

LAND FOR SALE



Property Highlights

- Six Acres of Land for Sale
- In Close Proximity to I-271, I-480 & SR 422
- Local Retail Includes Gino's Jewelers, US Bank, Jimmy Johns, Planet Fitness and Dunkin'

Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 51,912	3 Miles: 62,590	3 Miles: \$113,565
5 Miles: 172,311	5 Miles: 123,397	5 Miles: \$125,461
7 Miles: 360,184	7 Miles: 204,322	7 Miles: \$115,178



Contact Agent:

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LAND FOR SALE
CLOSE-UP AERIAL

4649 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

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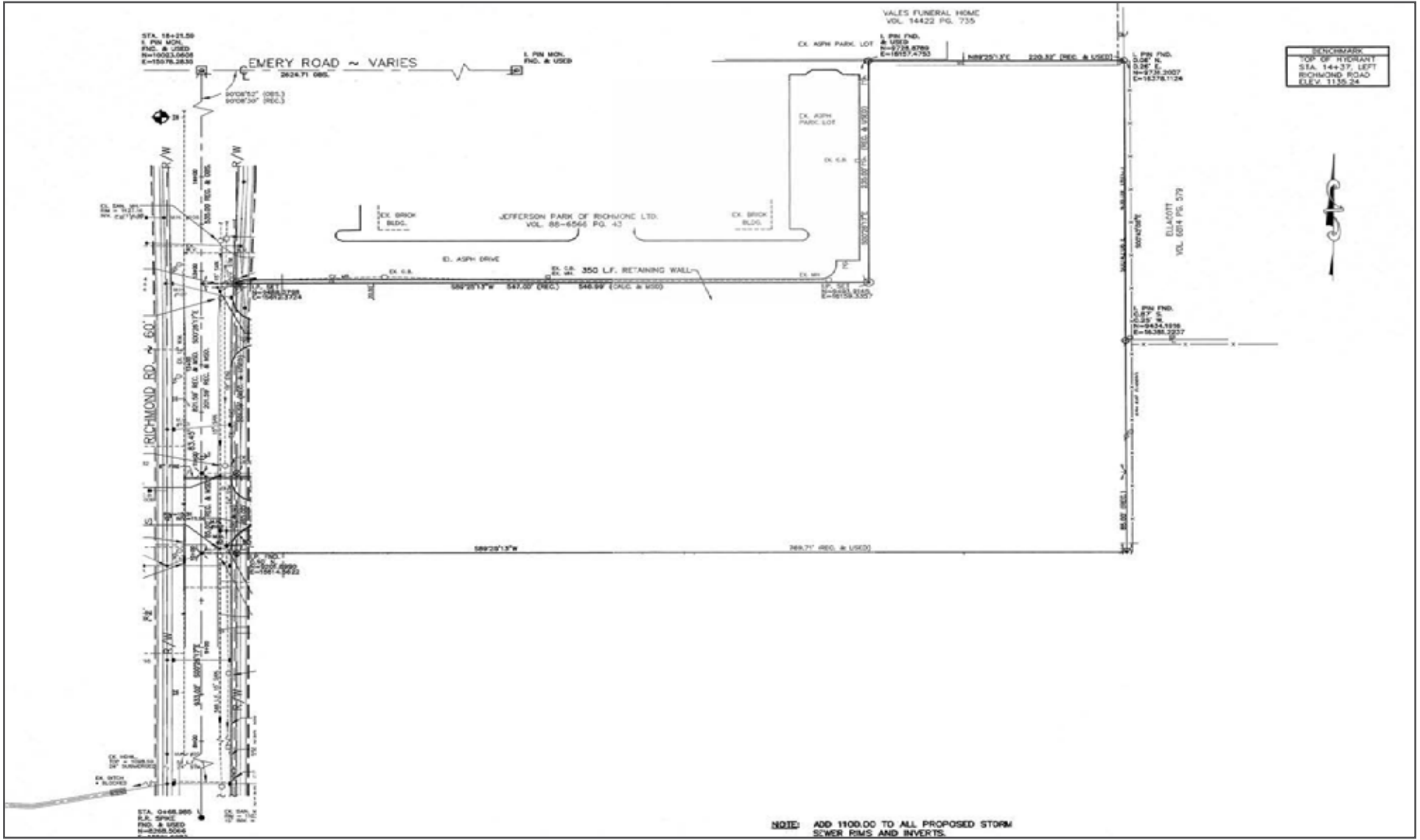
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LAND FOR SALE BOUNDARY SURVEY

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LAND FOR SALE DEMOGRAPHICS

4649 Richmond Road
Warrensville Heights, Ohio

4649 Richmond Rd		3 mi radius	5 mi radius	7 mi radius
Warrensville Heights, OH 44128				
Population				
2024 Estimated Population		51,912	172,311	360,184
2029 Projected Population		50,665	167,204	349,239
2020 Census Population		54,067	177,859	370,510
2010 Census Population		52,427	174,389	372,002
Projected Annual Growth 2024 to 2029		-0.5%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024		-	-	-0.2%
Households				
2024 Estimated Households		23,405	74,651	158,004
2029 Projected Households		22,964	72,784	153,974
2020 Census Households		23,756	75,775	158,963
2010 Census Households		22,343	72,711	156,558
Projected Annual Growth 2024 to 2029		-0.4%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024		0.3%	0.2%	-
Age				
2024 Est. Population Under 10 Years		11.1%	10.5%	10.7%
2024 Est. Population 10 to 19 Years		12.0%	12.1%	12.0%
2024 Est. Population 20 to 29 Years		11.7%	11.5%	11.9%
2024 Est. Population 30 to 44 Years		17.9%	18.8%	19.3%
2024 Est. Population 45 to 59 Years		17.6%	17.9%	17.8%
2024 Est. Population 60 to 74 Years		20.3%	19.4%	19.3%
2024 Est. Population 75 Years or Over		9.4%	9.8%	9.1%
2024 Est. Median Age		42.0	42.1	41.4
Marital Status & Gender				
2024 Est. Male Population		46.3%	46.9%	47.3%
2024 Est. Female Population		53.7%	53.1%	52.7%
2024 Est. Never Married		40.3%	37.6%	38.6%
2024 Est. Now Married		34.5%	39.2%	38.6%
2024 Est. Separated or Divorced		18.5%	16.0%	15.9%
2024 Est. Widowed		6.8%	7.2%	6.8%
Income				
2024 Est. HH Income \$200,000 or More		10.9%	12.9%	11.3%
2024 Est. HH Income \$150,000 to \$199,999		6.4%	7.6%	7.4%
2024 Est. HH Income \$100,000 to \$149,999		13.2%	13.5%	14.0%
2024 Est. HH Income \$75,000 to \$99,999		9.1%	10.0%	11.4%
2024 Est. HH Income \$50,000 to \$74,999		18.2%	16.9%	16.4%
2024 Est. HH Income \$35,000 to \$49,999		12.6%	11.2%	11.1%
2024 Est. HH Income \$25,000 to \$34,999		9.1%	8.4%	8.4%
2024 Est. HH Income \$15,000 to \$24,999		9.4%	8.0%	8.0%
2024 Est. HH Income Under \$15,000		11.2%	11.5%	12.0%
2024 Est. Average Household Income		\$113,565	\$125,461	\$115,178
2024 Est. Median Household Income		\$74,770	\$83,004	\$78,998
2024 Est. Per Capita Income		\$51,329	\$54,522	\$50,664
2024 Est. Total Businesses		4,753	9,835	17,082
2024 Est. Total Employees		62,590	123,397	204,322



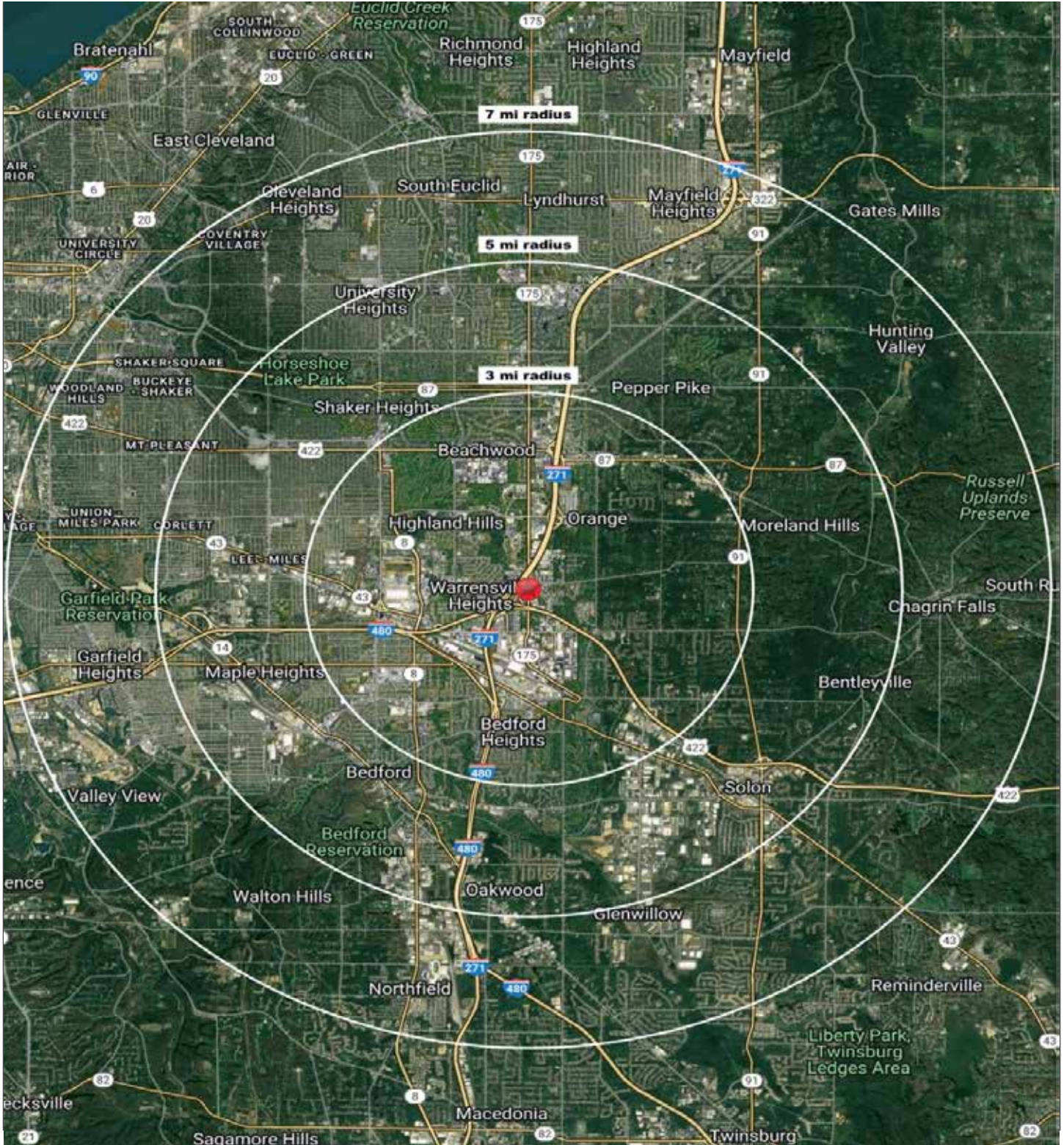
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LAND FOR SALE AREA MAP

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