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216.381.8200

CHAGRIN BOULEVARD REDEVELOPMENT 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
- \$92,392 median household income within a 5-minute drive time

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2029 Projection	4,500	73,379	229,491
2024 Estimate	4,477	74,396	235,209
INCOME	1 MILE	3 MILE	5 MILE
2024 Average	\$160,211	\$126,313	\$93,329
2024 Median	\$108,394	\$79,604	\$58,889
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2024 Employees	13,894	45,474	85,605

LEASING INFORMATION

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CLEVELAND

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

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

JIM BECKER

Senior Executive/Director

jim@goodmanrealestate.com



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MAR 24



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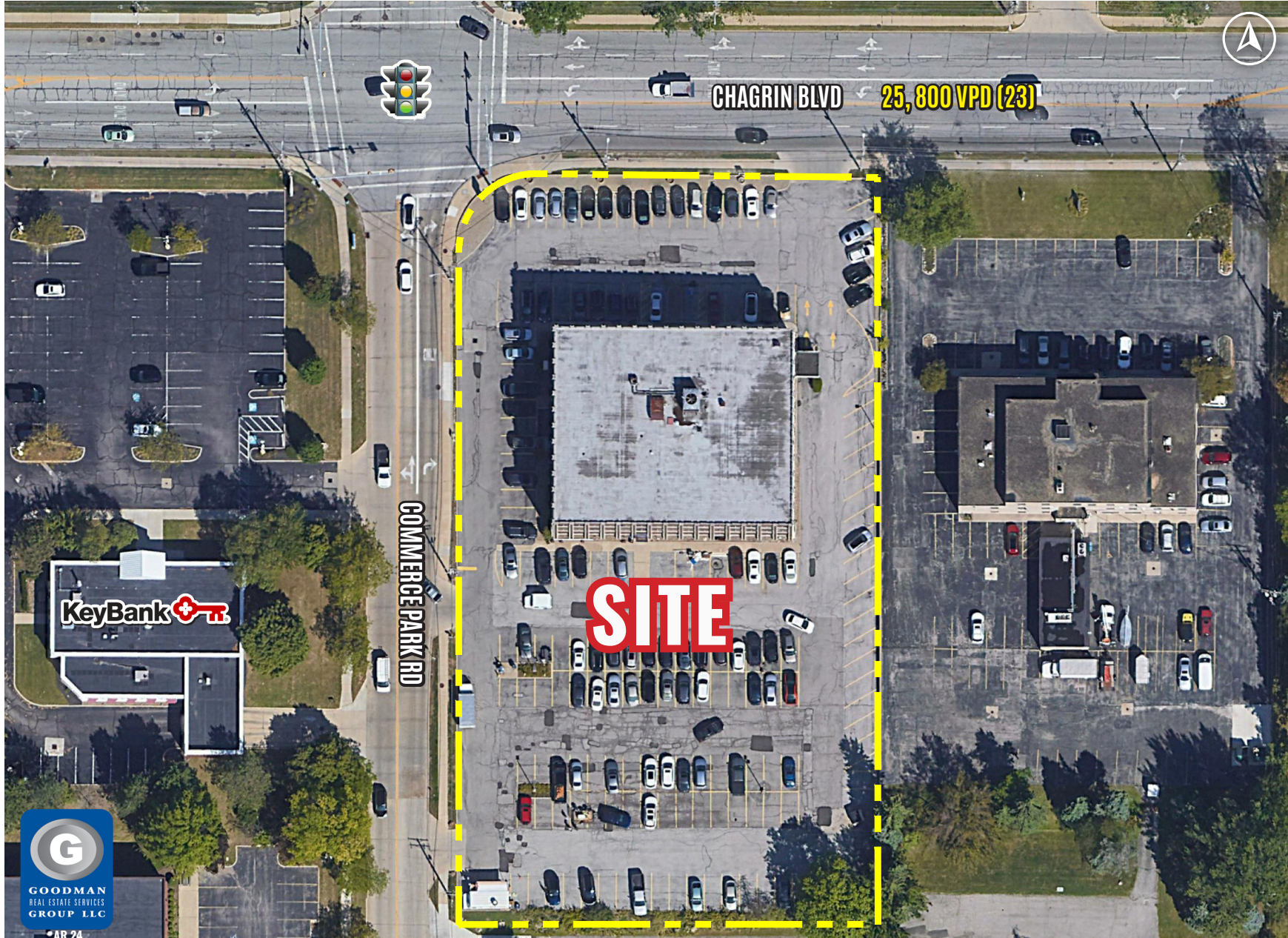
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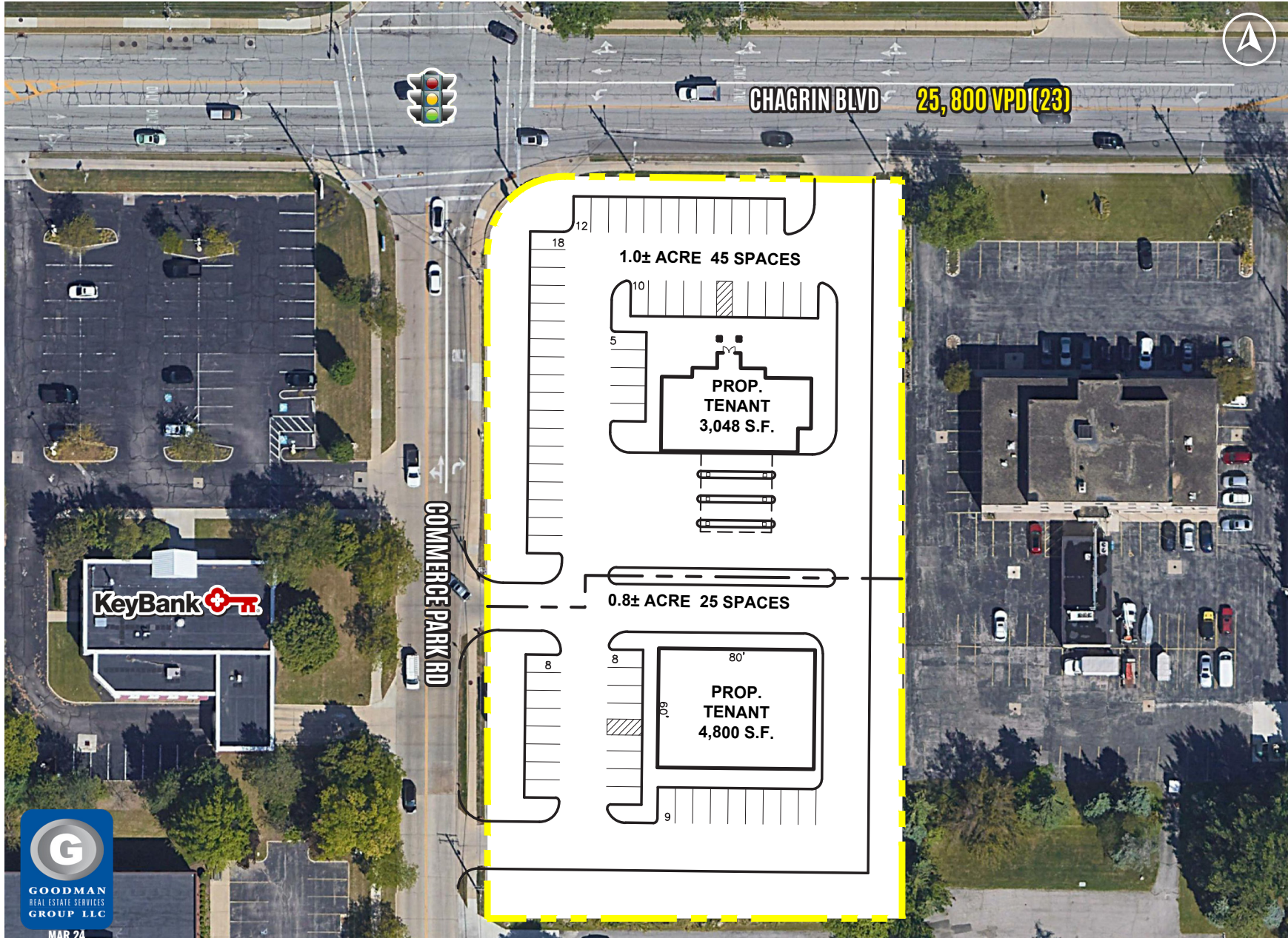
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