



PROPOSED DEVELOPMENT
12580 CHILICOTHE ROAD, CHESTERLAND, OHIO

THE PROPERTY

- 11.5 acre development site
- Proposed commercial development
- Nearby tenants include Cleveland Clinic, Farmers National bank, Giant Eagle, numerous retailers and more
- Great demographics

DEMOGRAPHICS

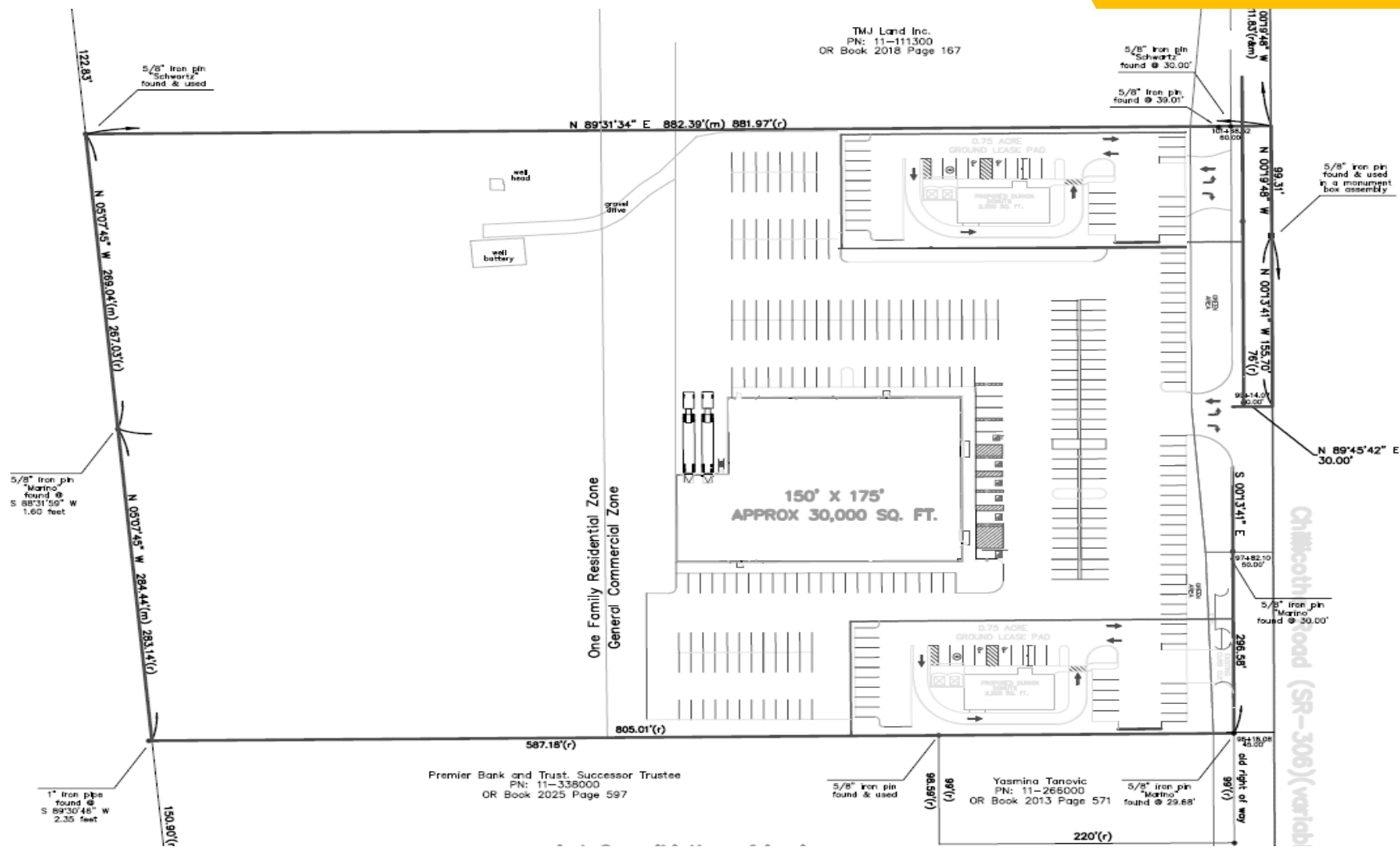
	ESTIMATED POPULATION	DAYTIME EMPLOYEES	AVERAGE HH INCOME
1 Mile:	1,438	2,046	\$92,255
3 Miles:	11,211	4,122	\$125,911
5 Miles:	27,839	7,907	\$130,290

Contact Agent:

Michael J. Hirsch (216) 514-1400 ext 107 mhirsch@kowitzrealstate.com
Kowit & Company Real Estate Group | 216.514.1400 | www.kowitzrealstate.com

SITE PLAN

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CLOSE UP AERIAL

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AERIAL

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DEMOGRAPHICS

12580 CHILlicothe RD, CHESTERLAND, OH

12580 Chillicothe Rd Chesterland, OH 44026	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	1,438	11,211	27,839
2027 Projected Population	1,418	11,023	27,414
2020 Census Population	1,441	11,289	27,979
2010 Census Population	1,469	11,366	27,554
Projected Annual Growth 2022 to 2027	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2022	-0.2%	-0.1%	-
2022 Median Age	48.8	49.6	50.4
Households			
2022 Estimated Households	585	4,446	11,501
2027 Projected Households	597	4,517	11,497
2020 Census Households	585	4,477	11,571
2010 Census Households	574	4,374	11,180
Projected Annual Growth 2022 to 2027	0.4%	0.3%	-
Historical Annual Growth 2010 to 2022	0.2%	0.1%	0.2%
Race and Ethnicity			
2022 Estimated White	93.2%	93.8%	89.1%
2022 Estimated Black or African American	0.6%	0.5%	3.5%
2022 Estimated Asian or Pacific Islander	0.6%	0.7%	2.0%
2022 Estimated American Indian or Native Alaskan	0.2%	-	-
2022 Estimated Other Races	5.4%	4.9%	5.3%
2022 Estimated Hispanic	3.5%	2.7%	3.1%
Income			
2022 Estimated Average Household Income	\$92,255	\$125,911	\$130,290
2022 Estimated Median Household Income	\$79,209	\$90,138	\$93,435
2022 Estimated Per Capita Income	\$37,670	\$50,029	\$53,967
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.2%	1.9%
2022 Estimated Some High School (Grade Level 9 to 11)	6.1%	4.5%	4.4%
2022 Estimated High School Graduate	25.8%	26.4%	24.1%
2022 Estimated Some College	22.7%	21.2%	18.7%
2022 Estimated Associates Degree Only	11.0%	7.8%	7.8%
2022 Estimated Bachelors Degree Only	22.1%	25.9%	25.6%
2022 Estimated Graduate Degree	9.7%	12.1%	17.6%
Business			
2022 Estimated Total Businesses	215	507	938
2022 Estimated Total Employees	2,046	4,122	7,907
2022 Estimated Employee Population per Business	9.5	8.1	8.4
2022 Estimated Residential Population per Business	6.7	22.1	29.7

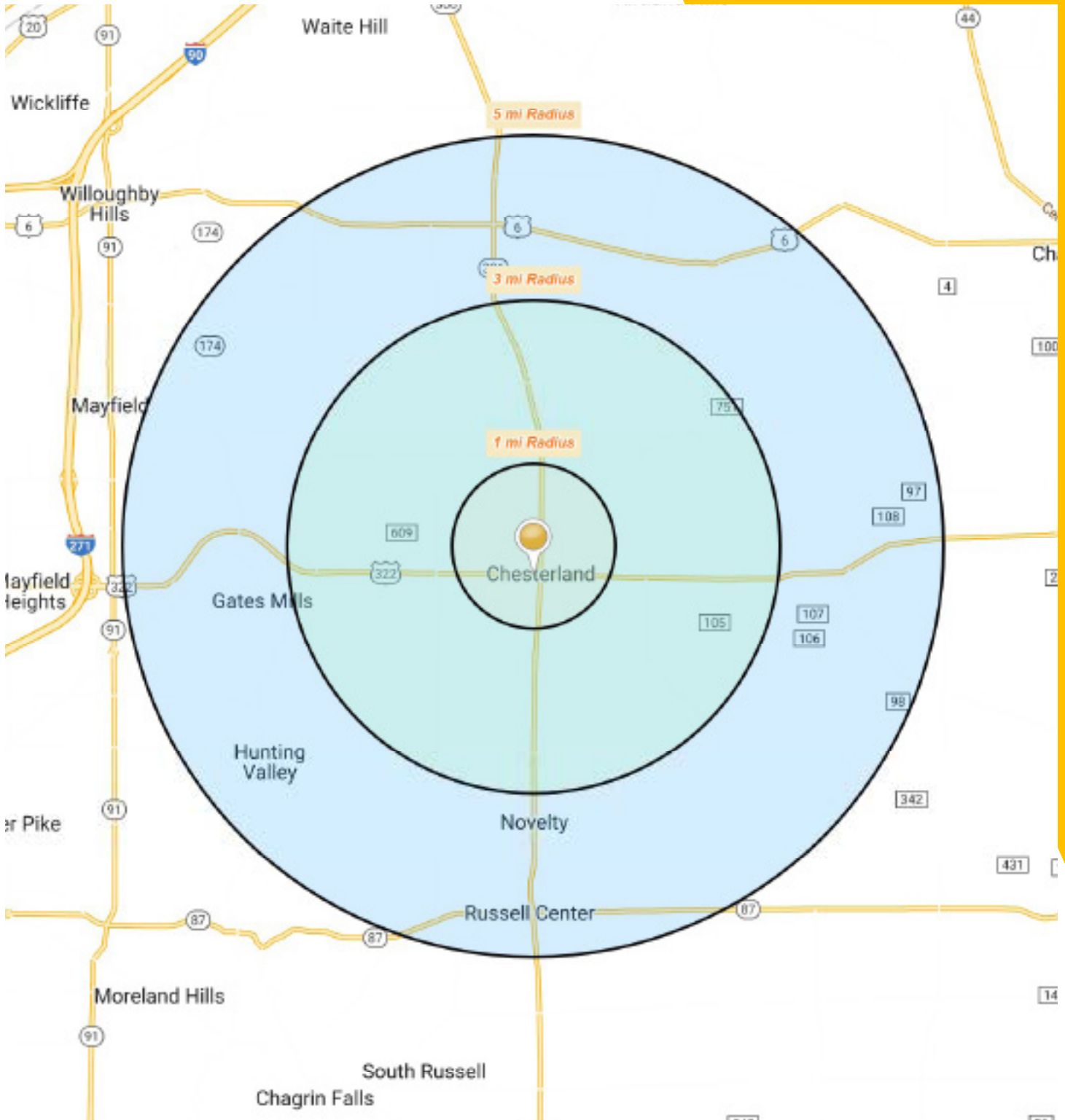
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AREA MAP

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