

NEW 22,000 SF BUILDING  
BEACHWOOD, OHIO



NOW LEASING

NEW 22,000 SF BUILDING  
BEACHWOOD, OHIO



- Adjacent to Signature Square
- 2 story 22,00 sf Office /Retail Building
- Restaurants, Retail and Office uses
- Access to multiple traffic lights
- Flexible layout and design
- Cross easement access from Fire Station drive to Richmond Road



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AERIAL

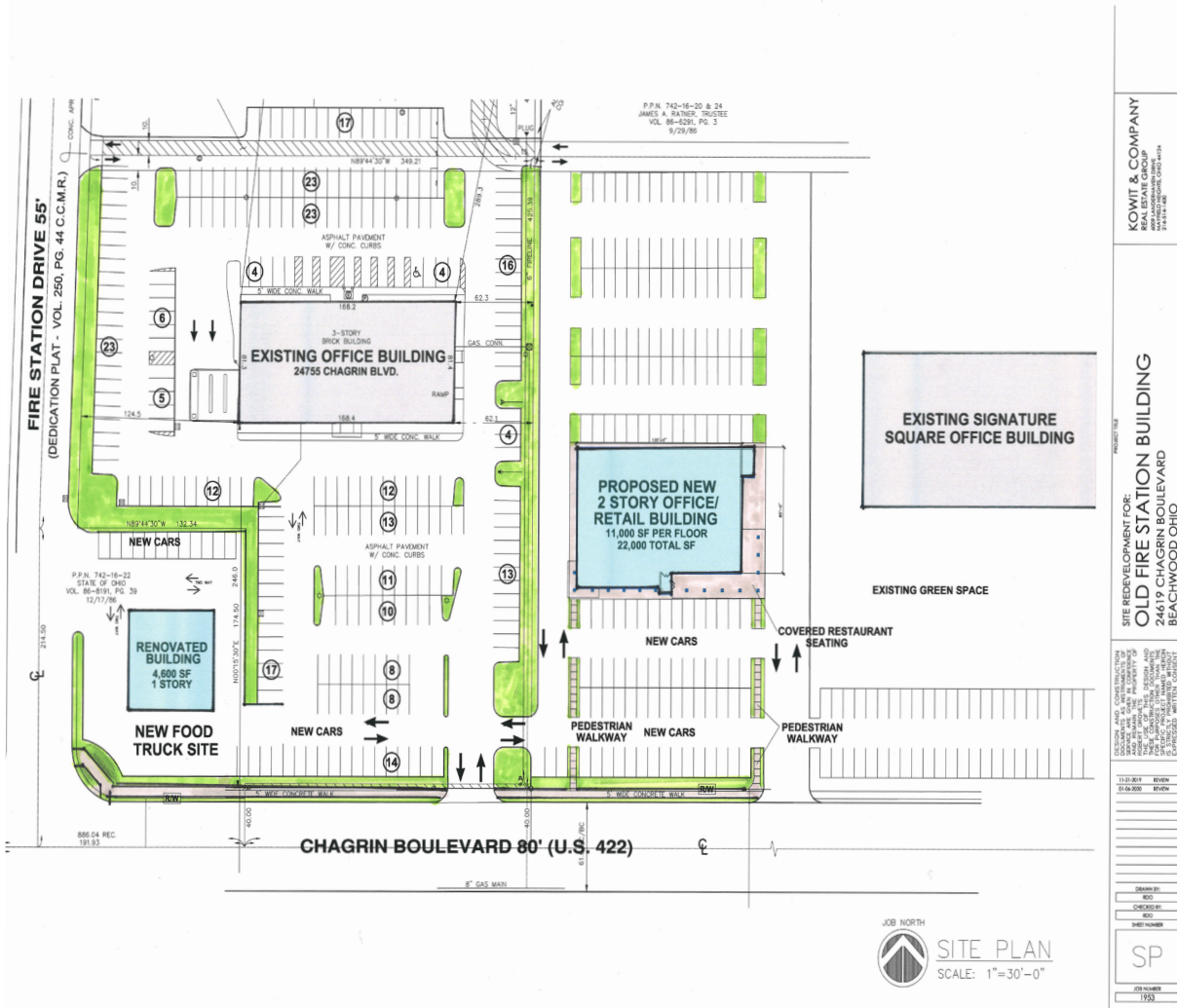


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# SITE PLAN



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PHOTO VISION

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### Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups  
 Kowit & Company Real Estate

Lat/Lon: 41.4653/-81.5039

24755 Chagrin Blvd Beachwood, OH 44122	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2024 Estimated Population	72,622	233,854	423,136
2029 Projected Population	71,139	226,665	412,257
2020 Census Population	74,535	240,718	429,053
2010 Census Population	71,042	240,250	438,289
Projected Annual Growth 2024 to 2029	-0.4%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	0.2%	-0.2%	-0.2%
2024 Median Age	40.8	41.0	41.0
<b>Households</b>			
2024 Estimated Households	30,672	102,738	188,607
2029 Projected Households	30,261	100,066	184,859
2020 Census Households	30,937	103,918	187,157
2010 Census Households	28,945	101,613	187,006
Projected Annual Growth 2024 to 2029	-0.3%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.4%	-	-
<b>Race and Ethnicity</b>			
2024 Estimated White	53.0%	57.8%	60.3%
2024 Estimated Black or African American	35.0%	31.2%	29.3%
2024 Estimated Asian or Pacific Islander	4.8%	4.0%	3.9%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	7.0%	6.7%	6.3%
2024 Estimated Hispanic	6.9%	6.6%	6.1%
<b>Income</b>			
2024 Estimated Average Household Income	\$162,552	\$121,582	\$102,627
2024 Estimated Median Household Income	\$104,590	\$81,914	\$70,960
2024 Estimated Per Capita Income	\$68,949	\$53,556	\$45,935
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.7%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	3.0%	4.6%	6.1%
2024 Estimated High School Graduate	16.0%	21.0%	24.7%
2024 Estimated Some College	14.2%	18.8%	19.6%
2024 Estimated Associates Degree Only	7.6%	8.4%	8.8%
2024 Estimated Bachelors Degree Only	24.9%	22.6%	20.0%
2024 Estimated Graduate Degree	33.0%	22.9%	18.9%
<b>Business</b>			
2024 Estimated Total Businesses	4,828	11,478	19,322
2024 Estimated Total Employees	56,713	128,852	232,963
2024 Estimated Employee Population per Business	11.7	11.2	12.1
2024 Estimated Residential Population per Business	15.0	20.4	21.9

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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