



WWW.GOODMANREALESTATE.COM  
216.381.8200

# THE 7 HILLS DISTRICT

Seven Hills, Ohio



## HIGHLIGHTS

- PAD SITES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT
- Small shop and restaurant space with patios and drive-thru
- DAYTIME POPULATION: Over 32,000 people in a 3-mile radius
- INCOME: Over 60,000 people in a 3-mile radius with incomes exceeding \$87,000
- TRAFFIC: Over 23,000 vehicles pass in front of the site daily
- OFFICE CORRIDOR: Over 4 million square feet of office space in the trade area
- HIGHWAY ACCESS: Direct access from Interstate 77 and Rockside Road
- 12 hotels (over 2,000 hotel rooms) within 1 mile

## DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	61,643	221,805	465,344
2025 Estimate	63,313	229,865	473,422
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$87,507	\$76,862	\$74,267
2025 Median	\$71,517	\$60,308	\$55,093
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	32,935	79,689	162,081

## LEASING INFORMATION

www.goodmanrealestate.com  
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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

## STEVE ALTEMARE

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#### KEY

 AVAILABLE

 LEASED

 NEGOTIATING

 OWNED BY OTHERS

UNIT	TENANT	SIZE (SQ. FT.)
1	Cleveland Rehabilitation Hospital	
2	Negotiating	
3	Available	±4,000 on 1.1 AC
4	Available	±4,000 on 1.26 AC
5	Starbucks	

