



1194 Bell Rd  
Chagrin Falls, OH 44022

**FOR SALE: \$499,000**  
**FOR LEASE: \$14/SF NNN**



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### CHAGRIN FALLS

About Chagrin Falls

## EXCLUSIVELY PRESENTED BY:

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### **BHHS Professional Realty**



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# PROPERTY SUMMARY

Offering Price	\$499,000.00
Building SqFt	1,884 SqFt
Year Built	1981
Lot Size (acres)	0.56
Parcel ID	29-108178
Zoning Type	Commercial
County	Geauga

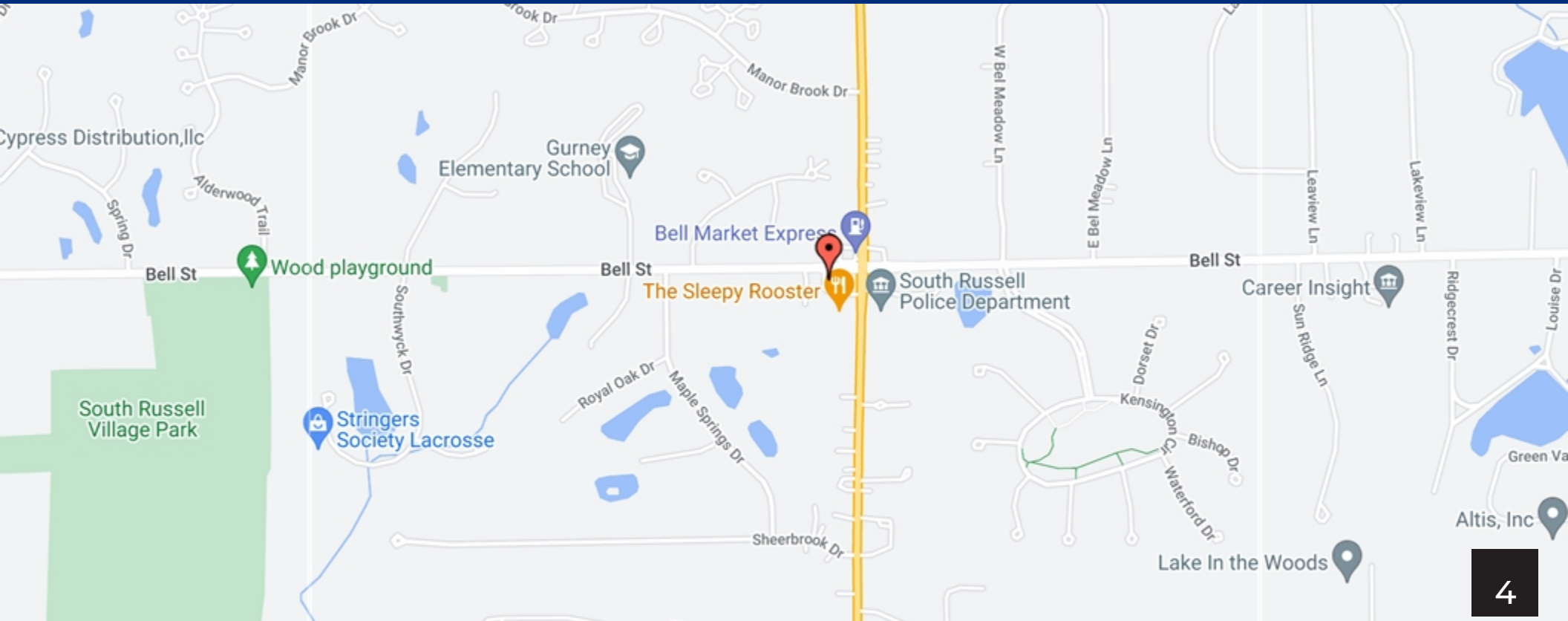
# INVESTMENT SUMMARY

BHHS Professional Realty is pleased to present the exclusive listing for 1194 Bell Rd, Chagrin Falls, Oh 44022. Built in 1981, this property is comprised of 1,884 square feet of building space and sits on roughly 0.56 acres of land. This former bank with drive-thru was renovated in 2019, is zoned B-2 Limited Business, and offers an investor or owner occupier a great opportunity. The property is just off the corner of Chillicothe Rd and Bell Rd. Household income in the area is over \$175k within a 3 mile radius. Parcel dimensions are approx. 125' x 200'



# INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Two Ingress/Egress Points.



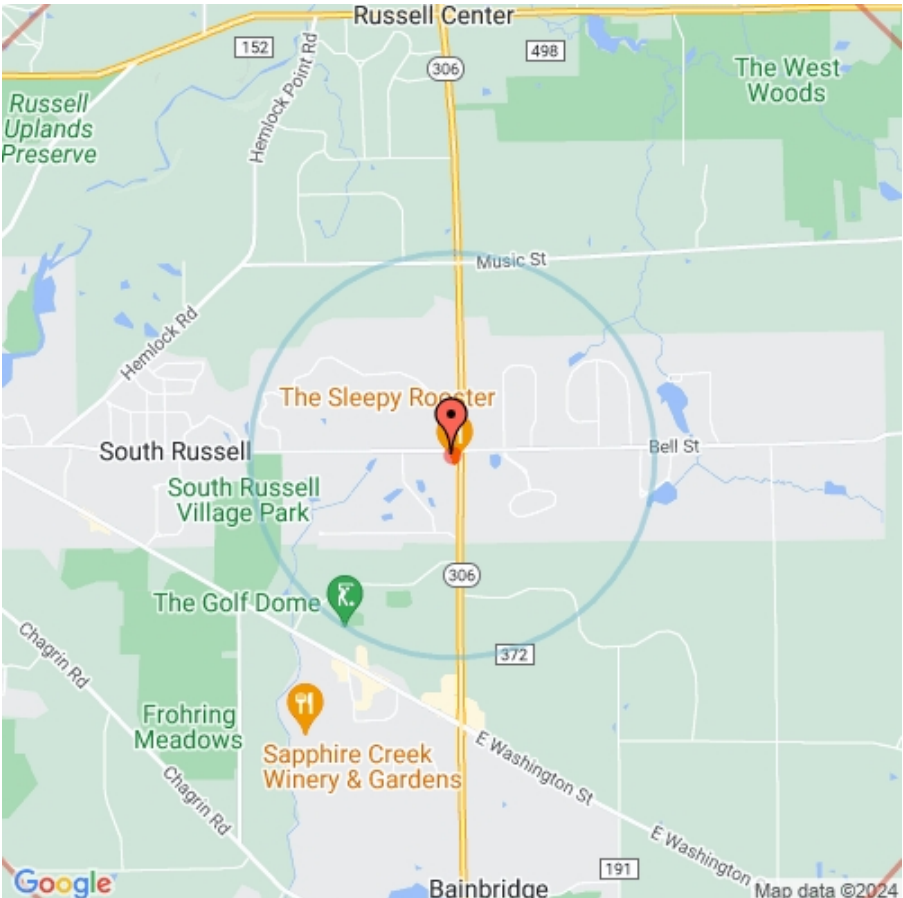


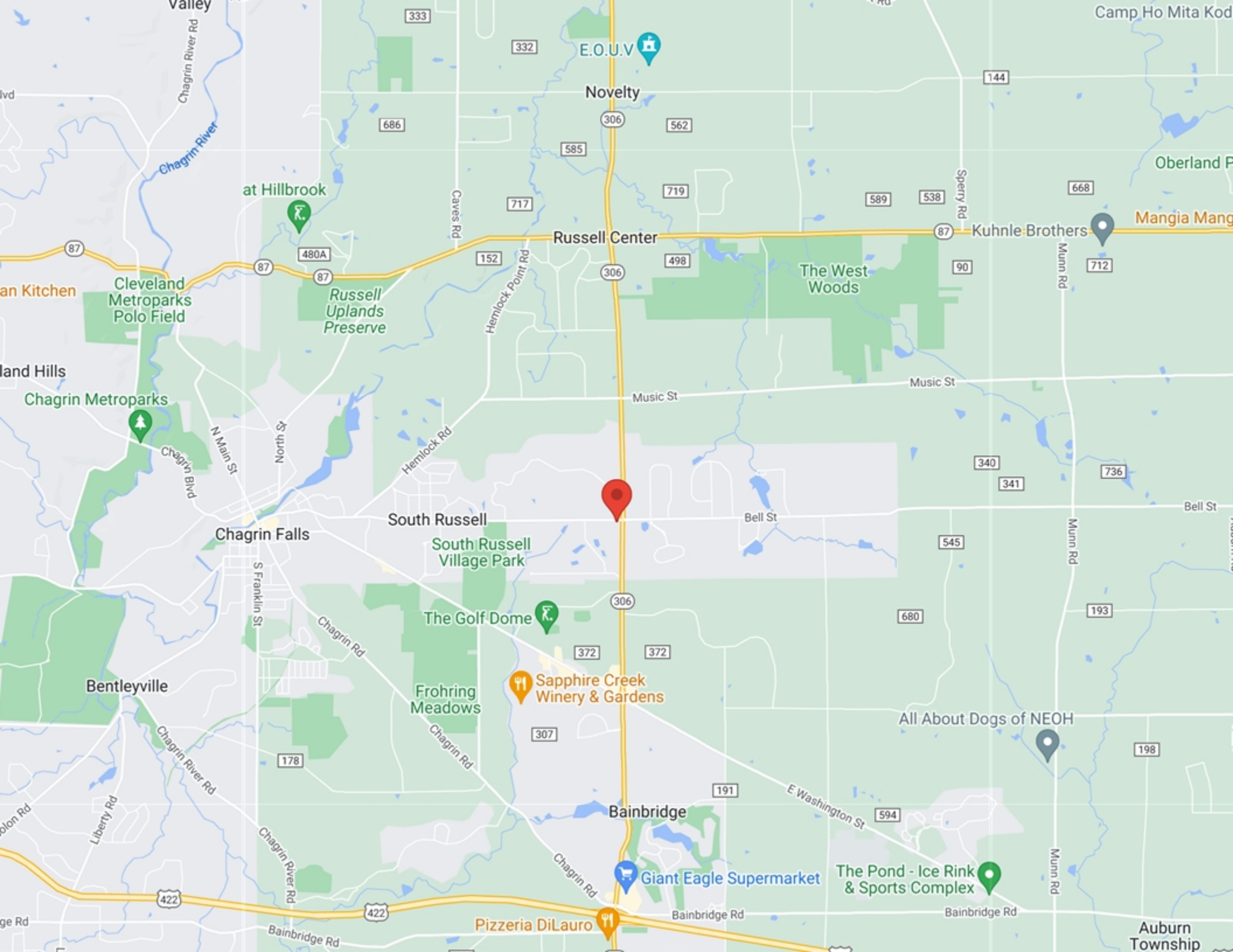
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,072	15,949	32,578
2010 Population	3,112	15,936	33,286
2023 Population	3,646	17,422	35,051
2028 Population	3,592	17,119	35,014
2023-2028 Growth Rate	-0.3 %	-0.35 %	-0.02 %
2023 Daytime Population	3,125	16,777	30,588

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	20	183	375
\$15000-24999	23	217	402
\$25000-34999	16	288	562
\$35000-49999	36	451	858
\$50000-74999	91	706	1,399
\$75000-99999	175	969	1,783
\$100000-149999	132	1,007	2,104
\$150000-199999	218	1,074	2,111
\$200000 or greater	334	1,763	3,854
Median HH Income	\$ 154,792	\$ 121,167	\$ 127,726
Average HH Income	\$ 201,220	\$ 176,500	\$ 185,184

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	948	6,022	12,042
2010 Total Households	1,004	6,351	12,856
2023 Total Households	1,045	6,657	13,448
2028 Total Households	1,037	6,599	13,563
2023 Average Household Size	3.46	2.6	2.59
2023 Owner Occupied Housing	977	5,744	12,017
2028 Owner Occupied Housing	971	5,728	11,984
2023 Renter Occupied Housing	68	913	1,431
2028 Renter Occupied Housing	66	871	1,579
2023 Vacant Housing	23	496	876
2023 Total Housing	1,068	7,153	14,324





Russell Center

Novelty

Chagrin Falls

South Russell

Bainbridge

Cleveland Metroparks Polo Field

Russell Uplands Preserve

South Russell Village Park

The Golf Dome

Sapphire Creek Winery & Gardens

Frohring Meadows

Giant Eagle Supermarket

The Pond - Ice Rink & Sports Complex

Pizzeria DiLauro

All About Dogs of NEOH

Auburn Township

Mangia Mangia

E.O.U.V

at Hillbrook

The West Woods

The Golf Dome

Oberland Park

Camp Ho Mita Kod

an Kitchen

land Hills

Chagrin Metroparks

Bentleyville

ge Rd

Chagrin River Rd

Chagrin River

Caves Rd

Hemlock Point Rd

Hemlock Rd

N Main St

North St

S Franklin St

Chagrin Rd

Chagrin Rd

Chagrin River Rd

Liberty Rd

Chagrin River Rd

Bainbridge Rd

Chagrin Rd

Bainbridge Rd

Bainbridge Rd

E Washington St

Munn Rd

Munn Rd

Munn Rd

Sperry Rd

90

Music St

Music St

Bell St

Bell St

306

372

372

307

191

594

422

422

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717

306

562

719

589

538

668

144

712

90

340

341

736

545

680

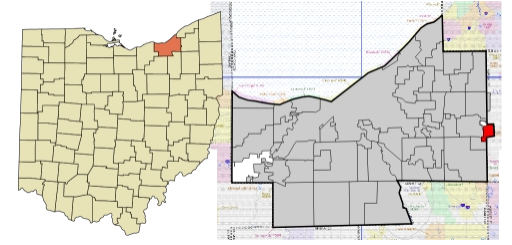
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# ABOUT CHAGRIN FALLS

Chagrin Falls is a village in eastern Cuyahoga County, Ohio, United States. A suburb of Cleveland, it is part of the Cleveland metropolitan area. The village was established around Chagrin Falls on the Chagrin River.



## CITY OF CHAGRIN FALLS

COUNTY            GEAUGA

## AREA

CITY              2.1 SQ MI

## POPULATION

POPULATION      4,188

DENSITY            2,011.53 SQ MI



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DETAILS.**