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Richmond Highlands

WARRENSVILLE HEIGHTS, OHIO

AVAILABLE FOR LEASE



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Fact Sheet

WARRENSVILLE HEIGHTS, OHIO

SIZE	3,635 SF, 3,775 SF & 10,120 SF - Office & Retail Space Available for Lease (Fast Food Drive-Thru Capability)
SIGNAGE	Signalized Ingress/Egress with a Building Signage Option; Visible from Highway *Great Owner/User Opportunity*
PARKING	Ample Surface Parking in Front and Rear of Building
AMENITIES	Gross Lease (Included in Rent): <ul style="list-style-type: none">-Cleaning 5 Nights a Week-Heating & Air Conditioning-Free Surface Parking-Maintenance-Professional Property Management
LOCATION	Conveniently located in Warrensville Heights with easy access to local interstates, hotels, shopping and restaurants. High visibility facing Richmond Road with building signage visible from the highway.

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Property Photos

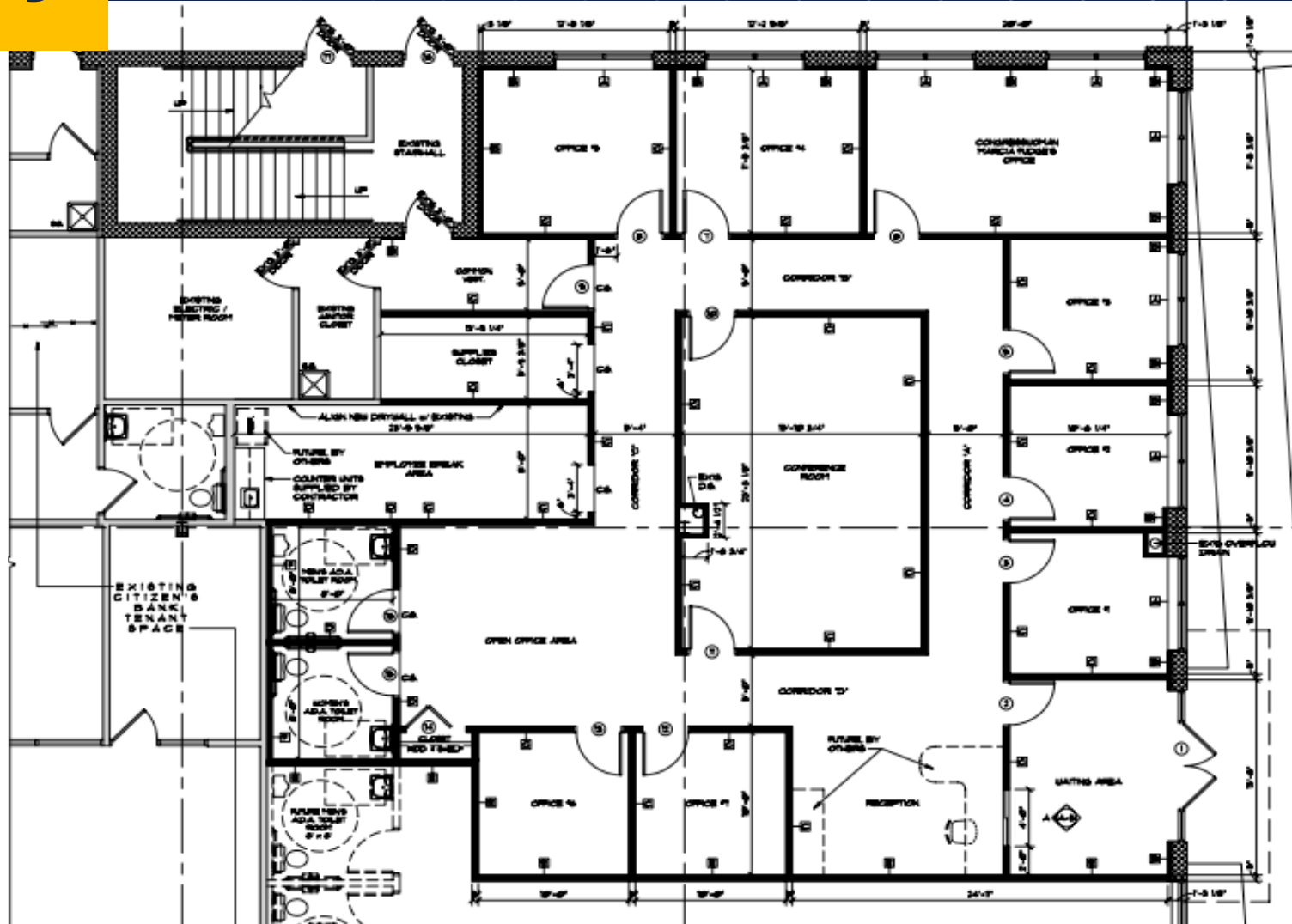
WARRENSVILLE HEIGHTS, OHIO



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Floor Plan

WARRENSVILLE HEIGHTS, OHIO

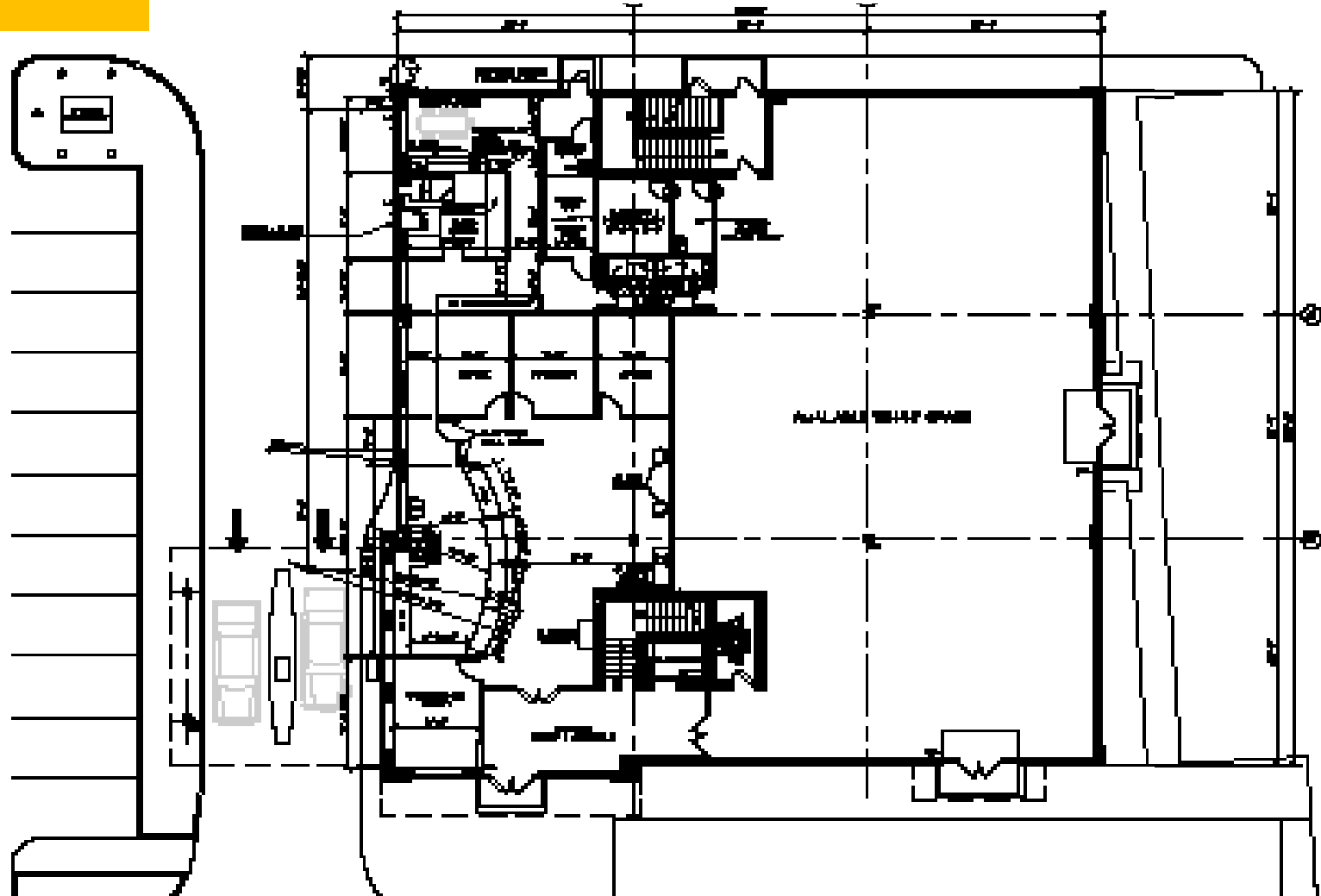


FIRST FLOOR OFFICE - 3,635 SF

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Floor Plan

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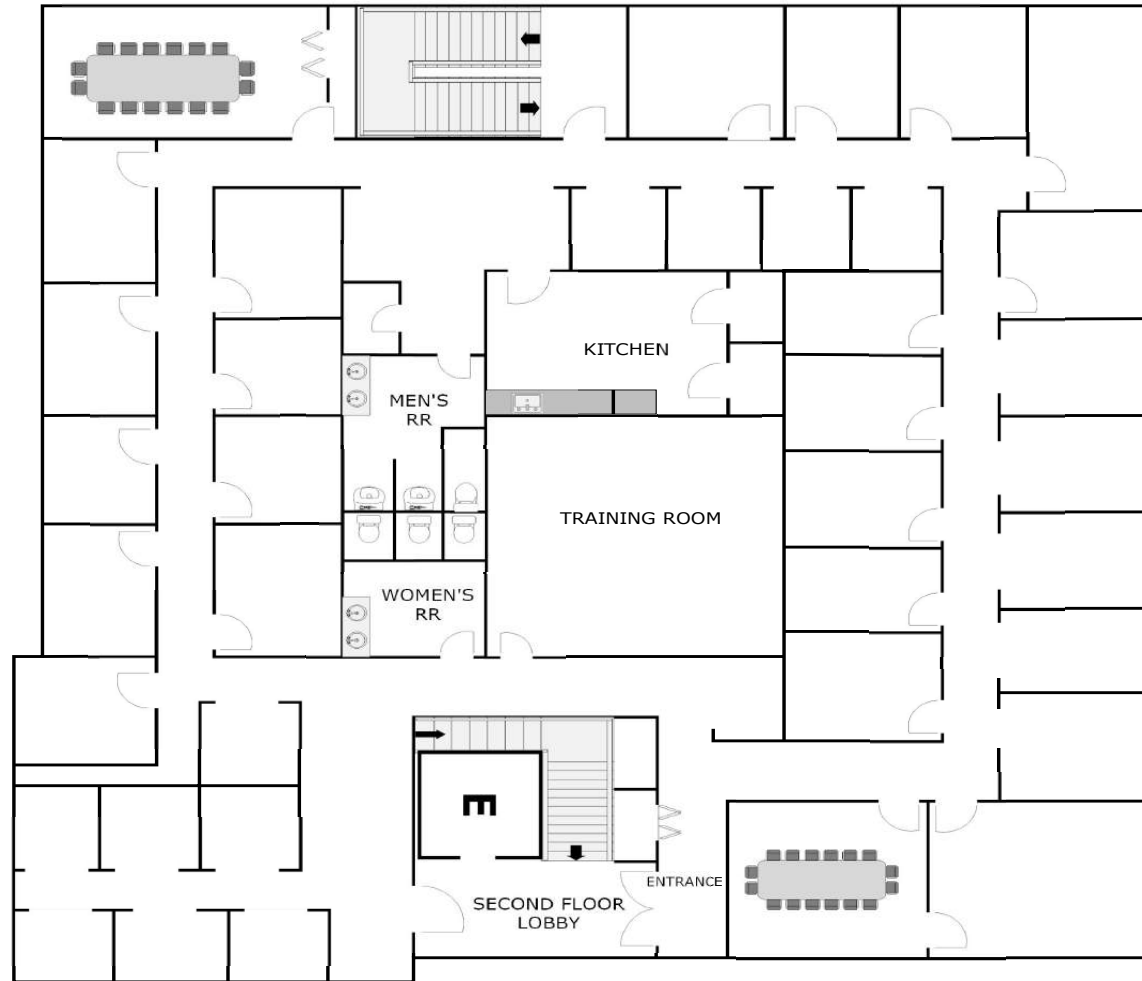


FIRST FLOOR RETAIL (DRIVE-THRU) - 3,775 SF

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Floor Plan

WARRENSVILLE HEIGHTS, OHIO



SECOND FLOOR OFFICE - 10,120 SF

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Demo's

WARRENSVILLE HEIGHTS, OHIO

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.4287/-81.4986

4834 Richmond Rd Warrensville Heights, OH 44128	3 mi radius	5 mi radius	7 mi radius
Population			
2024 Estimated Population	54,459	167,196	347,969
2029 Projected Population	53,031	162,245	337,399
2020 Census Population	56,518	172,459	358,555
2010 Census Population	55,256	169,295	359,481
Projected Annual Growth 2024 to 2029	-0.5%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	-0.1%	-	-0.2%
2024 Median Age	40.8	40.7	40.5
Households			
2024 Estimated Households	24,569	72,054	151,475
2029 Projected Households	24,043	70,282	147,510
2020 Census Households	24,932	73,166	152,714
2010 Census Households	23,558	70,253	150,070
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	-
Race and Ethnicity			
2024 Estimated White	32.5%	41.3%	46.6%
2024 Estimated Black or African American	60.7%	51.4%	45.6%
2024 Estimated Asian or Pacific Islander	2.8%	3.3%	3.7%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	3.9%	4.0%	4.0%
2024 Estimated Hispanic	2.9%	2.8%	2.9%
Income			
2024 Estimated Average Household Income	\$99,356	\$116,944	\$112,561
2024 Estimated Median Household Income	\$71,305	\$82,841	\$80,614
2024 Estimated Per Capita Income	\$44,943	\$50,570	\$49,139
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.9%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.2%	5.3%
2024 Estimated High School Graduate	27.7%	24.6%	24.1%
2024 Estimated Some College	21.9%	19.6%	18.8%
2024 Estimated Associates Degree Only	9.4%	8.7%	8.7%
2024 Estimated Bachelors Degree Only	17.5%	19.5%	21.3%
2024 Estimated Graduate Degree	15.3%	20.5%	19.9%
Business			
2024 Estimated Total Businesses	4,615	9,575	16,696
2024 Estimated Total Employees	60,976	122,304	201,739
2024 Estimated Employee Population per Business	13.2	12.8	12.1
2024 Estimated Residential Population per Business	11.8	17.5	20.8

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

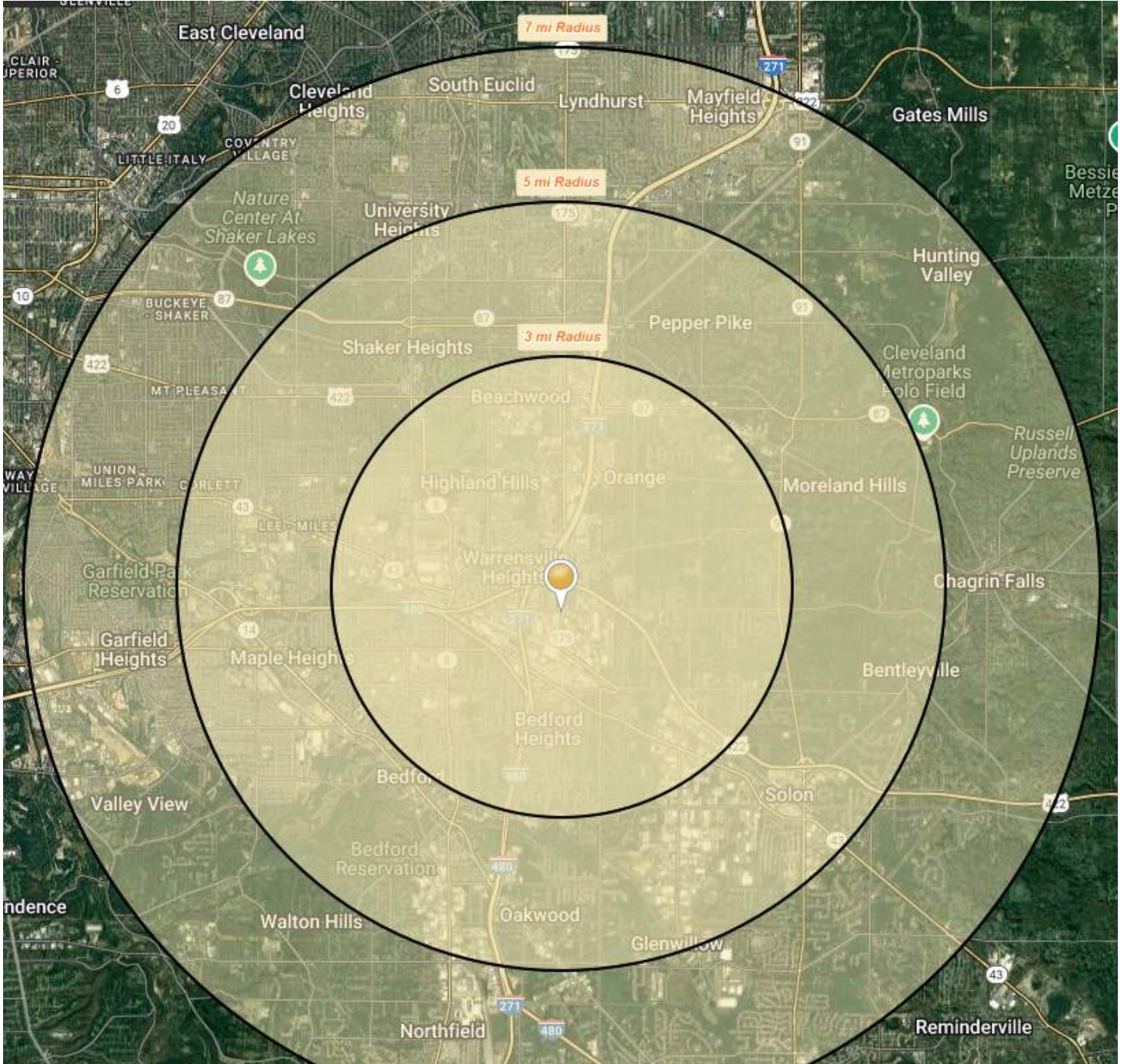
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Radius Map

WARRENSVILLE HEIGHTS, OHIO



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Location

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Contact Information

WARRENSVILLE HEIGHTS, OHIO

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