



6594 BRECKSVILLE ROAD
INDEPENDENCE, OHIO 44131

PROPERTY HIGHLIGHTS

- 1,800 SF Retail/Office Space for Lease
- Well Maintained Space
- Private Entrance on Side of Building
- On Site Parking
- Average Household Income: \$167,566
- Located on the Corner of Brecksville Road & Sunset Avenue with a Traffic Light
- Near Independence Municipal Complex & the Cleveland Clinic Operations Center

DEMOGRAPHICS

	ESTIMATED POPULATION	DAYTIME EMPLOYEES	AVERAGE HH INCOME
1 Mile:	2,772	2,396	\$167,566
3 Miles:	35,946	43,961	\$124,117
5 Miles:	173,980	98,233	\$96,542

Contact Agent:

Chuck Esreg (216) 514-1400 ext 105 cessreg@kowitzrealstate.com

Kowit & Company Real Estate Group | 216.514.1400 | www.kowitzrealstate.com

SIDE OF BUILDING

6594 BRECKSVILLE ROAD, INDEPENDENCE, OH



AERIAL

6594 BRECKSVILLE ROAD, INDEPENDENCE, OH



INDEPENDENCE SQUARE PLAZA

THE BEST HONEY BAKED Ham^{CO}

UNITED STATES POSTAL SERVICE

FIVE FLORIS A FILIPINA ESTABLISHMENT

usbank

Down Syndrome Association OF NORTHEAST OHIO

 **Cleveland Clinic**

INDEPENDENCE MUNICIPAL COMPLEX

Contact Agent:

Chuck Esreg (216) 514-1400 ext 105 cessreg@kowitzrealstate.com

Kowit & Company Real Estate Group | 216.514.1400 | www.kowitzrealstate.com

DEMOGRAPHICS

6594 BRECKSVILLE ROAD, INDEPENDENCE, OH

6594 Brecksville Rd Independence, OH 44131	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	2,772	35,946	173,980
2029 Projected Population	2,688	34,557	166,900
2020 Census Population	2,929	38,135	180,945
2010 Census Population	2,725	37,729	182,588
Projected Annual Growth 2024 to 2029	-0.6%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2024	0.1%	-0.3%	-0.3%
Households			
2024 Estimated Households	1,069	15,150	75,037
2029 Projected Households	1,037	14,621	72,274
2020 Census Households	1,122	15,816	77,116
2010 Census Households	1,058	15,428	76,046
Projected Annual Growth 2024 to 2029	-0.6%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2024	-	-0.1%	-
Age			
2024 Est. Population Under 10 Years	11.0%	10.8%	10.9%
2024 Est. Population 10 to 19 Years	12.4%	12.0%	11.6%
2024 Est. Population 20 to 29 Years	10.6%	10.5%	11.8%
2024 Est. Population 30 to 44 Years	18.2%	17.7%	19.7%
2024 Est. Population 45 to 59 Years	19.2%	18.9%	18.6%
2024 Est. Population 60 to 74 Years	20.2%	20.2%	19.0%
2024 Est. Population 75 Years or Over	8.4%	10.0%	8.3%
2024 Est. Median Age	42.4	43.6	41.1
Marital Status & Gender			
2024 Est. Male Population	48.7%	49.0%	48.6%
2024 Est. Female Population	51.3%	51.0%	51.4%
2024 Est. Never Married	24.2%	29.7%	37.7%
2024 Est. Now Married	59.9%	50.9%	40.0%
2024 Est. Separated or Divorced	8.8%	12.0%	15.7%
2024 Est. Widowed	7.2%	7.4%	6.5%
Income			
2024 Est. HH Income \$200,000 or More	16.3%	11.7%	7.0%
2024 Est. HH Income \$150,000 to \$199,999	14.1%	9.5%	6.9%
2024 Est. HH Income \$100,000 to \$149,999	22.1%	19.2%	15.0%
2024 Est. HH Income \$75,000 to \$99,999	21.7%	15.3%	13.9%
2024 Est. HH Income \$50,000 to \$74,999	9.1%	16.5%	19.6%
2024 Est. HH Income \$35,000 to \$49,999	6.4%	8.1%	11.5%
2024 Est. HH Income \$25,000 to \$34,999	2.8%	6.8%	8.5%
2024 Est. HH Income \$15,000 to \$24,999	5.2%	6.0%	7.7%
2024 Est. HH Income Under \$15,000	2.4%	6.7%	9.9%
2024 Est. Average Household Income	\$167,566	\$124,117	\$96,542
2024 Est. Median Household Income	\$109,808	\$86,382	\$69,577
2024 Est. Per Capita Income	\$64,713	\$52,427	\$41,756
2024 Est. Total Businesses	156	2,603	6,800
2024 Est. Total Employees	2,396	43,961	98,233

Contact Agent:

Chuck Essreg (216) 514-1400 ext 105 cessreg@kowitzrealstate.com

Kowit & Company Real Estate Group | 216.514.1400 | www.kowitzrealstate.com

AREA MAP

6594 BRECKSVILLE ROAD, INDEPENDENCE, OH



Contact Agent:

Chuck Esreg (216) 514-1400 ext 105 cessreg@kowitzrealstate.com

Kowitz & Company Real Estate Group | 216.514.1400 | www.kowitzrealstate.com