

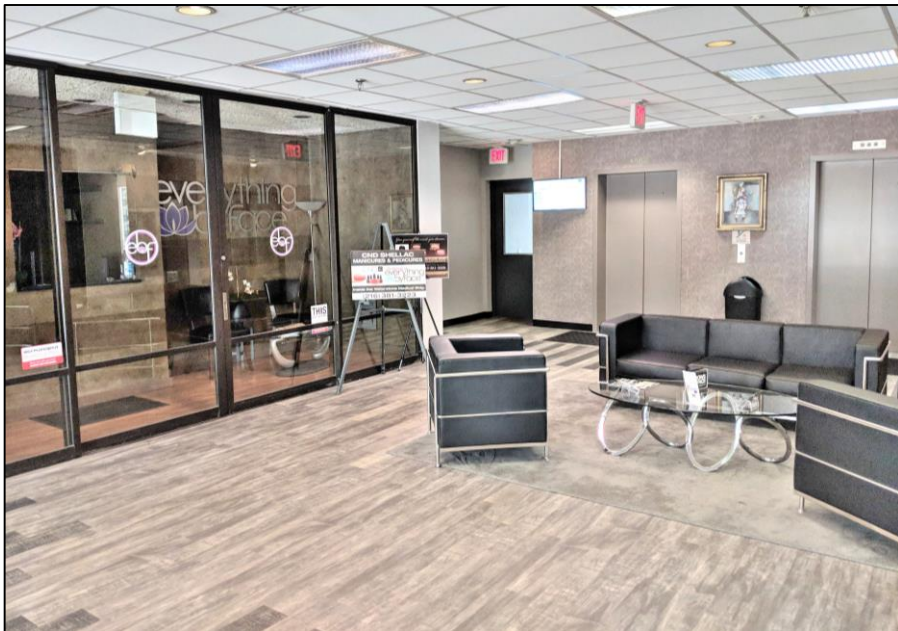
Office/Medical Space for Lease

14100 Cedar Road University Heights, Ohio 44118



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Prospective Tenants:

General Business, Dentistry, Therapy, Psychiatry, Chiropractic, Podiatry, General Wellness

Availability:

- Suites from 772 RSF to 5,556 RSF

Highlights:

- Outdoor Digital Siganage
- 125,000 Residents within 3-miles
- Centrally Located Between 7 Communities
- New Lobby and Common Area Renovations
- Ample Parking
- Turnkey floor plans
- Landlord Improvements included in Rent
- Heat and A/C Included
- Tenant Pays for Lights and Plugs

Lease Rates:

- Rents starting at \$1,152 per month

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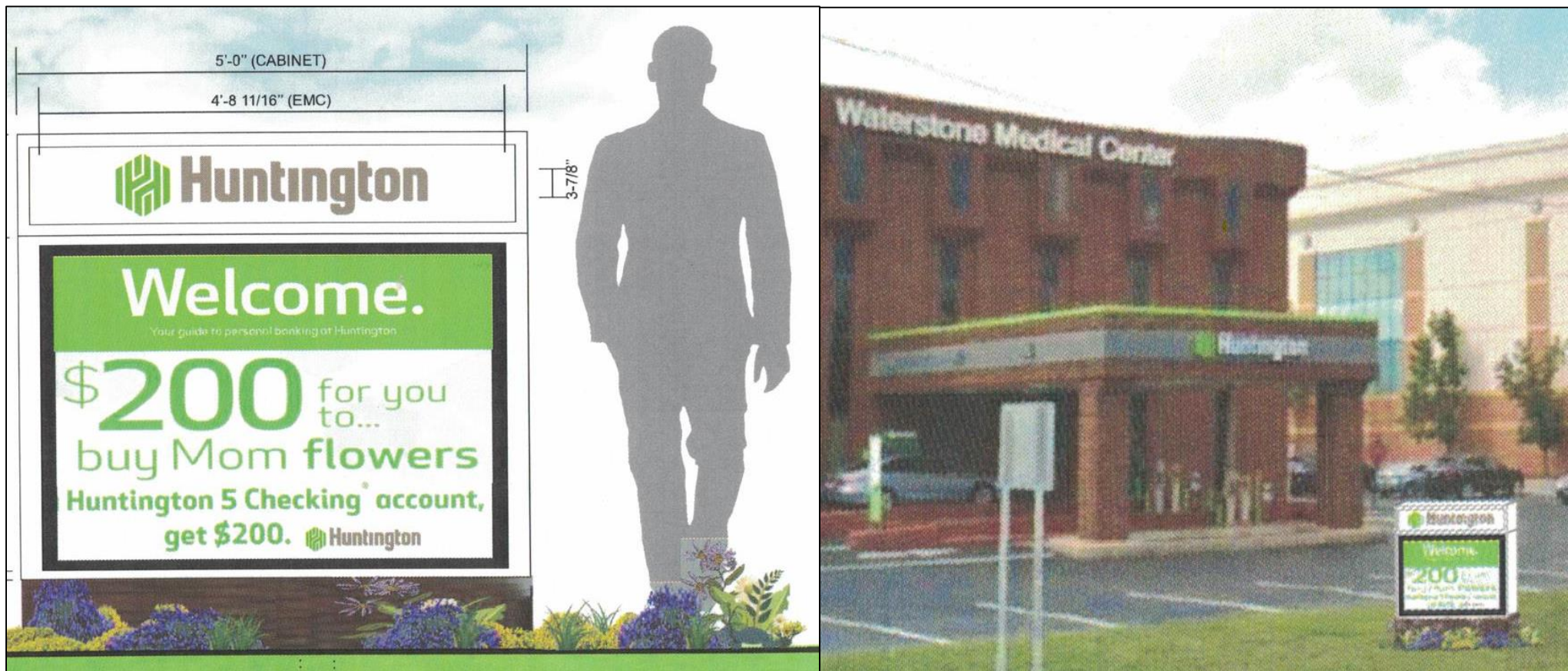
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Digital Signage Coming Soon

WMC will be one of the only office buildings offering digital signage opportunities

20,000+ Cars Per Day at a Signalized Intersection

Tenant's will get 120 - 30 second spots between 7 AM and 7 PM



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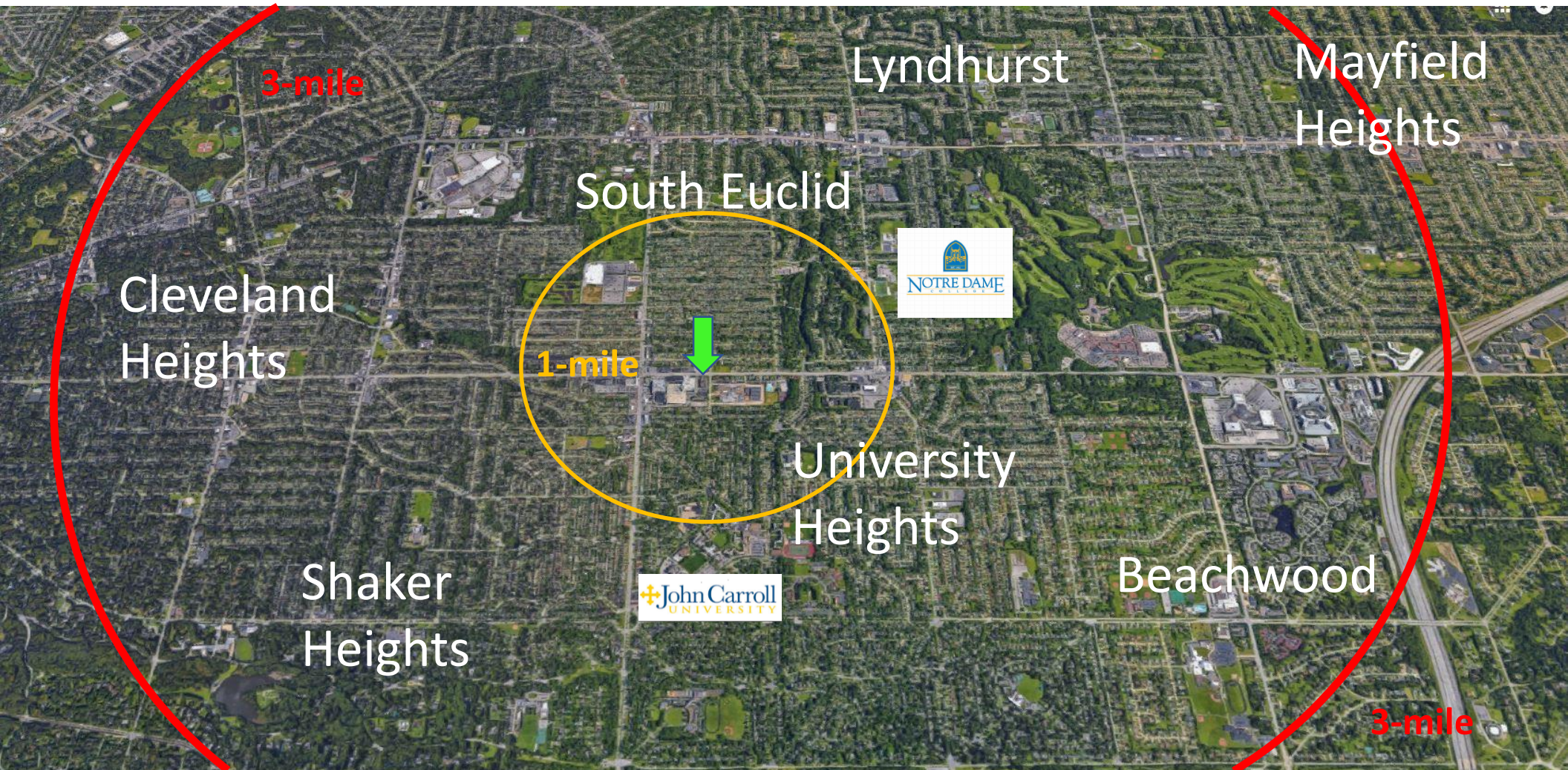


	Radius	1 Mile	3 Mile	5 Mile
Population	Population:			
	2018 Estimate	20,722	120,924	319,057
	2010 Census	21,231	125,394	329,724
	2018 Population Hispanic Origin	631	3,100	6,227
	2018 Population by Race:			
	White	12,403	70,132	114,966
	Black	7,376	42,733	186,716
	Am. Indian & Alaskan	12	156	532
	Asian	513	4,901	10,480
	Hawaiian & Pacific Island	7	35	67
Households	Other	412	2,967	6,297
	U.S. Armed Forces:	0	10	31
	Households:			
	2018 Estimate	8,032	50,656	135,836
	2010 Census	8,279	52,699	140,965
	Owner Occupied	5,865	33,270	76,373
	Renter Occupied	2,167	17,386	59,463
	2018 Avg Household Income	\$82,739	\$91,723	\$65,330
	2018 Med Household Income	\$65,730	\$65,764	\$41,856
	2018 Households by Household Inc:			
Income	<\$25,000	1,330	9,700	45,450
	\$25,000 - \$50,000	1,641	10,169	31,390
	\$50,000 - \$75,000	1,564	8,144	20,132
	\$75,000 - \$100,000	1,361	7,036	13,518
	\$100,000 - \$125,000	620	4,153	7,996
	\$125,000 - \$150,000	564	3,273	5,100
	\$150,000 - \$200,000	547	3,174	4,893
	\$200,000+	406	5,007	7,357
Business	Business and Employment			
	Total Businesses	572	4,956	14,802
	Total Employees	5,609	51,613	300,713

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Centrally Located Between 6 Communities



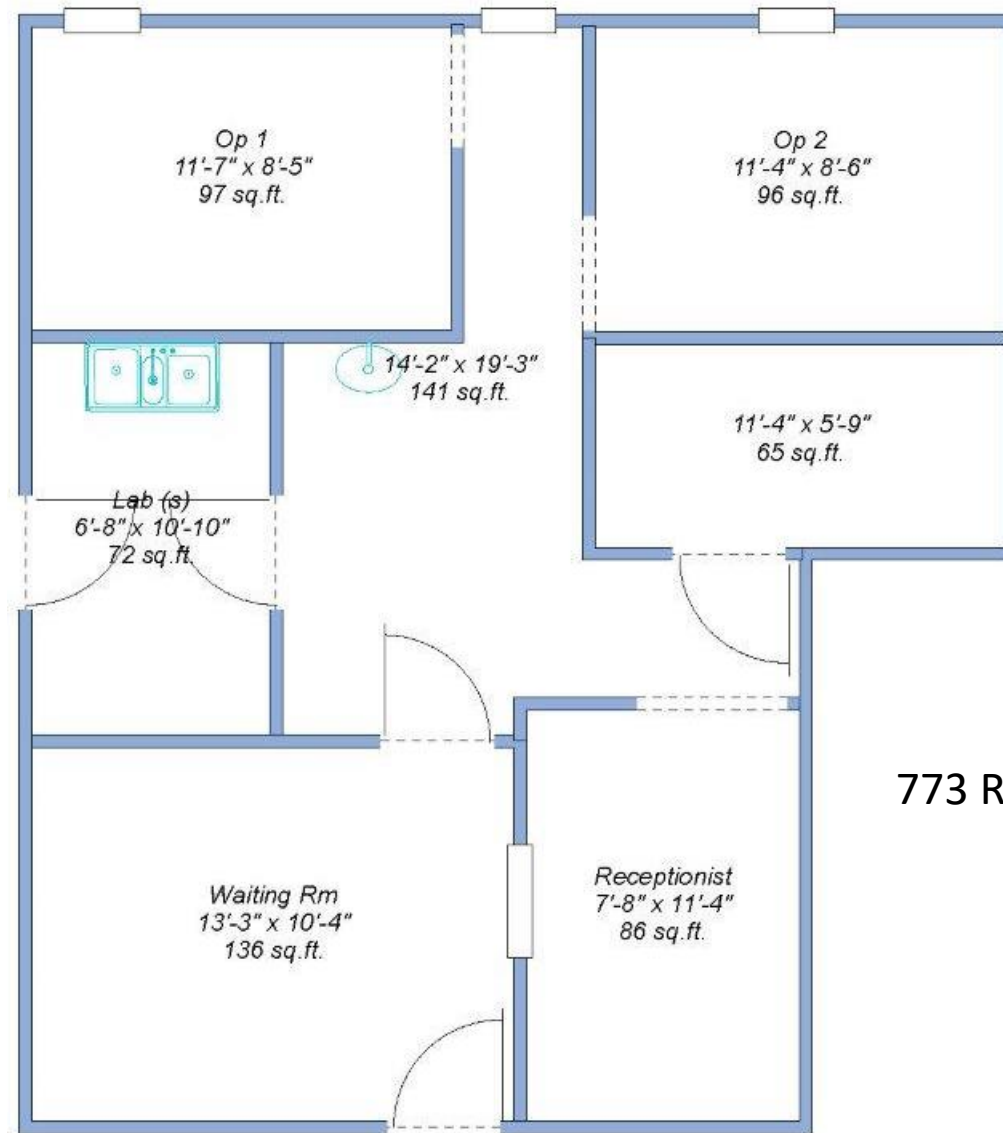
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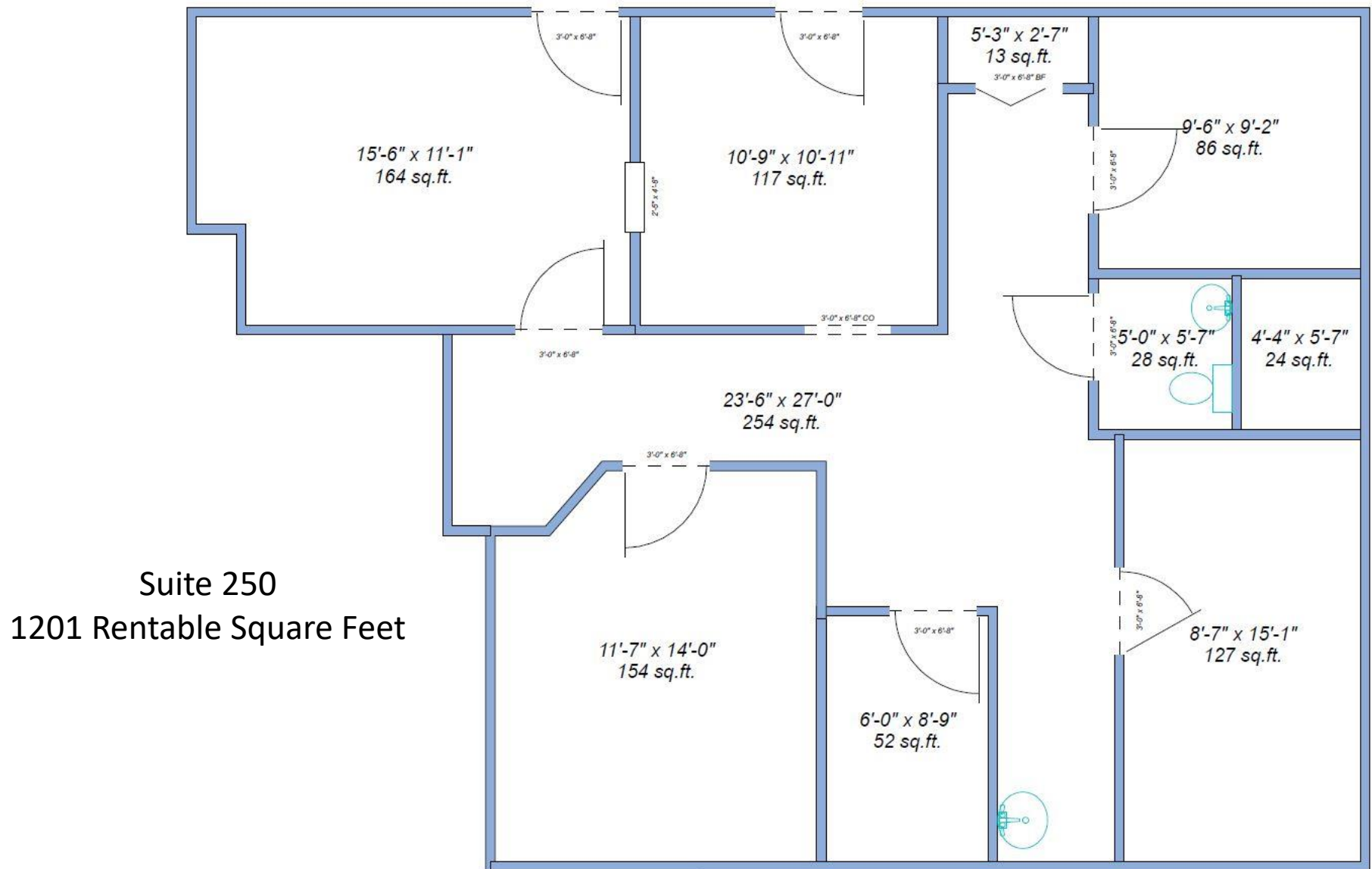
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Suite 200
773 Rentable Square Feet

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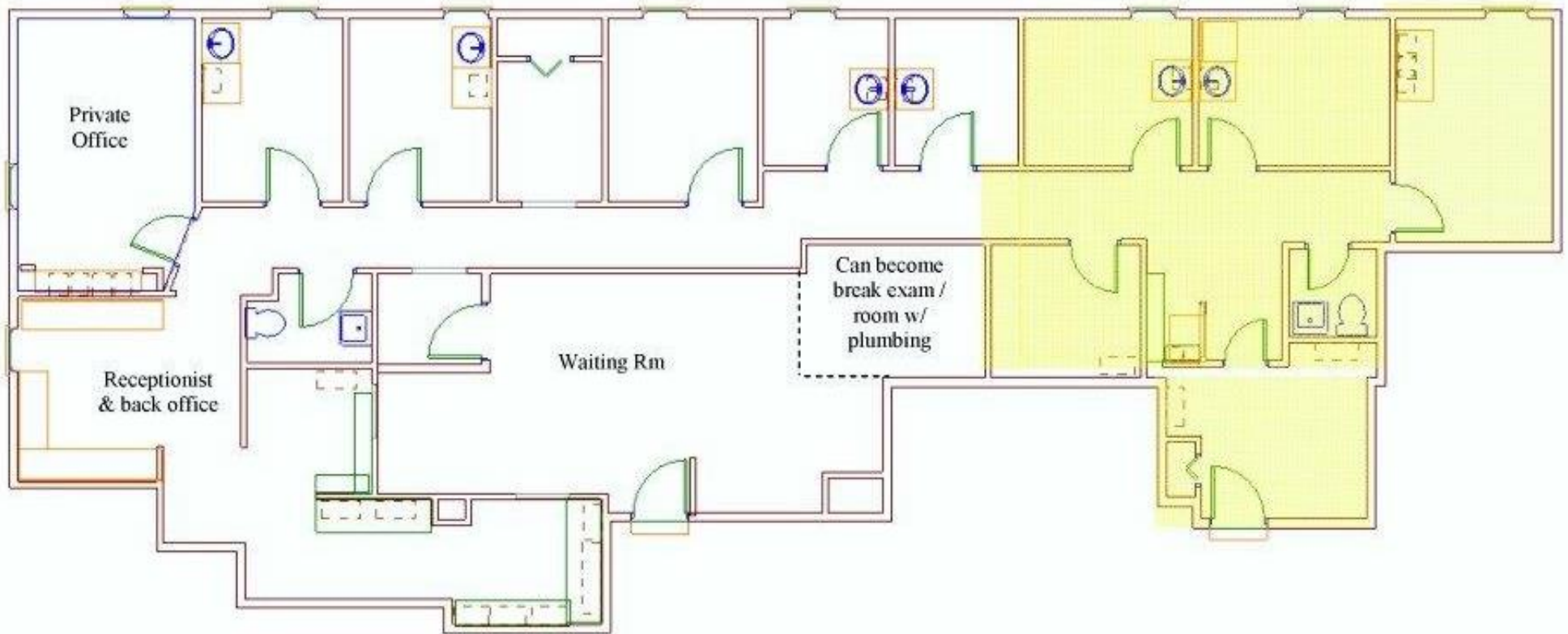
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Suite 280 - 290
2660 Rentable Square Feet
Divisible

2,100 RSF

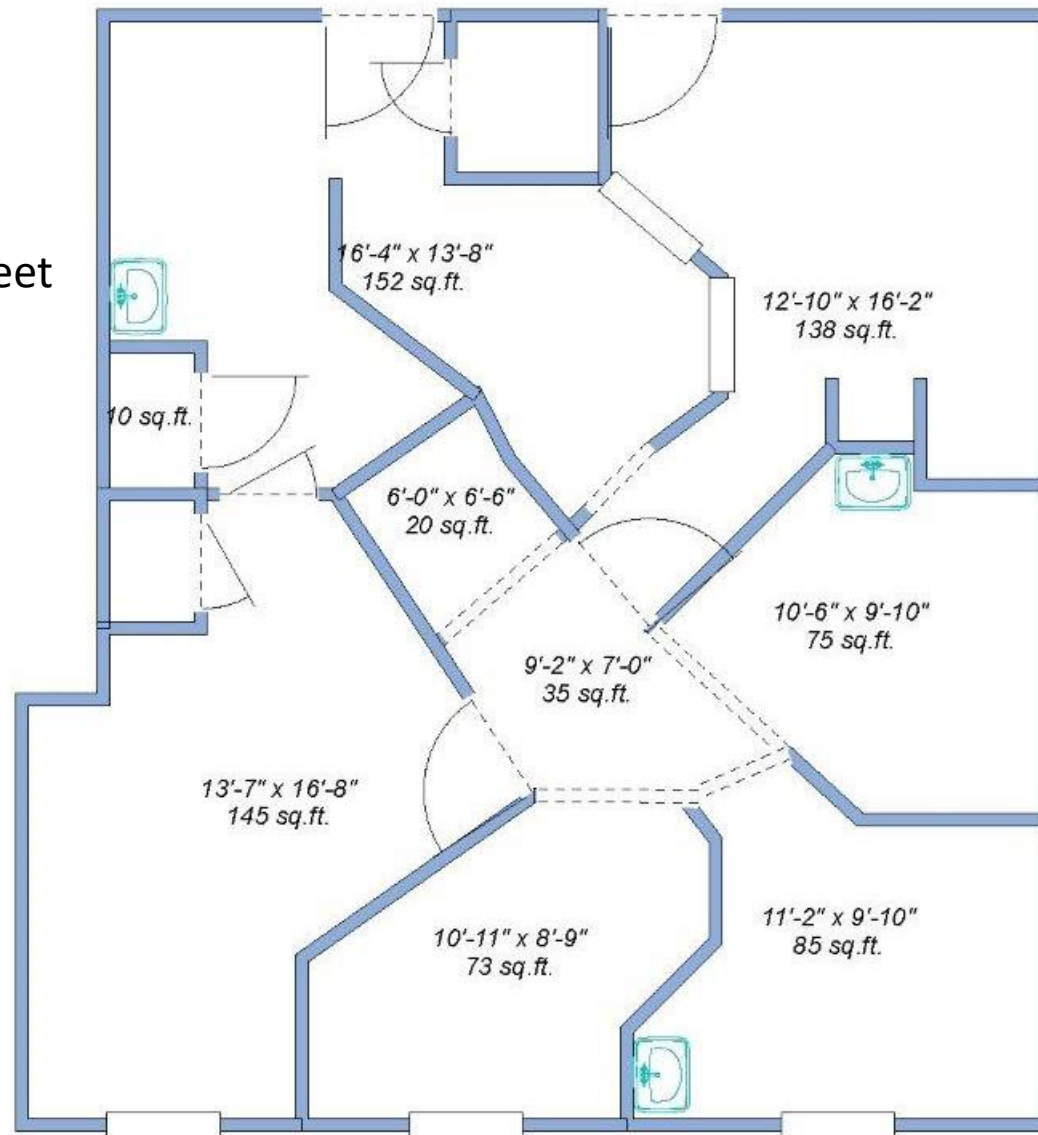
560 RSF



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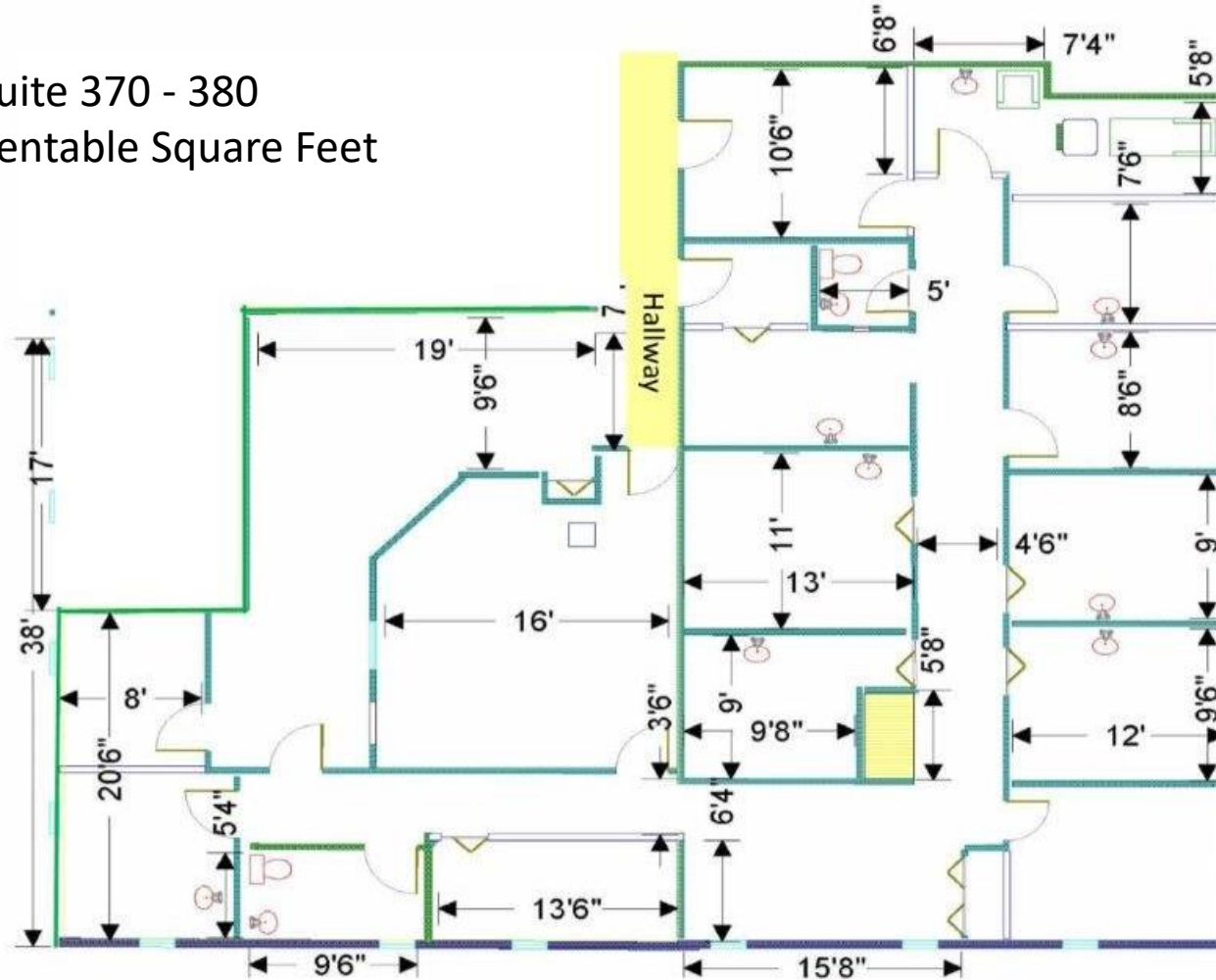
Suite 360
869 Rentable Square Feet



Office/Medical Space for Lease

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Suite 370 - 380
3,265 Rentable Square Feet



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