



WWW.GOODMANREALESTATE.COM
216.381.8200

CHAGRIN BOULEVARD GROUND LEASE OPPORTUNITY

Beachwood, Ohio



HIGHLIGHTS

- **AVAILABLE:** 1.8 AC
- Zoning: U-7A
- Rare opportunity on Chagrin Boulevard
- High-profile, signalized intersection
- Ground lease or build to suit
- Over 23,000 daytime employees within a 5-minute drive time
- \$109,702 median household income within a 5-minute drive time

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|-----------|-----------|
| 2031 Projection | 4,389 | 71,903 | 226,394 |
| 2026 Estimate | 4,460 | 73,567 | 233,289 |
| INCOME | 1 MILE | 3 MILE | 5 MILE |
| 2026 Average | \$189,508 | \$155,136 | \$116,504 |
| 2026 Median | \$130,088 | \$95,804 | \$74,561 |
| DAYTIME POPULATION | 1 MILE | 3 MILE | 5 MILE |
| 2026 Employees | 13,966 | 46,905 | 90,184 |

LEASING INFORMATION
www.goodmanrealestate.com
216.381.8200

CLEVELAND THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS 100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

JIM BECKER
Senior Executive/Director
jim@goodmanrealestate.com

THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

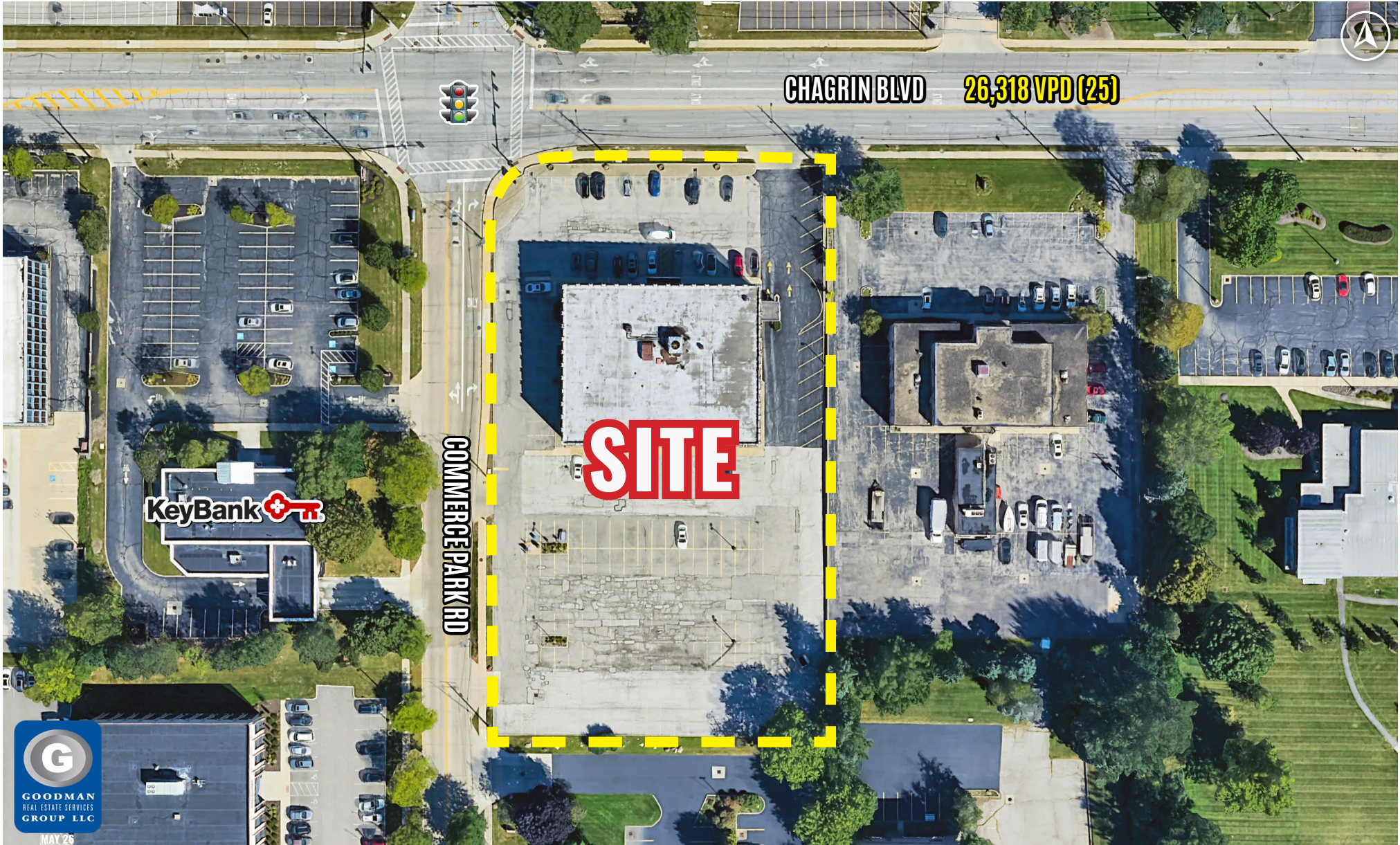
JIM BECKER

Senior Executive/Director

jim@goodmanrealestate.com

CHAGRIN BOULEVARD GROUND LEASE OPPORTUNITY

Beachwood, Ohio



MAY 26