

ZEPPE'S PLAZA RETAIL SPACE

BEDFORD, OHIO

25780 MILES



FACT SHEET

BEDFORD, OHIO

25780 MILES

Size and Location

Retail/Office Space Available for Lease:

- 1,984 SF (Fronting Miles Road)
- 3,734 SF (Richmond Road Side)
- 2,467 SF (Richmond Road Side)

Combination Potential: Richmond Road spaces can be combined for a total of 6,201 SF, ideal for a gym or personal training studio.

Property Highlights

Strategic Intersection:

- Located at the crossroads of Richmond and Miles Roads, ensuring high visibility and accessibility.
- Proximity to major highways including I-271, I-480, and State Route 422 facilitates convenient commutes.
- Close to a variety of local restaurants and shopping centers, enhancing convenience for tenants and customers alike.
- On-Site Tenants: Join established businesses such as Biggby Coffee, Zeppe's Tavern, Tang's Wok, Magic Vapes, and Ink Therapy Studios.
- Adjacent Establishments: Neighboring prominent brands like McDonald's, attracting consistent customer traffic.



Area Demographics	1 mi.	3 mi.	5 mi.
Total Population	50,709	156,265	334,697
Avg. Household Income	\$97,828	\$117,340	\$113,707
Daytime Employees	62,334	120,208	196,971

AERIAL VIEW

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SITE PLAN

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RADIUS MAP

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25780 Miles Rd Bedford Heights, OH 44146	3 mi radius	5 mi radius	7 mi radius
Population			
2024 Estimated Population	51,013	156,274	335,374
2029 Projected Population	49,711	151,751	325,104
2020 Census Population	52,288	161,849	344,576
2010 Census Population	51,494	159,405	345,014
Projected Annual Growth 2024 to 2029	-0.5%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	-	-0.1%	-0.2%
2024 Median Age	40.4	40.9	40.6
Households			
2024 Estimated Households	22,933	67,599	145,107
2029 Projected Households	22,200	65,230	139,726
2020 Census Households	23,111	68,823	146,124
2010 Census Households	21,982	65,984	143,405
Projected Annual Growth 2024 to 2029	0.6%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	-
Race and Ethnicity			
2024 Estimated White	33.6%	40.5%	46.7%
2024 Estimated Black or African American	59.5%	51.8%	45.5%
2024 Estimated Asian or Pacific Islander	2.7%	3.4%	3.7%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	4.0%	4.1%	4.1%
2024 Estimated Hispanic	3.0%	2.9%	3.0%
Income			
2024 Estimated Average Household Income	\$102,402	\$122,384	\$118,221
2024 Estimated Median Household Income	\$70,781	\$83,151	\$81,085
2024 Estimated Per Capita Income	\$46,130	\$53,075	\$51,290
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.8%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.2%	5.1%
2024 Estimated High School Graduate	27.8%	24.3%	23.7%
2024 Estimated Some College	22.5%	19.8%	19.0%
2024 Estimated Associates Degree Only	9.4%	8.9%	8.9%
2024 Estimated Bachelors Degree Only	17.8%	19.5%	21.2%
2024 Estimated Graduate Degree	14.7%	20.5%	20.3%
Business			
2024 Estimated Total Businesses	4,589	9,283	16,107
2024 Estimated Total Employees	62,027	120,150	196,913
2024 Estimated Employee Population per Business	13.5	12.9	12.2
2024 Estimated Residential Population per Business	11.1	16.8	20.8



PROPERTY PHOTOS

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CONTACT INFORMATION

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