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216.381.8200

# NEW REDEVELOPMENT BEACHWOOD, OH

## Chagrin Boulevard



### HIGHLIGHTS

**AVAILABLE:** 1.8 Acres

- Zoning: U-7A
- Rare opportunity on **Chagrin Boulevard**
- High profile, signalized intersection
- Ground lease or built-to-suit
- 30,000+ daytime employees within 5 minutes' drivetime
- \$94,868 median household income within 5 minutes' drivetime

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2027 Projection	3,495	70,541	224,629
2022 Estimate	3,473	71,631	229,805
INCOME	1 MILE	3 MILE	5 MILE
2022 Average	\$162,976	\$124,609	\$93,290
2022 Median	\$107,309	\$76,122	\$58,684
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2022 Employees	17,433	52,050	112,405

### 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

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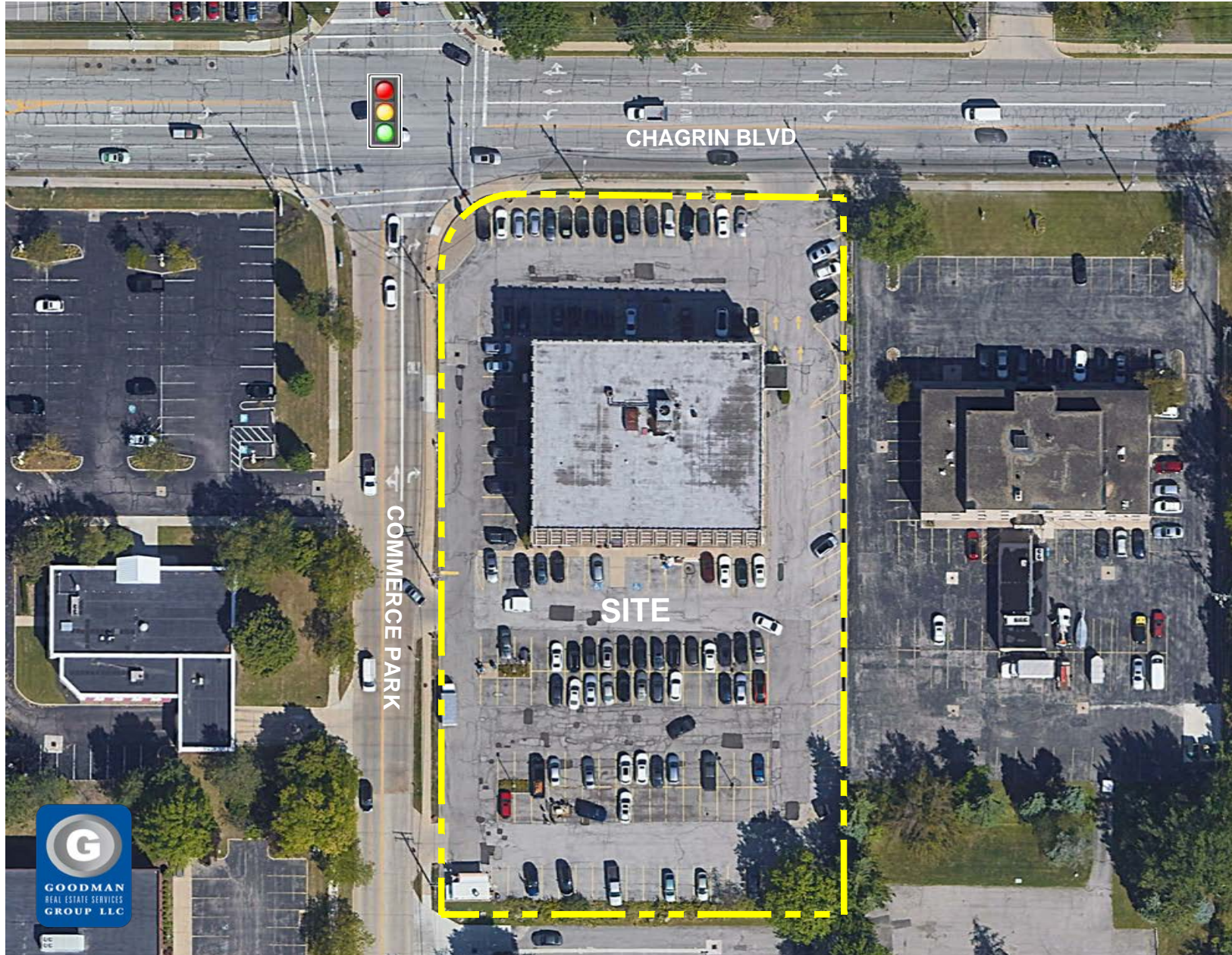
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