

CHAGRIN NORTH IV

35010 Chardon Road, Willoughby Hills, OH 44094



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE CLEVELAND

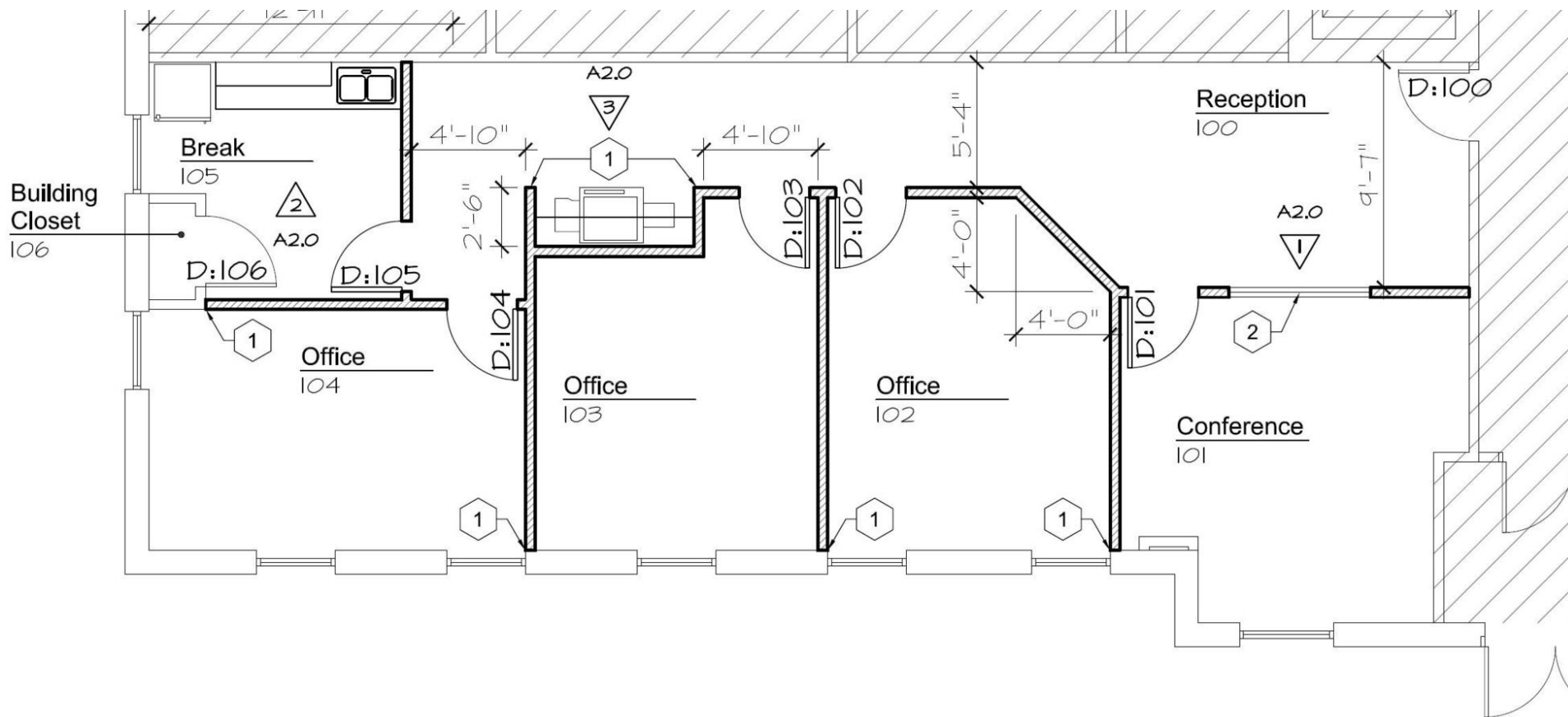
JEREMY STEIGER, SIOR
216.559.9090
jsteiger@lee-associates.com

3601 Green Road, Suite 320, Beachwood, OH 44122 | 216.282.0100 | www.lee-associates.com/cleveland/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOOR PLANS

SUITE - 1,176 RSF



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHAGRIN NORTH IV

35010 Chardon Road, Willoughby Hills, OH 44094

FLOOR PLANS

SUITE 200 - 1,376 RSF

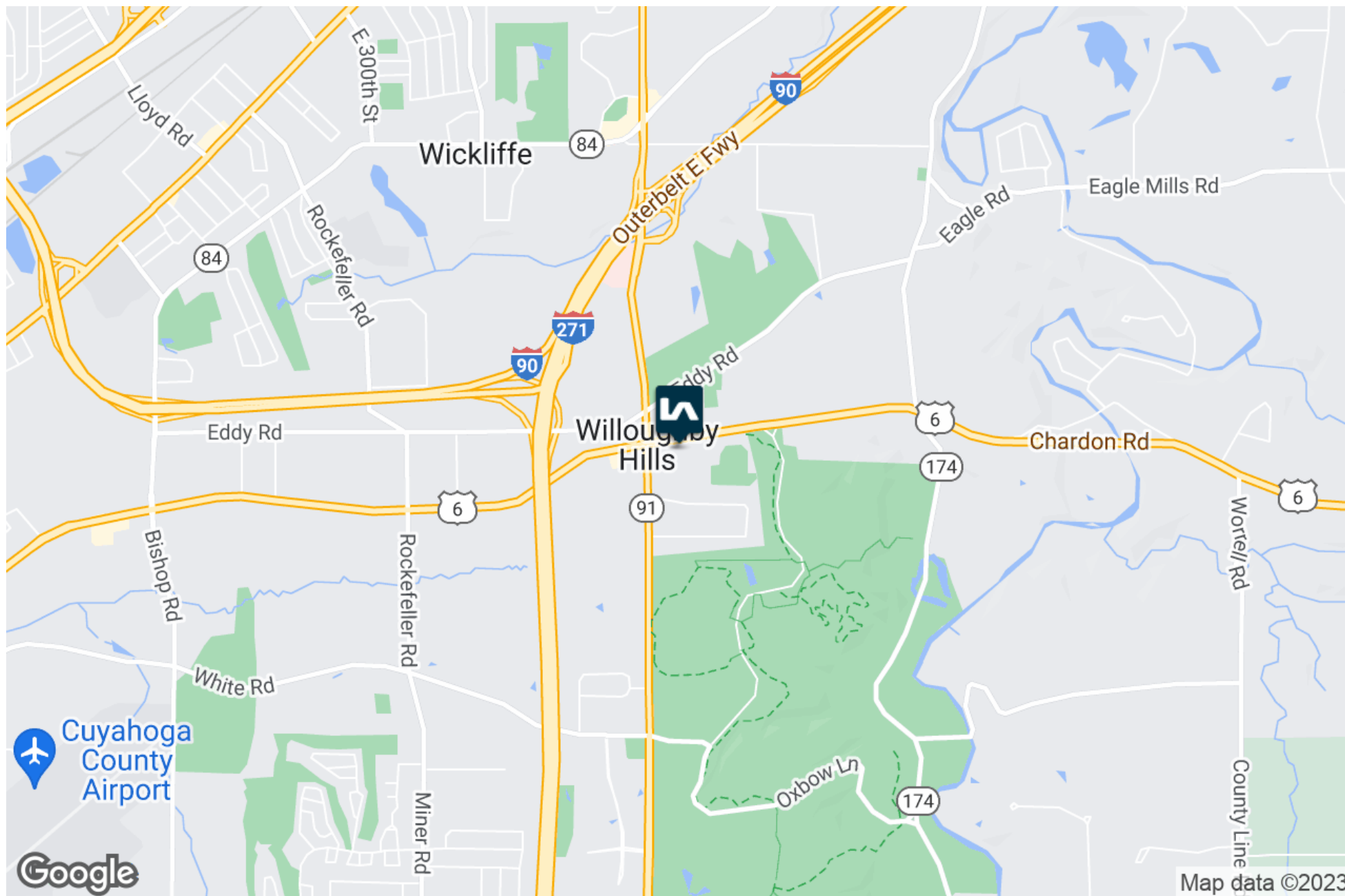


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHAGRIN NORTH IV

35010 Chardon Road, Willoughby Hills, OH 44094

LOCATION MAP



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHAGRIN NORTH IV

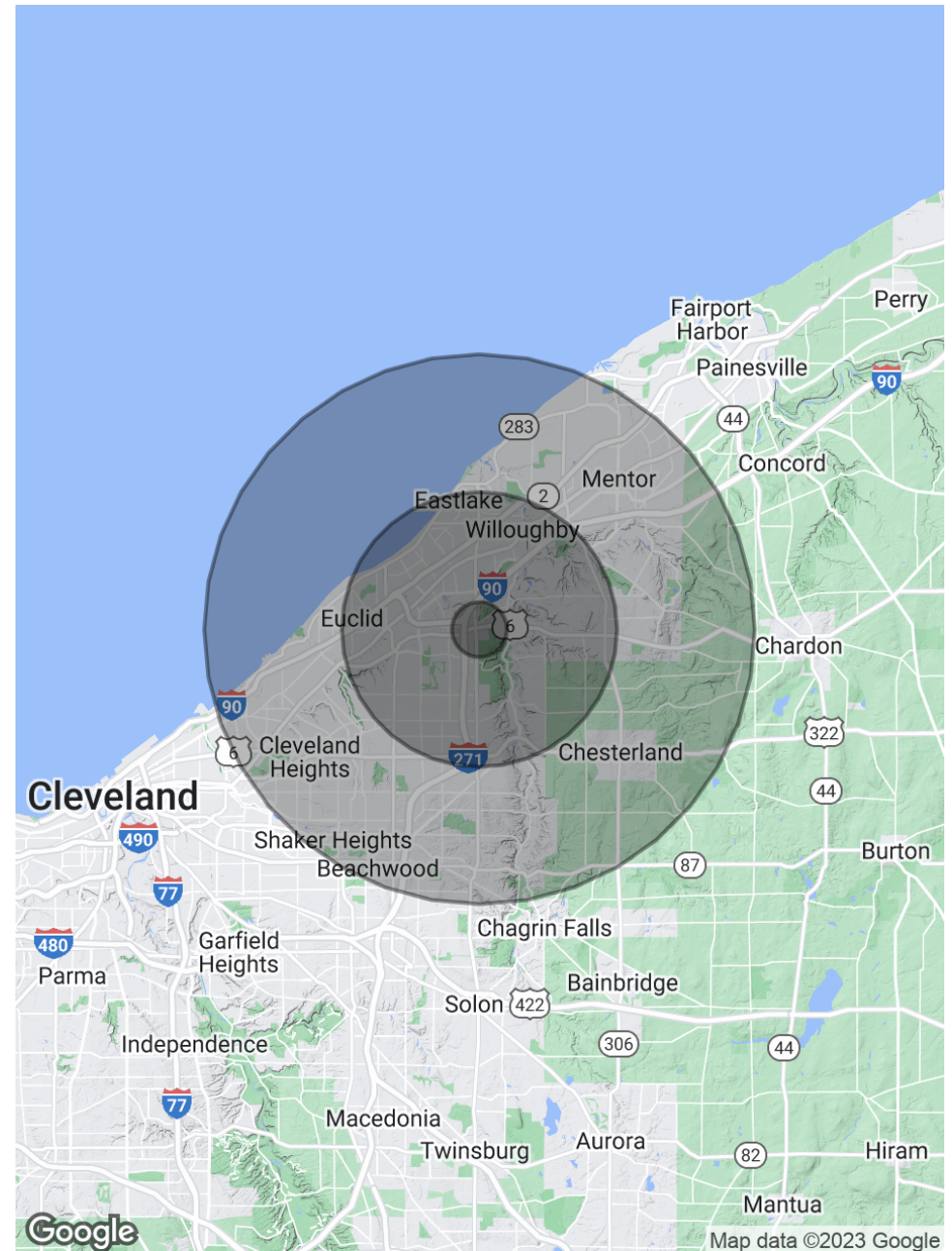
35010 Chardon Road, Willoughby Hills, OH 44094

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,723	140,941	456,431
Average Age	42.4	42.1	41.7
Average Age (Male)	42.6	40.2	39.8
Average Age (Female)	42.8	44.6	43.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,235	62,290	194,039
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$72,860	\$65,259	\$69,499
Average House Value	\$276,757	\$205,216	\$211,919

* Demographic data derived from 2020 ACS - US Census



CHAGRIN NORTH IV

35010 Chardon Road, Willoughby Hills, OH 44094

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For additional information, contact:

Jeremy Steiger, SIOR

Principal

216.559.9090

jsteiger@lee-associates.com



3601 Green Road, Suite 320, Beachwood, OH 44122 | 216.282.0100 | www.lee-associates.com/cleveland/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.