,413 SF
- Located in the southwest corner of I-271 and Harvard Road
- Average Household Income: \$123,183
- Close proximity to I-271, I-480 and SR 422
- Nearby major tenants include: Bed, Bath & Beyond, Buy Buy Baby, DSW, Office Max, Golfsmith, Five Below, Value City Furniture and Famous Footwear
- Located in Chagrin Highlands, currently home to University Hospitals Ahuja Medical Center, Eaton Corporation, Lifetime Fitness, Aloft Hotel and Marriott

Demographics:

Estimated Population	Daytime Employees	Average HH Income
1 Miles: 10,011	1 Miles: 6,609	1 Miles: \$123,183
3 Miles: 82,377	3 Miles: 57,775	3 Miles: \$97,489
5 Miles: 243,115	5 Miles: 126,045	5 Miles: \$72,489



Contact Agent:

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FULL SERVICE SALON PHOTOS

Full Service Salon
4069 Richmond Road
Warrensville Heights, Ohio



Interior



Interior

KOWIT & COMPANY
REAL ESTATE GROUP

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

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FULL SERVICE SALON PHOTOS

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Kitchen



Front Desk

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FULL SERVICE SALON PHOTOS

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Massage Room



Washing Stations

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SPA BUSINESS FOR SALE INVENTORY

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Spa Inventory

2	Leather Couches, White	1	Three Way Desk Lamp
2	Leather Chairs, Black	1	Dishwasher, Stainless Steel
10	Stylist Chairs, White	1	Refrigerator, Stainless Steel
1	Color Bar, White with Black Top	1	Commercial Microwave, Silver
4	Rolling Color Trays, Aluminum	1	Commercial Ice Maker
2	Makeup Chairs, White	1	Biometric Time Clock
4	Pedestal Shampoo Sinks, White	2	27" iMac Computers
4	Shampoo Chairs, White with Black Arms	1	Receipt Printer
1	Coffee Bar, Grey	1	Barcode Scanner
2	Coffee Tables, White	1	Cash Drawer
2	Locking File Drawer Units, White	1	Credit Card Swipe (non-emv)
2	Drawer Units, White	4	Cisco SPA-303 IP Phones
1	Locking Makeup Storage Unit, Off White	1	Meraki Wi-Fi Router
1	Round Table, White	1	8 Port Switch
3	Visitor Chairs, Pink	2	55" LED TV's
3	Swivel Chairs, White	1	32" LED TV
2	Three Tray Rolling Carts, Grey	1	Glass Top Desk
2	Laundry Bins, Black	1	Audio Receiver
1	Standalone Magnifier Lamp, White	1	iPad Mini
1	Towel Cabinet, White	1	Security DVR
1	Half Height Storage Rack	4	Security Cameras
1	Coat Rack	1	Cloth Desk Chair, Black
2	Bathroom Storage Cabinets, Grey	1	InkJet Printer
1	Commercial Washer, White	8	Overhead Light Fixtures
1	Commercial Dryer, White	10	Stylish Station Mirrors
1	Bathroom Light Fixture	3	Mannequin Heads
1	Chevron Bathroom Mirror	3	Mannequin Tripods
1	Heated Massage Table, Black	1	Neon Sign
1	14-1 Diamond Microdermabrasion Facial Machine		
1	Towel Warmer, White		
1	Small Office Desk, White		



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FULL SERVICE SALON SITE PLAN

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HARVARD PARK

SITE SUMMARY
233,888 SF

Unit	Tenant	SF
1	DiBella's	3,058
2	Robeks	1,597
3	Crystal Nails	1,524
4	Verizon Wireless	1,603
5	Great Clips	1,227
6	Zoup	2,468
7	Five Guys Burgers & Fries	2,324
8	Value City Furniture	46,978
9	La-Z-Boy	20,793
10	Famous Footwear	5,909
11	Available	2,413
12	Scottrade	2,402
13	Golfsmith	19,871
14	OfficeMax	18,081
15	Five Below	12,695
16	Buy Buy Baby	25,450
17	DSW Shoes	20,440
18	Bed Bath & Beyond	40,000
A	Panera Bread	5,200

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FULL SERVICE SALON DEMOGRAPHICS

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Beachwood, OH		1 Mile	3 Miles	5 Miles
POPULATION	2013 Estimated Population	10,011	82,377	243,115
	2018 Projected Population	9,661	79,345	233,898
	2010 Census Population	10,155	83,621	246,891
	2000 Census Population	9,667	87,820	269,508
	Projected Annual Growth 2013 to 2018	-0.7%	-0.7%	-0.8%
	Historical Annual Growth 2000 to 2013	0.3%	-0.5%	-0.8%
	2013 Median Age	46.8	42.3	41.3
HOUSEHOLDS	2013 Estimated Households	3,772	33,661	105,435
	2018 Projected Households	3,635	32,409	101,518
	2010 Census Households	3,832	34,184	107,074
	2000 Census Households	3,889	35,429	113,240
	Projected Annual Growth 2013 to 2018	-0.7%	-0.7%	-0.7%
	Historical Annual Growth 2000 to 2013	-0.2%	-0.4%	-0.5%
RACE AND ETHNICITY	2013 Estimated White	84.9%	70.8%	49.1%
	2013 Estimated Black or African American	7.7%	23.4%	44.9%
	2013 Estimated Asian or Pacific Islander	5.7%	3.3%	3.3%
	2013 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
	2013 Estimated Other Races	1.7%	2.4%	2.5%
	2013 Estimated Hispanic	2.1%	2.2%	1.9%
INCOME	2013 Estimated Average Household Income	\$123,183	\$97,489	\$72,489
	2013 Estimated Median Household Income	\$87,746	\$71,976	\$55,894
	2013 Estimated Per Capita Income	\$46,845	\$40,202	\$31,723
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.1%	2.3%
	2013 Estimated Some High School (Grade Level 9 to 11)	1.8%	3.7%	6.8%
	2013 Estimated High School Graduate	18.8%	18.8%	22.6%
	2013 Estimated Some College	16.6%	18.9%	21.4%
	2013 Estimated Associates Degree Only	3.7%	5.7%	6.8%
	2013 Estimated Bachelors Degree Only	28.0%	25.9%	21.0%
	2013 Estimated Graduate Degree	29.8%	24.9%	19.1%
BUSINESS	2013 Estimated Total Businesses	414	5,150	11,100
	2013 Estimated Total Employees	6,609	57,775	126,045
	2013 Estimated Employee Population per Business	16.0	11.2	11.4
	2013 Estimated Residential Population per Business	24.2	16.0	21.9



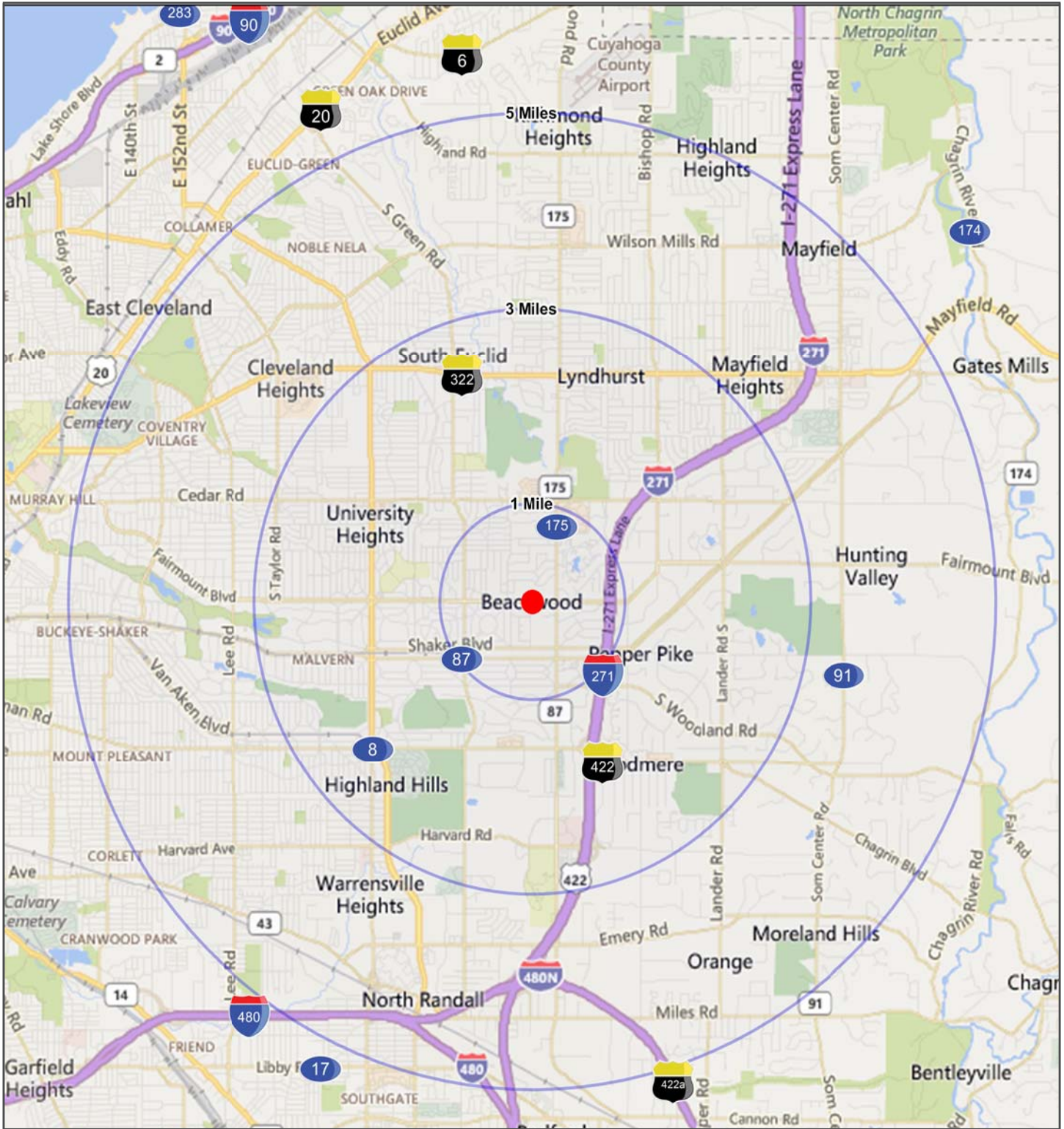
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FULL SERVICE SALON AREA MAP

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