



WWW.GOODMANREALESTATE.COM  
216.381.8200

# THE 7 HILLS DISTRICT

Seven Hills, Ohio



## HIGHLIGHTS

### COOPER'S HAWK - COMING SOON

- **AVAILABLE:** 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

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

## STEVE ALTEMARE

Senior Vice President

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#### KEY

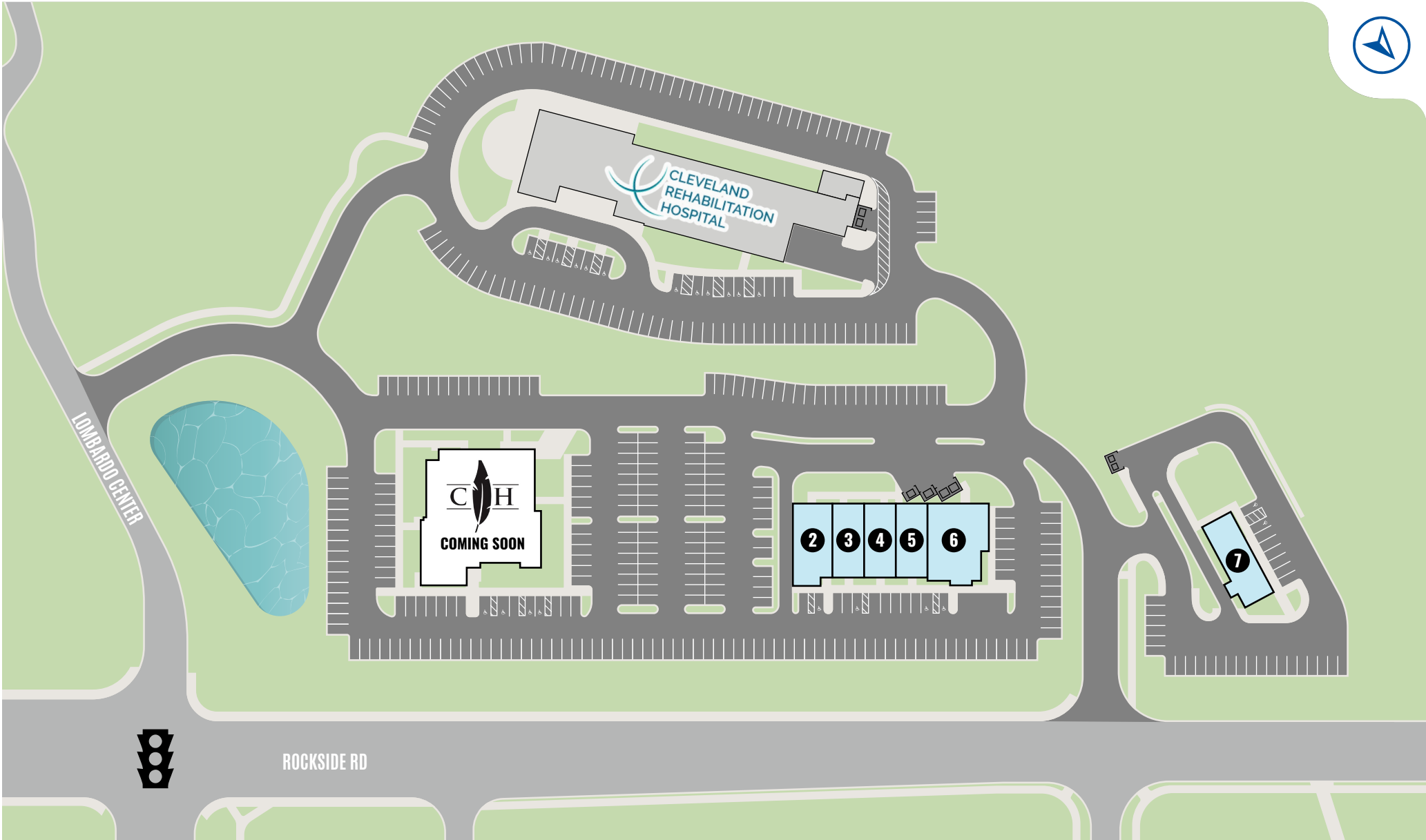
AVAILABLE

LEASED

NEGOTIATING

OWNED BY OTHERS

UNIT	TENANT	SIZE (SQ. FT.)
1	Cooper's Hawk (Coming Soon)	10,716
2	Available	2,402
3	Available	1,800
4	Available	1,851
5	Available	1,802
6	Available	3,451
7	Available	2,500





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