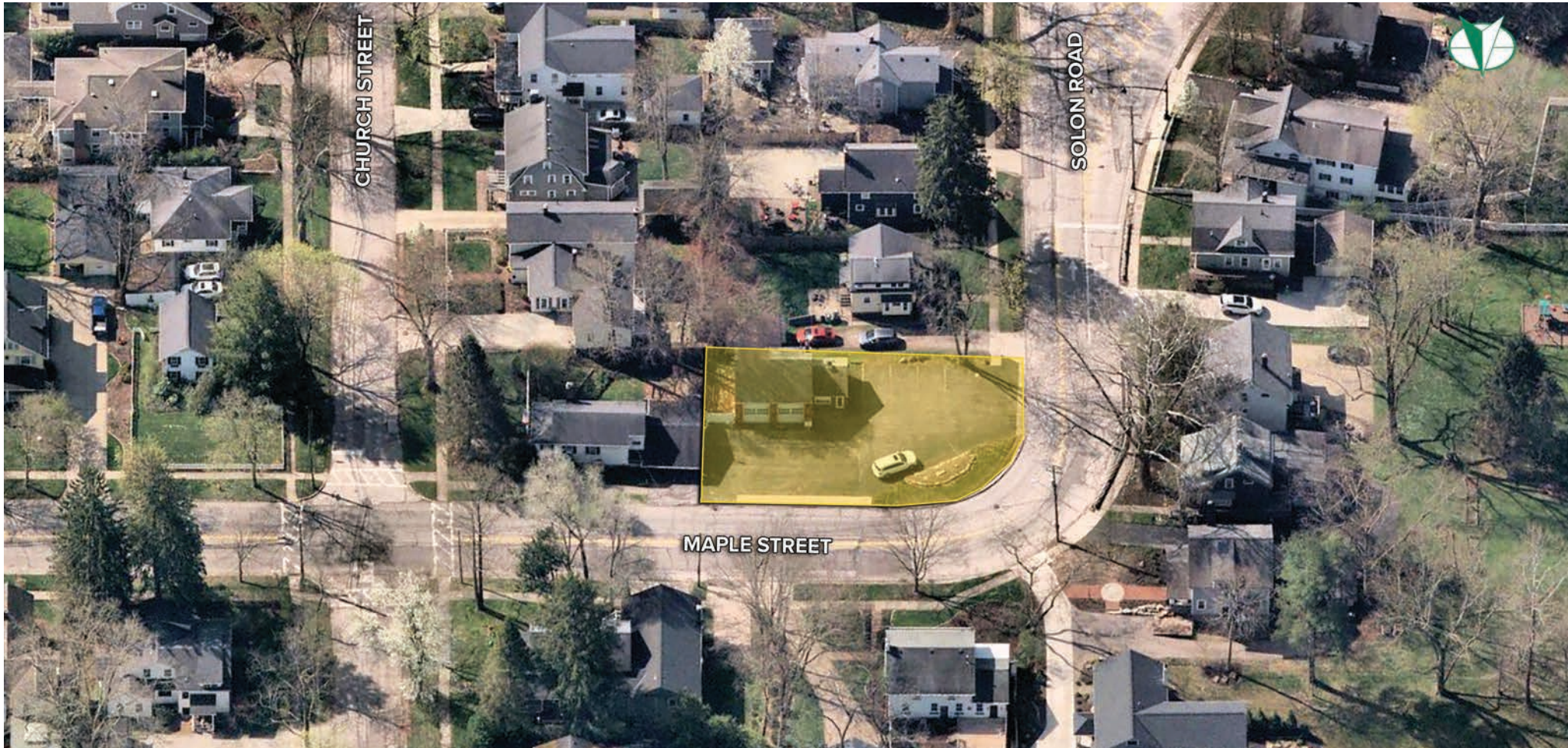




**FOR SALE OR LEASE**

129 Maple Street  
Chagrin Falls, Ohio 44022





## HIGHLIGHTS

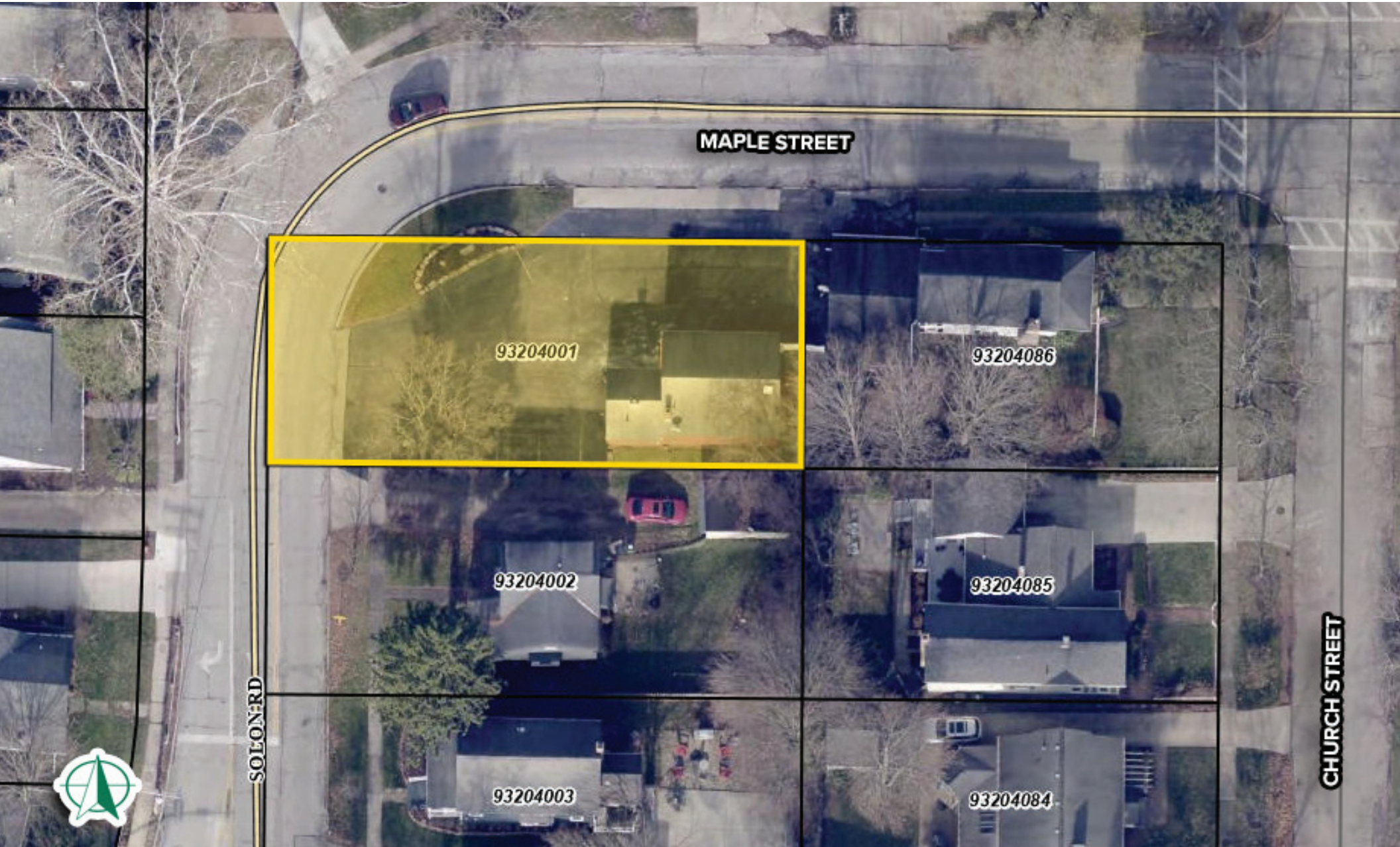
- ▶ +/- 904 SF freestanding building available for sale or lease on +/- 0.12 acres
- ▶ Located on the corner of Maple Street & Solon Road
- ▶ Great owner-user opportunity
- ▶ Surrounded by a strong median household incomes of over \$121,000/year within a one (1) mile radius
- ▶ Zoned: Retail Business District; see [Section 1137.02\(3\)](#) for permitted uses
- ▶ Current business is still operating - DO NOT DISTURB



FOR SALE OR LEASE

OWNER-USER OPPORTUNITY

129 Maple Street | Chagrin Falls, Ohio 44022





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# OWNER-USER OPPORTUNITY

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STARBUCKS  
jenis  
17 RIVER GRILLE  
The Original DAVE'S COSMIC SUBS

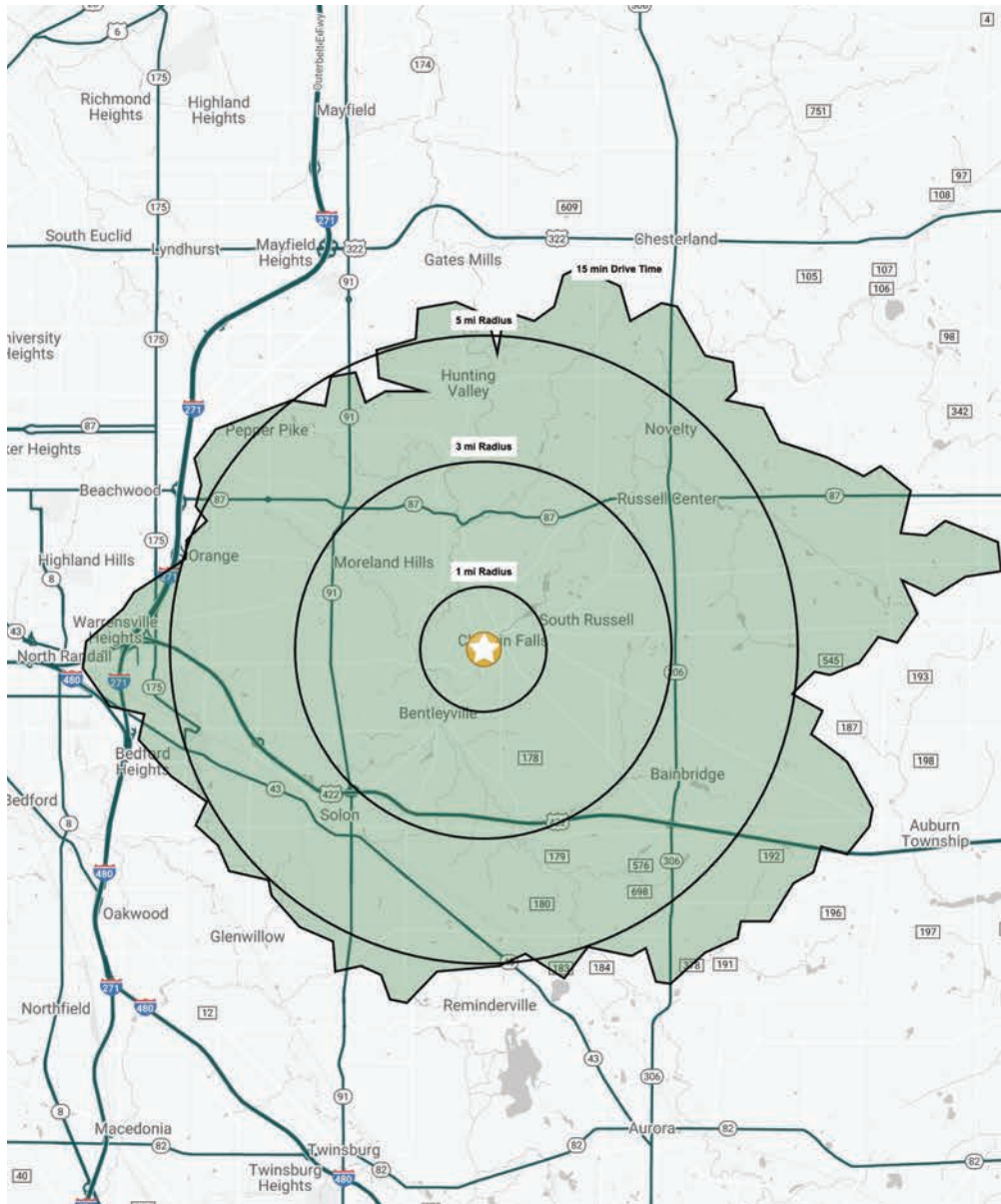
Chagrin Falls Shopping Plaza  
heinen's CVS pharmacy la LOOK  
EISENBERG'S BAGELS PUB FRATO JUICY LUCY a clothing store  
CAPOZZI DESIGN BUILD GEIGERS SINCE 1932





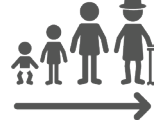





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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	4,166	20,056	55,111	66,127
 HOUSEHOLDS	1,836	7,904	21,137	25,672
 MEDIAN AGE	45.3	47.1	46.1	45.5
 AVERAGE HH INCOME	\$232,517	\$270,082	\$231,246	\$212,529
 MEDIAN HH INCOME	\$121,349	\$163,007	\$149,554	\$139,139
 BUSINESSES	477	1,164	3,655	4,645
 EMPLOYEES	6,292	11,905	49,264	64,497
 EDUCATION: BACHELORS +	68.4%	68.9%	64.3%	60.6%



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