



6594 BRECKSVILLE ROAD
INDEPENDENCE, OHIO 44131

PROPERTY HIGHLIGHTS

- 1,800 SF retail/office space for lease
- Well maintained space for single user
- Private entrance on side of building
- On site parking
- Average Household Income: \$158,851
- Located on the corner of Brecksville Road & Sunset Avenue with a traffic light
- Near Independence Municipal Complex and the Cleveland Clinic Operations Center

DEMOGRAPHICS

ESTIMATED POPULATION

1 Mile: 2,862
3 Miles: 37,325
5 Miles: 177,683

DAYIME EMPLOYESS

1 Mile: 2,388
3 Miles: 43,959
5 Miles: 98,075

AVERAGE HH INCOME

1 Mile: \$158,851
3 Miles: \$117,294
5 Miles: \$90,670

Contact Agent:

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

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

SIDE OF BUILDING

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AERIAL

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DEMOGRAPHICS

6594 BRECKSVILLE ROAD, INDEPENDENCE, OH

6594 Brecksville Rd Independence, OH 44131	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	2,862	37,325	177,683
2028 Projected Population	2,851	36,452	172,297
2020 Census Population	2,929	38,135	180,945
2010 Census Population	2,725	37,729	182,588
Projected Annual Growth 2023 to 2028	-	-0.5%	-0.6%
Historical Annual Growth 2010 to 2023	0.4%	-	-0.2%
2023 Median Age	45.8	45.3	40.6
Households			
2023 Estimated Households	1,112	15,675	76,558
2028 Projected Households	1,072	14,819	71,862
2020 Census Households	1,122	15,816	77,116
2010 Census Households	1,058	15,428	76,046
Projected Annual Growth 2023 to 2028	-0.7%	-1.1%	-1.2%
Historical Annual Growth 2010 to 2023	0.4%	0.1%	-
Race and Ethnicity			
2023 Estimated White	88.3%	76.8%	65.6%
2023 Estimated Black or African American	4.6%	15.3%	25.9%
2023 Estimated Asian or Pacific Islander	2.8%	2.9%	2.2%
2023 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2023 Estimated Other Races	4.1%	4.8%	6.2%
2023 Estimated Hispanic	3.5%	4.3%	6.2%
Income			
2023 Estimated Average Household Income	\$158,851	\$117,294	\$90,670
2023 Estimated Median Household Income	\$107,275	\$82,658	\$65,114
2023 Estimated Per Capita Income	\$61,801	\$49,353	\$39,176
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.2%	1.6%	2.6%
2023 Estimated Some High School (Grade Level 9 to 11)	1.5%	3.7%	5.8%
2023 Estimated High School Graduate	32.3%	30.4%	33.4%
2023 Estimated Some College	17.9%	20.6%	21.7%
2023 Estimated Associates Degree Only	3.1%	8.4%	9.2%
2023 Estimated Bachelors Degree Only	26.8%	22.2%	17.8%
2023 Estimated Graduate Degree	18.2%	13.1%	9.4%
Business			
2023 Estimated Total Businesses	155	2,606	6,795
2023 Estimated Total Employees	2,388	43,959	98,075
2023 Estimated Employee Population per Business	15.4	16.9	14.4
2023 Estimated Residential Population per Business	18.5	14.3	26.1

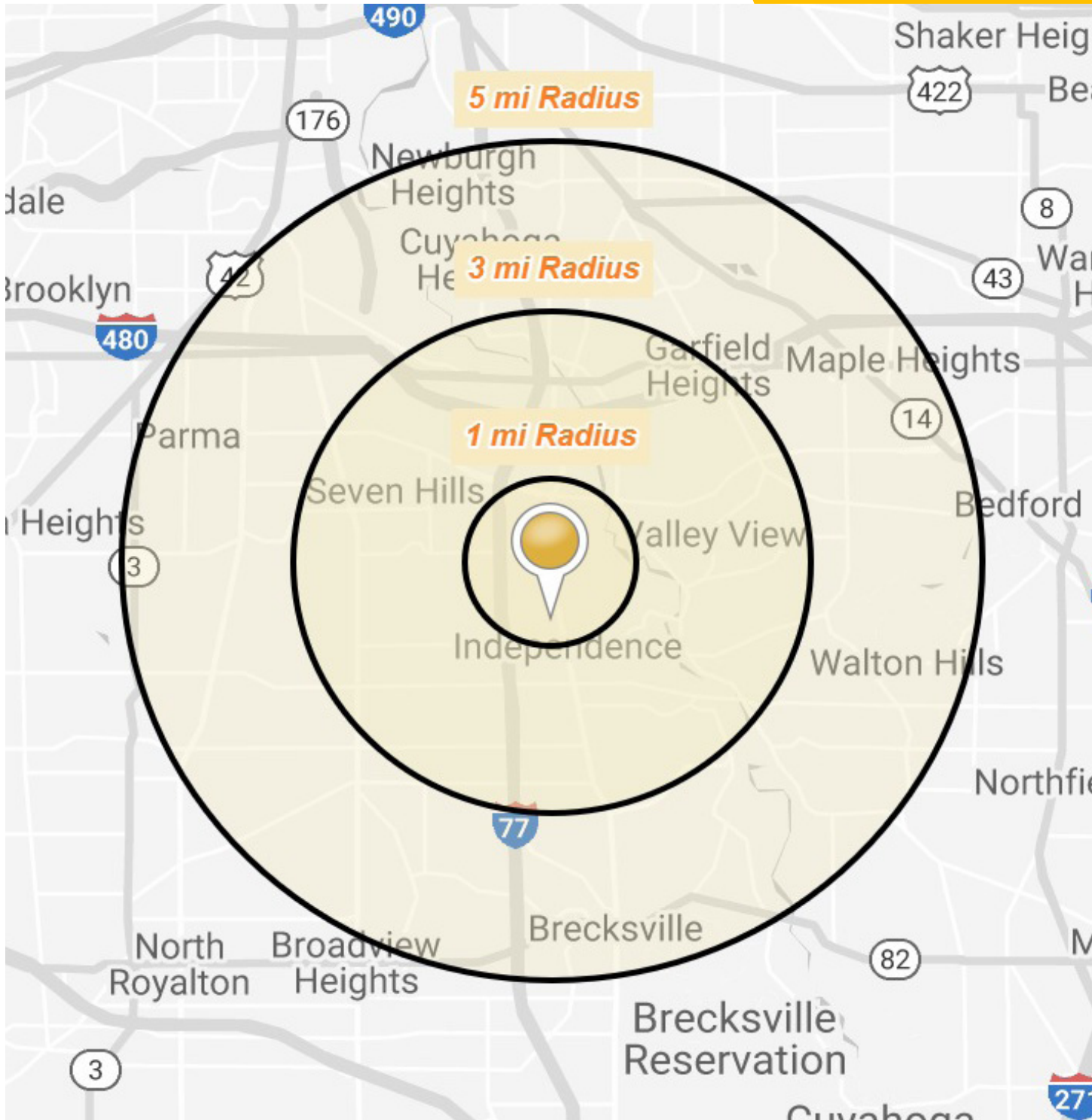
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AREA MAP

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