



AVAILABLE
FOR SALE OR LEASE

**5035 RICHMOND ROAD
BEDFORD HEIGHTS, OHIO 44146**



FOR MORE INFORMATION, PLEASE CONTACT:

RICO A. PIETRO, SIOR

Principal

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BILL SALTZMAN, CCIM, SIOR

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216-520-1200 • Fax: 216-520-1828 crescorealestate.com

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SIZE:	8,900 SF
ACRES:	1.00
PARKING:	50 Spaces
AADT:	20,000 VPD
LEASE RATE:	\$9.95/SF
SALE PRICE:	Negotiable
IMPROVEMENTS:	2015: Roof Parking HVAC



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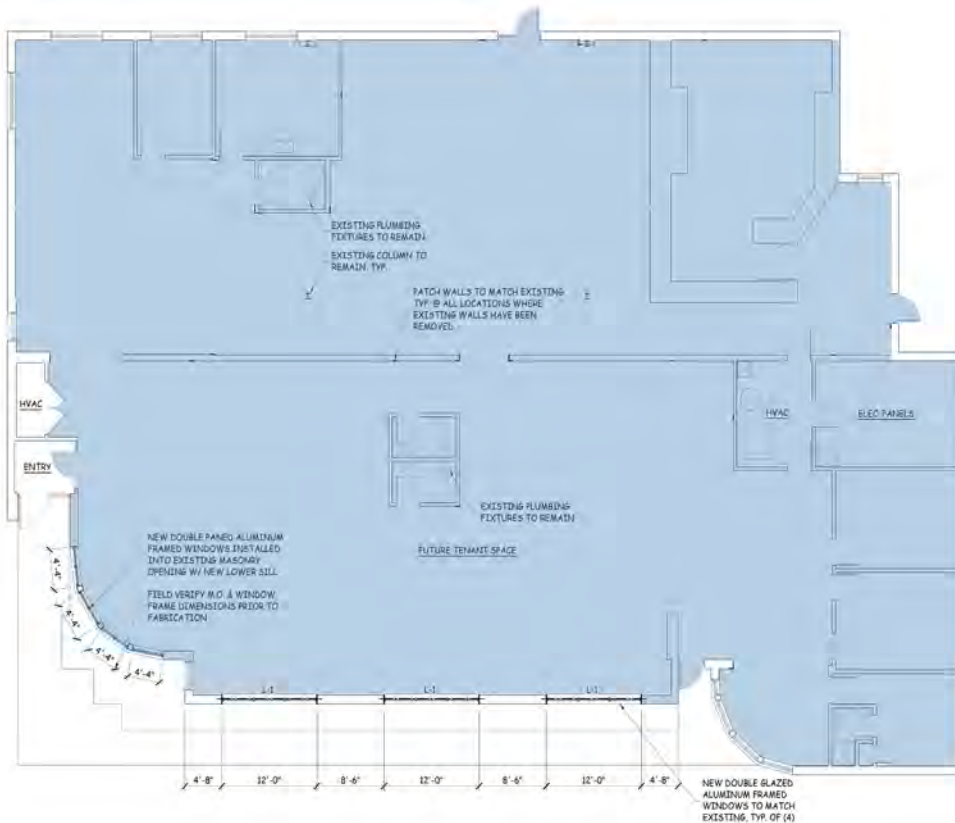
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FLOORPLAN

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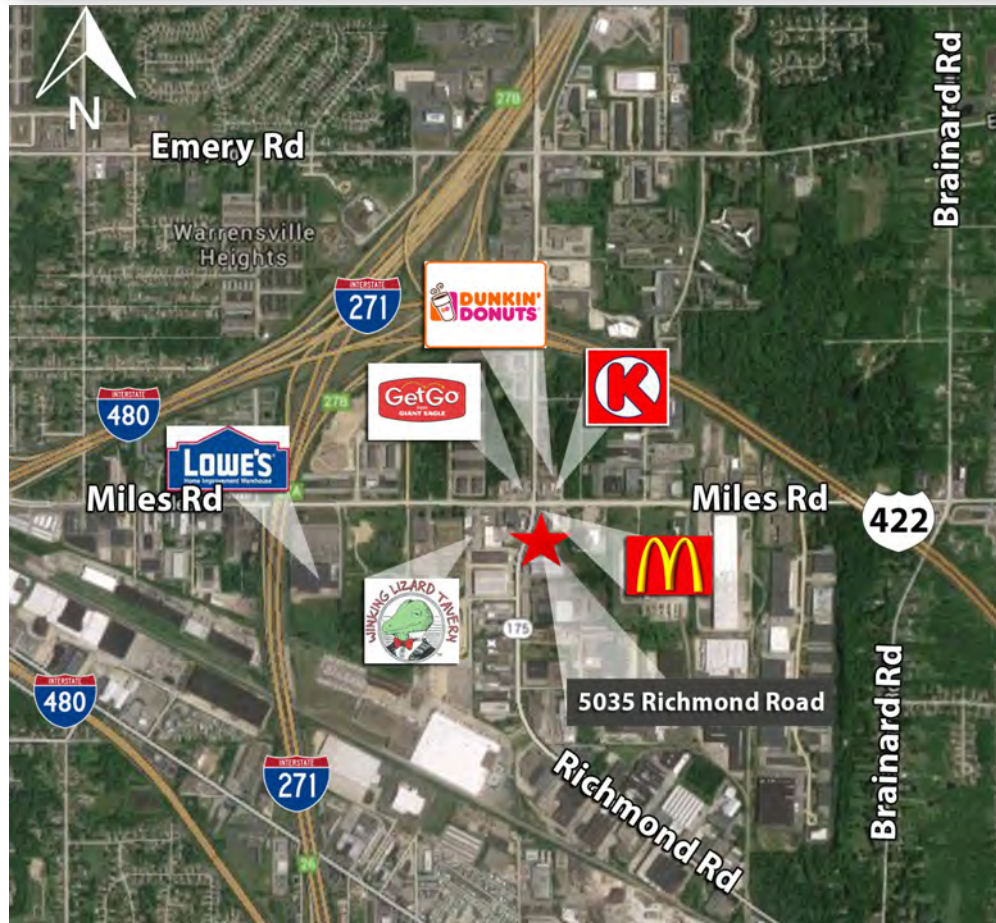
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Demographic Summary Report

5035 Richmond Rd, Bedford, OH 44146

Building Type: **General Retail**

Secondary: -

GLA: **8,900 SF**

Year Built: **1988**



Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	6,551	50,811	154,974
2015 Estimate	6,574	51,404	156,817
2010 Census	6,484	52,343	159,819
Growth 2015 - 2020	-0.35%	-1.15%	-1.18%
Growth 2010 - 2015	1.39%	-1.79%	-1.88%
2015 Population by Hispanic Origin			
2015 Population By Race	258	1,097	3,024
White	960 14.60%	16,586 32.27%	65,320 41.65%
Black	5,407 82.25%	32,710 63.63%	83,877 53.49%
Am. Indian & Alaskan	11 0.17%	87 0.17%	277 0.18%
Asian	62 0.94%	1,012 1.97%	4,337 2.77%
Hawaiian & Pacific Island	0 0.00%	3 0.01%	16 0.01%
Other	134 2.04%	1,006 1.96%	2,990 1.91%

Households

2020 Projection	3,035	21,676	63,900
2015 Estimate	3,044	21,938	64,708
2010 Census	2,996	22,350	66,065
Growth 2015 - 2020	-0.30%	-1.19%	-1.25%
Growth 2010 - 2015	1.60%	-1.84%	-2.05%
Owner Occupied	870 28.58%	12,889 58.75%	43,757 67.62%
Renter Occupied	2,175 71.45%	9,049 41.25%	20,950 32.38%

2015 Households by HH Income

Income: <\$25,000	1,060 34.82%	6,159 28.07%	16,102 24.88%
Income: \$25,000 - \$50,000	1,057 34.72%	6,065 27.65%	16,334 25.24%
Income: \$50,000 - \$75,000	494 16.23%	3,752 17.10%	10,340 15.98%
Income: \$75,000 - \$100,000	266 8.74%	2,418 11.02%	6,897 10.66%
Income: \$100,000 - \$125,000	110 3.61%	1,187 5.41%	4,194 6.48%
Income: \$125,000 - \$150,000	17 0.56%	679 3.10%	2,701 4.17%
Income: \$150,000 - \$200,000	9 0.30%	508 2.32%	2,684 4.15%
Income: \$200,000+	31 1.02%	1,170 5.33%	5,457 8.43%

2015 Avg Household Income

2015 Avg Household Income	\$43,146	\$64,743	\$78,105
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2015 Med Household Income

2015 Med Household Income	\$33,408	\$42,824	\$49,834
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