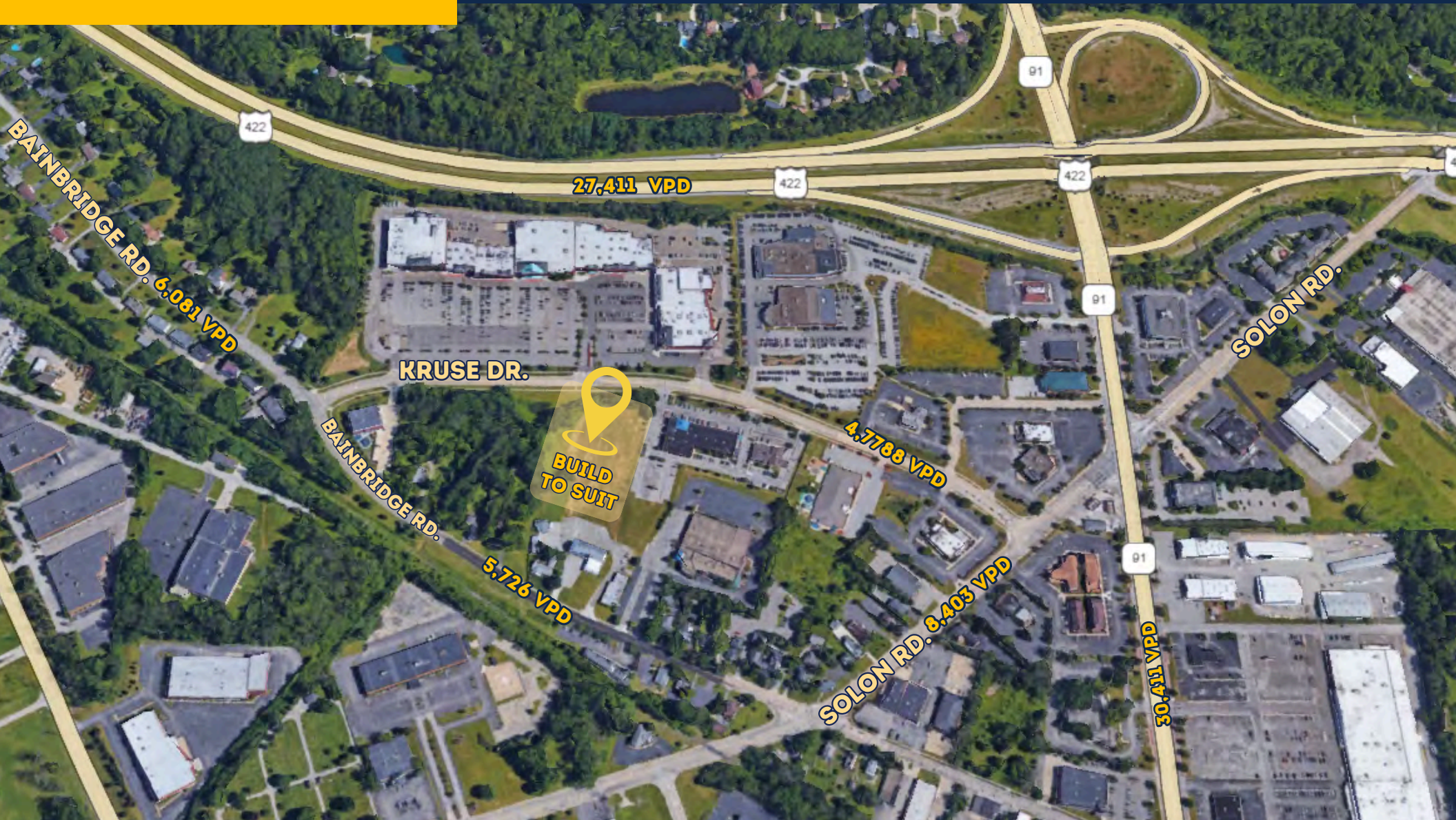


PROPERTY FOR LEASE

OLON, OHIO

KRUSE DR. & BAINBRIDGE RD.



FACT SHEET

SOLON, OHIO

KRUSE DR. & BAINBRIDGE RD.

Prime Location

14,000 sq. foot Build-to-Suit Property Nestled on prestigious Kruse Drive.

Property Highlights

Opportunities Available:

- Direct frontage along Kruse Drive with signalized ingress and egress, ensuring seamless accessibility for vehicles and excellent visibility for tenants. Located just off the intersection of Bainbridge Road, this prime site benefits from high vehicular traffic and ease of access.
- Ground Lease or Build-to-Suit development tailored to your business needs.
- Retail space available for lease, with flexible configurations to suit a variety of commercial uses.
- Drive-Thru Ready: Ideal for fast-casual dining, coffee shops, or quick-service concepts.

Unmatched Features:

- Surrounded by a mix of upscale dining, retail, and entertainment options, creating a vibrant destination for shoppers and diners alike.
- Convenient, ample parking to enhance the customer experience.
- High consumer demand in an area known for its affluent and engaged community.
- This property is surrounded by some of Solon's most upscale and recognizable businesses including University Hospitals Urgent Care, luxury car dealerships like BMW and Jaguar, and a host of other professional offices and thriving retail destinations.



Area Demographics	1 mi.	3 mi.	5 mi.
Total Population Avg.	4,400	28,181	94,762
Household Income	\$94,912	\$200,089	\$153,053
Daytime Employees	13,355	36,149	79,559

AERIAL VIEW

OLON, OHIO

KRUSE DR. & BAINBRIDGE RD.



LOCATION

OLON, OHIO

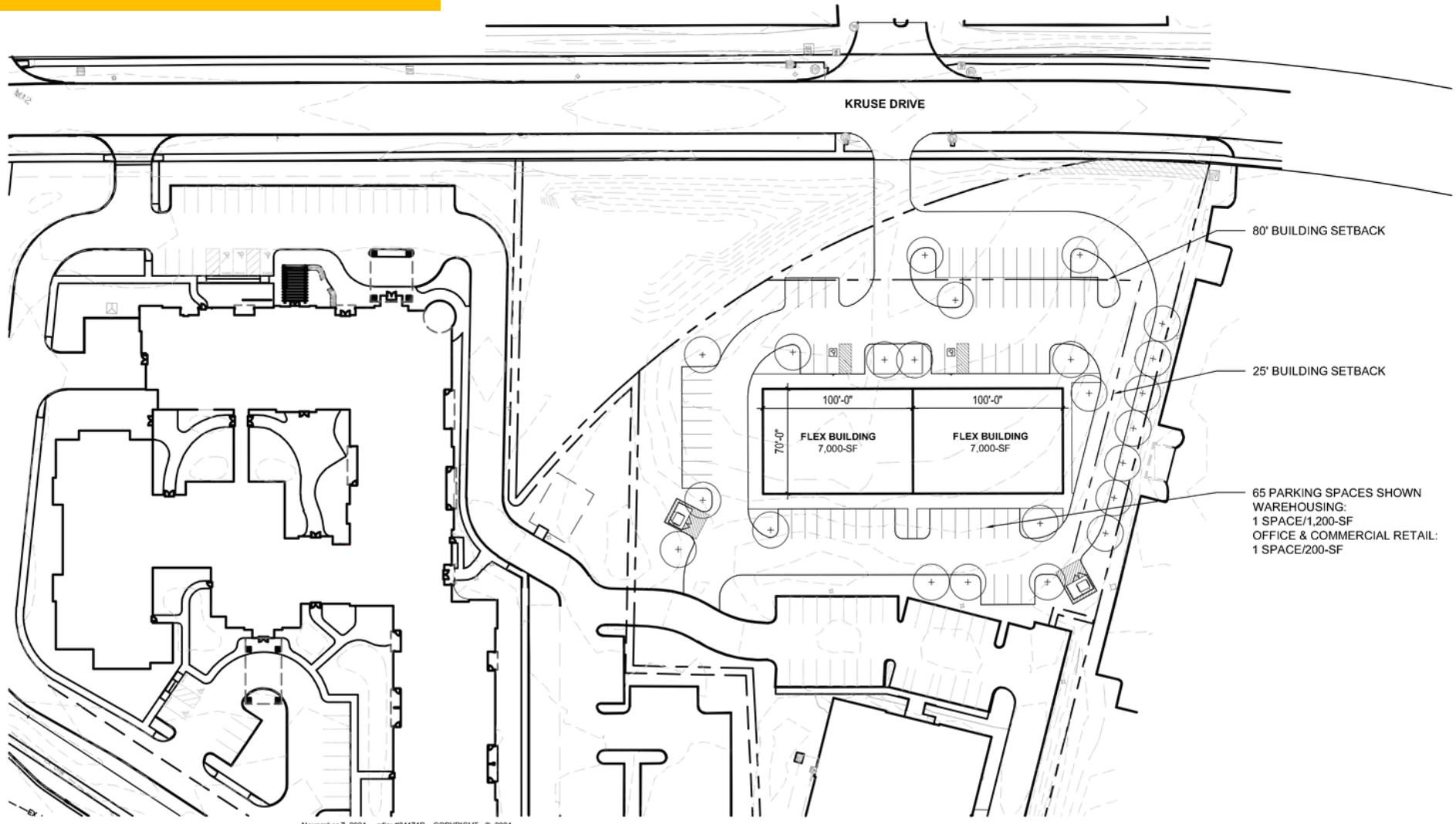
KRUSE DR. & BAINBRIDGE RD.



FLEX SITE PLAN

OLON, OHIO

KRUSE DR. & BAINBRIDGE RD.



SOLON FLEX SPACE | SOLON, OHIO | YIELD PLAN

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SCALE: 1" = 60'-0"

0 30' 60'



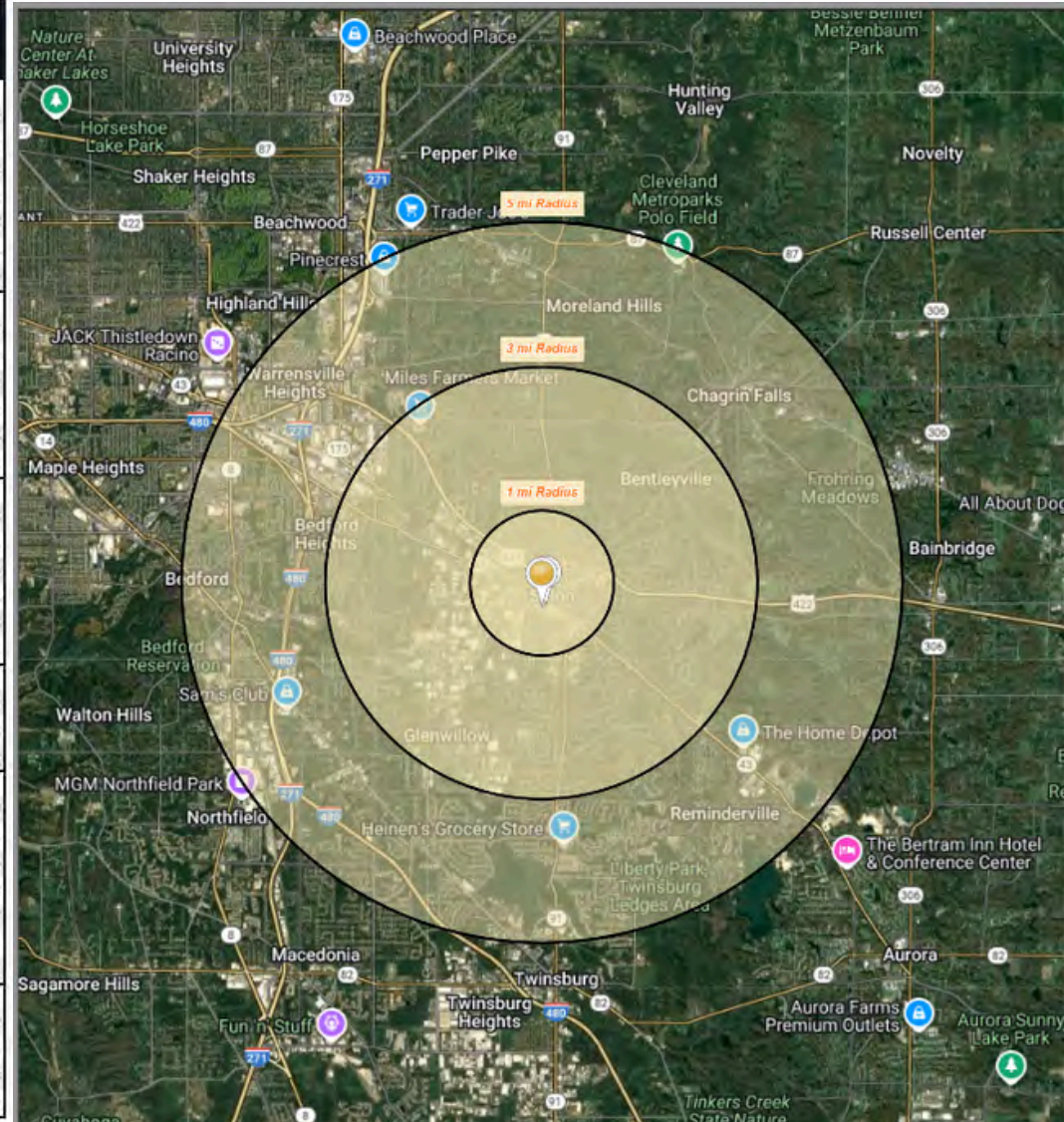
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ARCHITECTS

RADIUS MAP

OLON, OHIO

KRUSE DR. & BAINBRIDGE RD.

33095 Bainbridge Rd Solon, OH 44139	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	4,400	28,181	94,762
2029 Projected Population	4,237	27,276	92,514
2020 Census Population	4,665	30,050	98,546
2010 Census Population	4,416	28,834	93,734
Projected Annual Growth 2024 to 2029	-0.7%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	-	-0.2%	-
2024 Median Age	42.3	43.2	42.9
Households			
2024 Estimated Households	1,715	10,635	39,606
2029 Projected Households	1,638	10,217	38,476
2020 Census Households	1,803	11,207	40,311
2010 Census Households	1,664	10,590	37,977
Projected Annual Growth 2024 to 2029	-0.9%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2024	0.2%	-	0.3%
Race and Ethnicity			
2024 Estimated White	67.0%	62.8%	59.3%
2024 Estimated Black or African American	16.7%	20.2%	29.6%
2024 Estimated Asian or Pacific Islander	11.9%	12.8%	7.1%
2024 Estimated American Indian or Native Alaskan	0.2%	-	0.1%
2024 Estimated Other Races	4.3%	4.1%	4.0%
2024 Estimated Hispanic	3.2%	2.9%	2.9%
Income			
2024 Estimated Average Household Income	\$141,002	\$200,089	\$153,053
2024 Estimated Median Household Income	\$96,827	\$133,506	\$103,317
2024 Estimated Per Capita Income	\$54,997	\$75,591	\$64,043
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.5%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	4.4%	2.9%	3.4%
2024 Estimated High School Graduate	17.5%	18.0%	22.8%
2024 Estimated Some College	14.4%	12.9%	17.0%
2024 Estimated Associates Degree Only	7.2%	6.5%	7.8%
2024 Estimated Bachelors Degree Only	29.9%	27.9%	25.6%
2024 Estimated Graduate Degree	23.2%	29.4%	21.5%
Business			
2024 Estimated Total Businesses	593	1,908	5,561
2024 Estimated Total Employees	13,355	36,149	79,559
2024 Estimated Employee Population per Business	22.5	18.9	14.3
2024 Estimated Residential Population per Business	7.4	14.8	17.0



CONTACT INFORMATION

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