



25780 MILES ROAD
BEDFORD HEIGHTS, OHIO

THE PROPERTY

- Retail/Office Space Available for Lease:
 - 1,984 SF (Fronting Miles Road)
 - 3,734 SF (Richmond Road Side)
 - 2,467 SF (Richmond Road Side)
- Richmond Road Spaces Can Be Combined to 6,201 SF Total; Ideal for Gym or Personal Training Studio
- Join Biggby Coffee, Zeppe's Pizza, Tang's Wok, Therapy Ink; and Neighboring McDonald's
- Great Location at the Richmond Road and Miles Road Intersection
- Located Near I-271, I-480 and State Route 422
Close Proximity to Local Restaurants and Shopping Centers

DEMOGRAPHICS

ESTIMATED POPULATION	DAYTIME EMPLOYEES	AVERAGE HH INCOME
3 Miles: 50,727	3 Miles: 62,334	3 Miles: \$106,417
5 Miles: 156,286	5 Miles: 120,208	5 Miles: \$125,627
7 Miles: 334,688	7 Miles: 196,971	7 Miles: \$119,150

Contact Agent:

Michael J. Hirsch (216) 514-1400 ext 107 mhirsch@kowitzrealstate.com

SITE PLAN

25780 MILES ROAD, BEDFORD HEIGHTS, OHIO



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PHOTOS

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AERIAL

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DEMOGRAPHICS

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25780 Miles Rd	3 mi radius	5 mi radius	7 mi radius
Bedford Heights, OH 44146			
Population			
2024 Estimated Population	50,727	156,286	334,688
2029 Projected Population	49,329	151,795	324,382
2020 Census Population	52,288	161,849	344,576
2010 Census Population	51,494	159,405	345,014
Projected Annual Growth 2024 to 2029	-0.6%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	-0.1%	-0.1%	-0.2%
Households			
2024 Estimated Households	22,850	67,598	145,057
2029 Projected Households	22,343	65,995	141,161
2020 Census Households	23,111	68,823	146,124
2010 Census Households	21,982	65,984	143,405
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	-
Age			
2024 Est. Population Under 10 Years	10.9%	10.4%	10.6%
2024 Est. Population 10 to 19 Years	12.1%	12.4%	12.1%
2024 Est. Population 20 to 29 Years	12.1%	11.3%	11.5%
2024 Est. Population 30 to 44 Years	18.0%	18.6%	19.0%
2024 Est. Population 45 to 59 Years	18.0%	18.2%	18.2%
2024 Est. Population 60 to 74 Years	20.1%	19.7%	19.4%
2024 Est. Population 75 Years or Over	8.8%	9.4%	9.2%
2024 Est. Median Age	41.6	42.1	41.8
Marital Status & Gender			
2024 Est. Male Population	46.2%	46.8%	47.3%
2024 Est. Female Population	53.8%	53.2%	52.7%
2024 Est. Never Married	40.3%	37.6%	37.9%
2024 Est. Now Married	34.4%	39.4%	39.7%
2024 Est. Separated or Divorced	18.5%	16.2%	15.6%
2024 Est. Widowed	6.8%	6.9%	6.8%
Income			
2024 Est. HH Income \$200,000 or More	8.9%	13.0%	12.1%
2024 Est. HH Income \$150,000 to \$199,999	6.8%	7.2%	7.6%
2024 Est. HH Income \$100,000 to \$149,999	13.0%	13.3%	14.2%
2024 Est. HH Income \$75,000 to \$99,999	9.2%	10.0%	11.3%
2024 Est. HH Income \$50,000 to \$74,999	18.6%	17.1%	16.1%
2024 Est. HH Income \$35,000 to \$49,999	13.6%	11.7%	11.1%
2024 Est. HH Income \$25,000 to \$34,999	9.9%	8.4%	8.3%
2024 Est. HH Income \$15,000 to \$24,999	9.4%	8.1%	7.9%
2024 Est. HH Income Under \$15,000	10.5%	11.2%	11.5%
2024 Est. Average Household Income	\$106,417	\$125,627	\$119,150
2024 Est. Median Household Income	\$70,133	\$82,769	\$81,292
2024 Est. Per Capita Income	\$48,032	\$54,473	\$51,779
2024 Est. Total Businesses	4,613	9,305	16,129
2024 Est. Total Employees	62,334	120,208	196,971

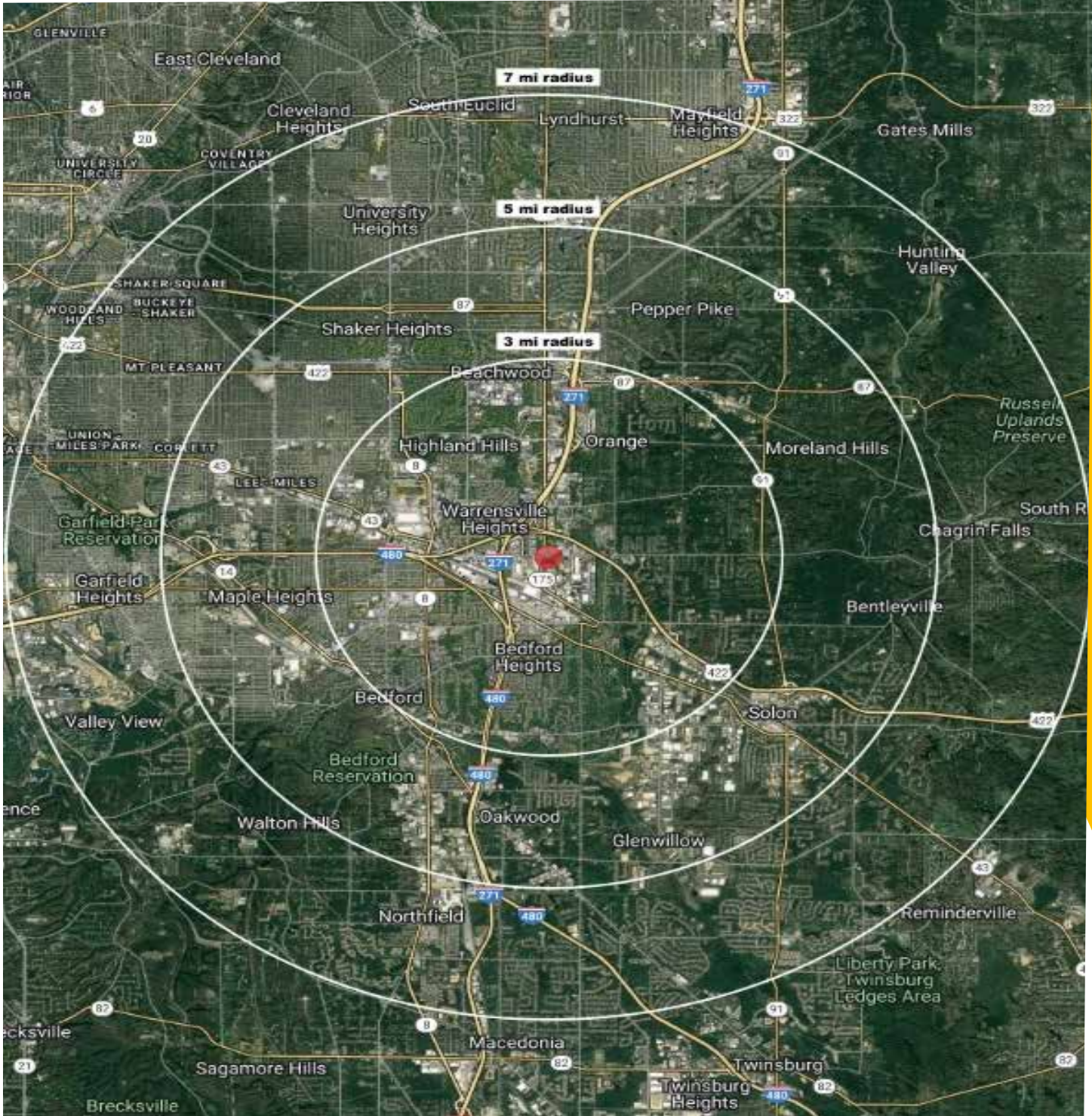
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AREA MAP

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