

# LAND FOR SALE OR BUILD-TO-SUIT



## OPPORTUNITY ZONE

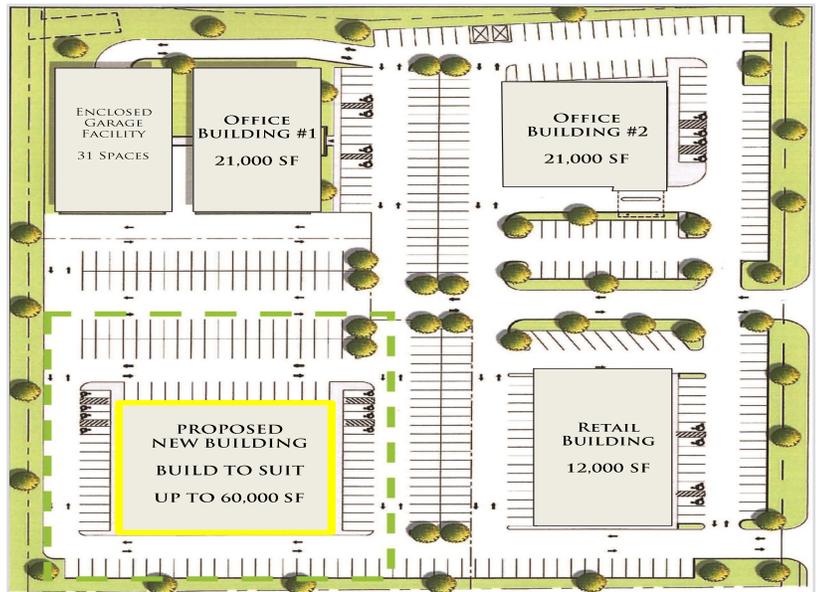
**RICHMOND HIGHLANDS**  
 4844 Richmond Road  
 Warrensville Heights, Ohio

### Property Highlights

- Land available for sale or build-to-suit: 20,000-60,000 SF
- 2.5 acres with full cross easement parking
- **Located in Opportunity Zone**
- Located on Richmond Road in between Miles Road and Emery Road
- In close proximity to I-271, I-480 & SR 422
- Join Jimmy Johns, Lavish Color Salon, Choice Cabinet, Huntington Bank & Don Ramon Mexican Restaurant

### Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 54,416	3 Miles: 101,436	3 Miles: \$75,394
5 Miles: 164,882	5 Miles: 170,421	5 Miles: \$91,881
7 Miles: 349,641	7 Miles: 242,692	7 Miles: \$87,568



### Contact Agent:

**Brad Kowit**

216.514.1400 x102

bkowit@kowitzrealstate.com

# LAND FOR SALE OR BUILD-TO-SUIT RENDERING

4844 Richmond Road  
Warrensville Heights, Ohio



**KOWIT & COMPANY**  
REAL ESTATE GROUP

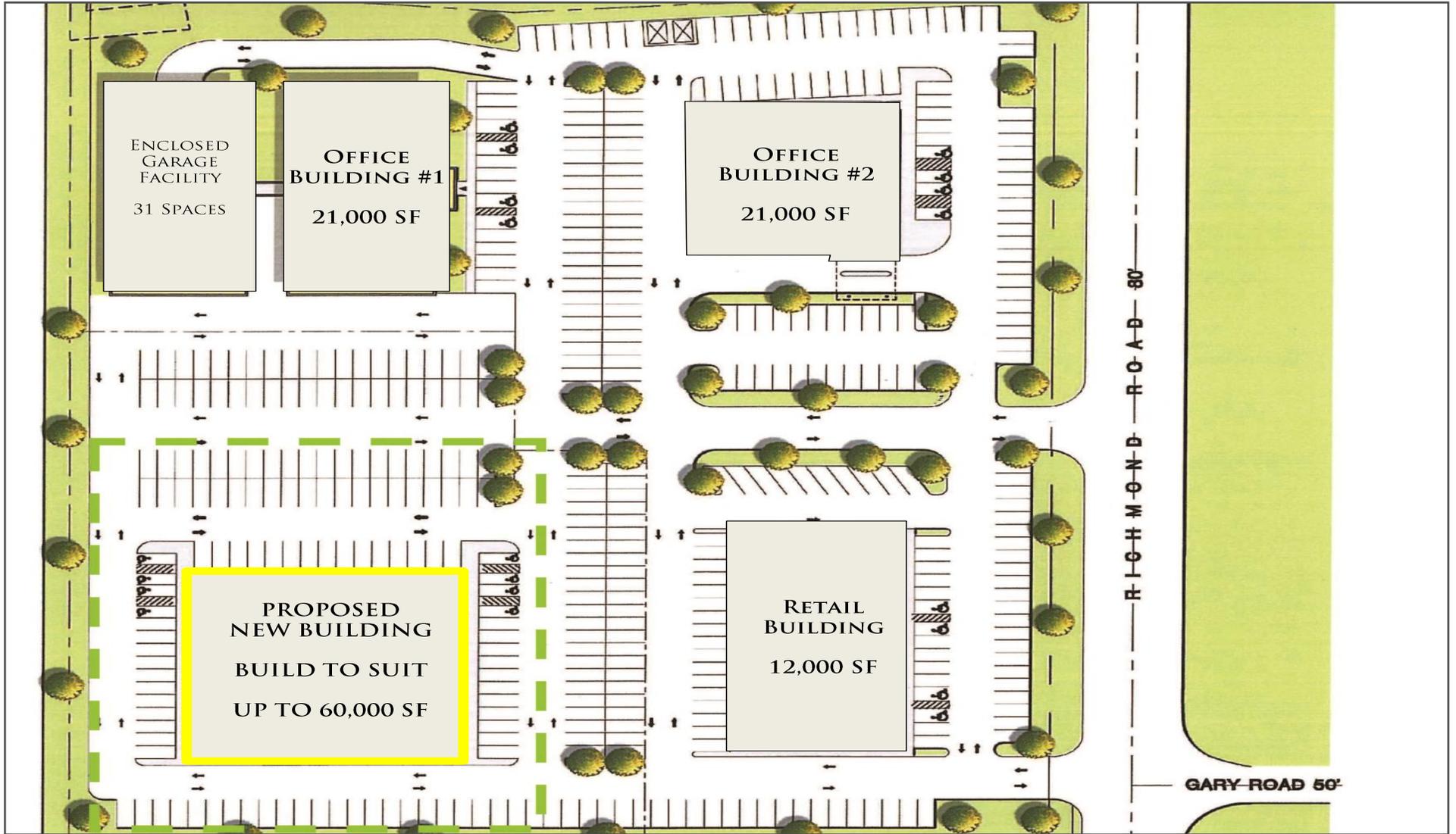
6009 Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
P: 216.514.1400 | [www.kowitrealestate.com](http://www.kowitrealestate.com)

**Contact Agent:**

**Brad Kowit**  
216.514.1400 x102  
[bkowit@kowitrealestate.com](mailto:bkowit@kowitrealestate.com)

# LAND FOR SALE OR BUILD-TO-SUIT SITE PLAN

4844 Richmond Road  
Warrensville Heights, Ohio



**KOWIT & COMPANY**  
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
P: 216.514.1400 | [www.kowitrealestate.com](http://www.kowitrealestate.com)

**Contact Agent:**

**Brad Kowit**  
216.514.1400 x102  
[bkowit@kowitrealestate.com](mailto:bkowit@kowitrealestate.com)

# LAND FOR SALE OR BUILD-TO-SUIT AERIAL

4844 Richmond Road  
Warrensville Heights, Ohio

## OPPORTUNITY ZONE



**KOWIT & COMPANY**  
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
P: 216.514.1400 | www.kowitrealestate.com

**Contact Agent:**

**Brad Kowit**  
216.514.1400 x102  
bkowit@kowitrealestate.com

# LAND FOR SALE OR BUILD-TO-SUIT DEMOGRAPHICS

4844 Richmond Road  
Warrensville Heights, Ohio

4830 Richmond Rd		3 mi radius	5 mi radius	7 mi radius
Warrensville Heights, OH 44128				
POPULATION	2018 Estimated Population	54,416	164,882	349,641
	2023 Projected Population	51,481	157,761	339,458
	2010 Census Population	55,218	169,795	359,306
	2000 Census Population	59,037	183,907	394,988
	Projected Annual Growth 2018 to 2023	-1.1%	-0.9%	-0.6%
	Historical Annual Growth 2000 to 2018	-0.4%	-0.6%	-0.6%
	2018 Median Age	42.1	41.9	40.7
HOUSEHOLDS	2018 Estimated Households	24,050	70,948	151,357
	2023 Projected Households	23,154	69,077	149,713
	2010 Census Households	23,534	70,457	149,841
	2000 Census Households	23,955	73,822	158,862
	Projected Annual Growth 2018 to 2023	-0.7%	-0.5%	-0.2%
	Historical Annual Growth 2000 to 2018	-	-0.2%	-0.3%
RACE AND ETHNICITY	2018 Estimated White	30.1%	40.7%	47.9%
	2018 Estimated Black or African American	64.3%	53.4%	45.7%
	2018 Estimated Asian or Pacific Islander	2.6%	3.2%	3.6%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%
	2018 Estimated Other Races	2.8%	2.6%	2.7%
	2018 Estimated Hispanic	2.1%	2.1%	2.1%
INCOME	2018 Estimated Average Household Income	\$75,394	\$91,881	\$87,568
	2018 Estimated Median Household Income	\$55,832	\$67,060	\$64,071
	2018 Estimated Per Capita Income	\$33,679	\$39,770	\$38,051
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.9%	1.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.8%	6.5%	6.6%
	2018 Estimated High School Graduate	29.5%	26.5%	26.3%
	2018 Estimated Some College	24.1%	21.8%	20.9%
	2018 Estimated Associates Degree Only	8.2%	7.4%	7.3%
	2018 Estimated Bachelors Degree Only	16.0%	17.8%	19.0%
	2018 Estimated Graduate Degree	13.6%	18.1%	18.0%
BUSINESS	2018 Estimated Total Businesses	4,798	9,119	15,566
	2018 Estimated Total Employees	101,436	170,421	242,692
	2018 Estimated Employee Population per Business	21.1	18.7	15.6
	2018 Estimated Residential Population per Business	11.3	18.1	22.5



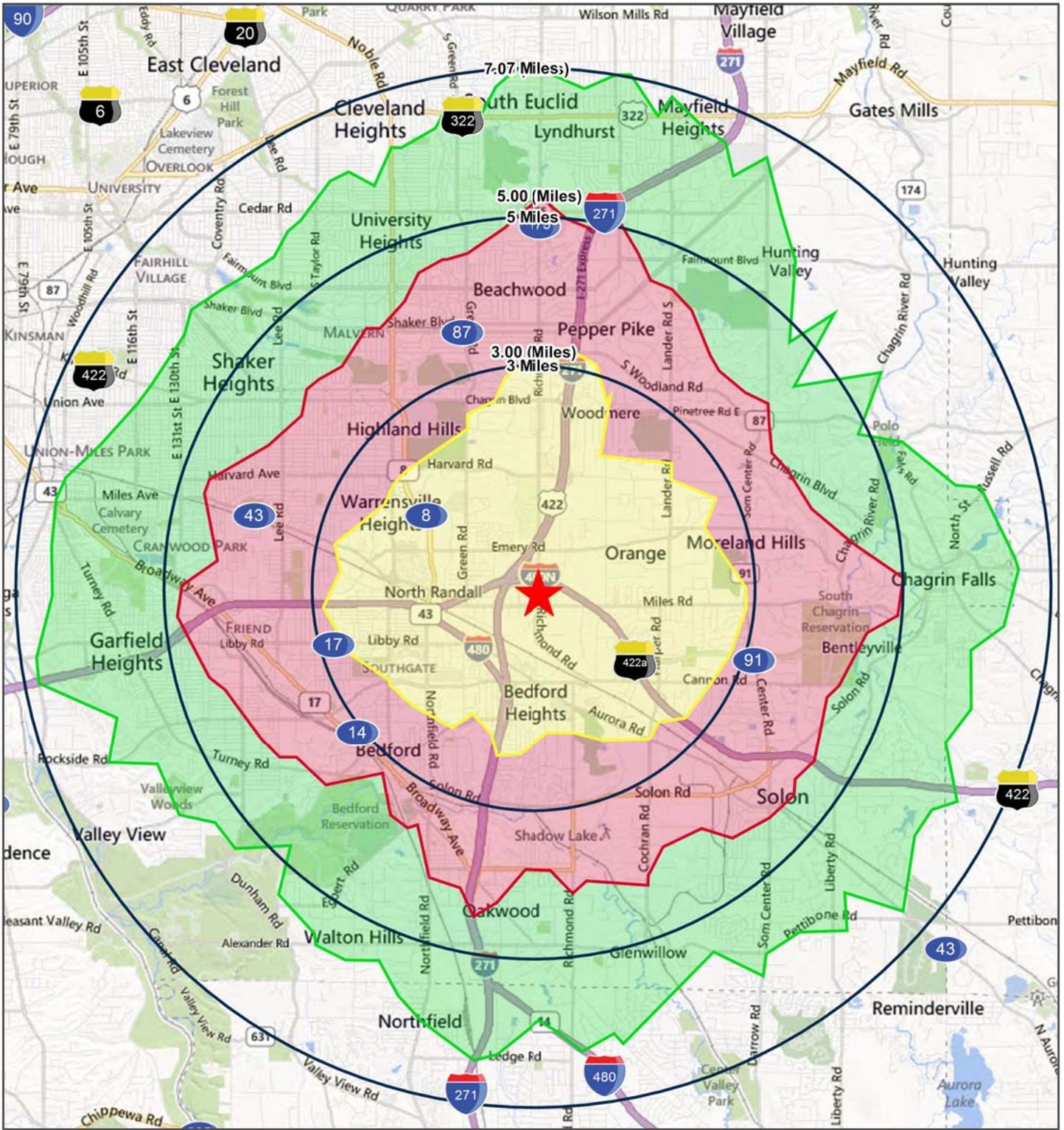
6009 Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
P: 216.514.1400 | www.kowitrealestate.com

**Contact Agent:**

**Brad Kowit**  
216.514.1400 x102  
bkowit@kowitrealestate.com

# LAND FOR SALE OR BUILD-TO-SUIT AREA MAP

4844 Richmond Road  
Warrensville Heights, Ohio



**KOWIT & COMPANY**  
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
P: 216.514.1400 | [www.kowitrealestate.com](http://www.kowitrealestate.com)

**Contact Agent:**

**Brad Kowit**  
216.514.1400 x102  
[bkowit@kowitrealestate.com](mailto:bkowit@kowitrealestate.com)