



26300 HARVARD RD, WARRENSVILLE HEIGHTS, OH 44122



Potential Placements

Marriott

ULTA BEAUTY

DSW

Marshalls

ALDI

HomeGoods

Harvard Park

CHIPOTLE MEXICAN GRILL

BUFFALO WILD WINGS GRILL & BAR

The Juicy Seafood Restaurant & Bar

The Juicy Seafood Restaurant & Bar

Olive Garden ITALIAN COTTAGE

HARVARD ROAD

RICHMOND ROAD

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PASSOV GROUP
COMMERCIAL BROKERAGE

26300 HARVARD ROAD

PROPERTY HIGHLIGHTS

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- One Outlot opportunity located at 26300 Harvard Road (2 location options)
- Near major retailers, restaurants & QSRs - Ulta, Aldi, Homegoods, DSW, Chick-fil-A, Chipotle, Five Guys, Olive Garden, etc. with over 3.8M visitors annually
- Strategic location with immediate access to I-271
- Adjacent to Pinecrest, the premier mixed use development featuring high-end retail, dining, and entertainment

DEMOGRAPHICS

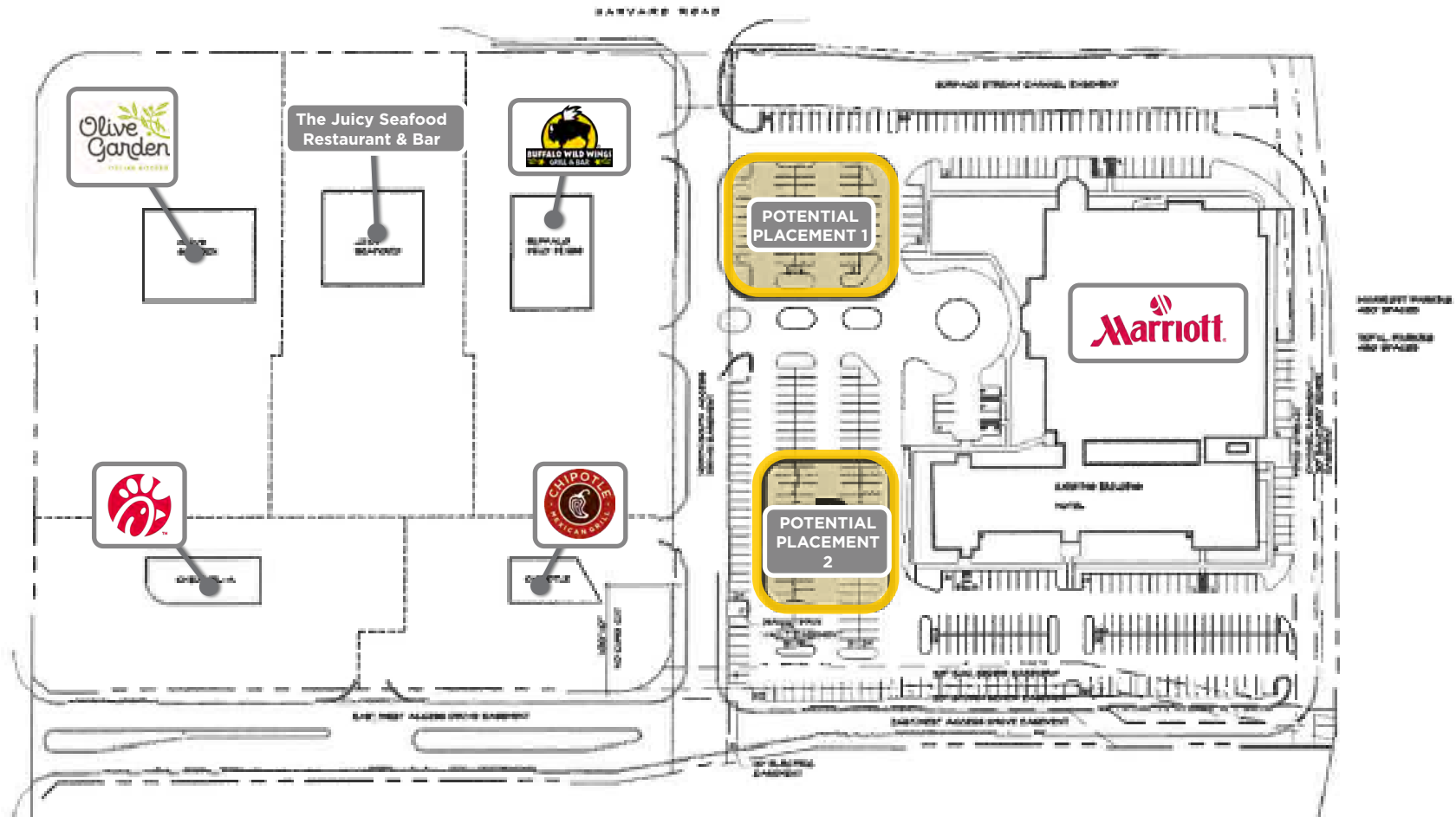
POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	1,952	52,068	177,660
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	968	4,400	10,110
2024 Estimated Total Employees	14,029	56,716	131,265
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$161,411	\$146,613	\$127,942
2024 Estimated Median Household Income	\$91,565	\$94,721	\$86,851



26300 HARVARD ROAD

SITE PLAN

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763-34-001



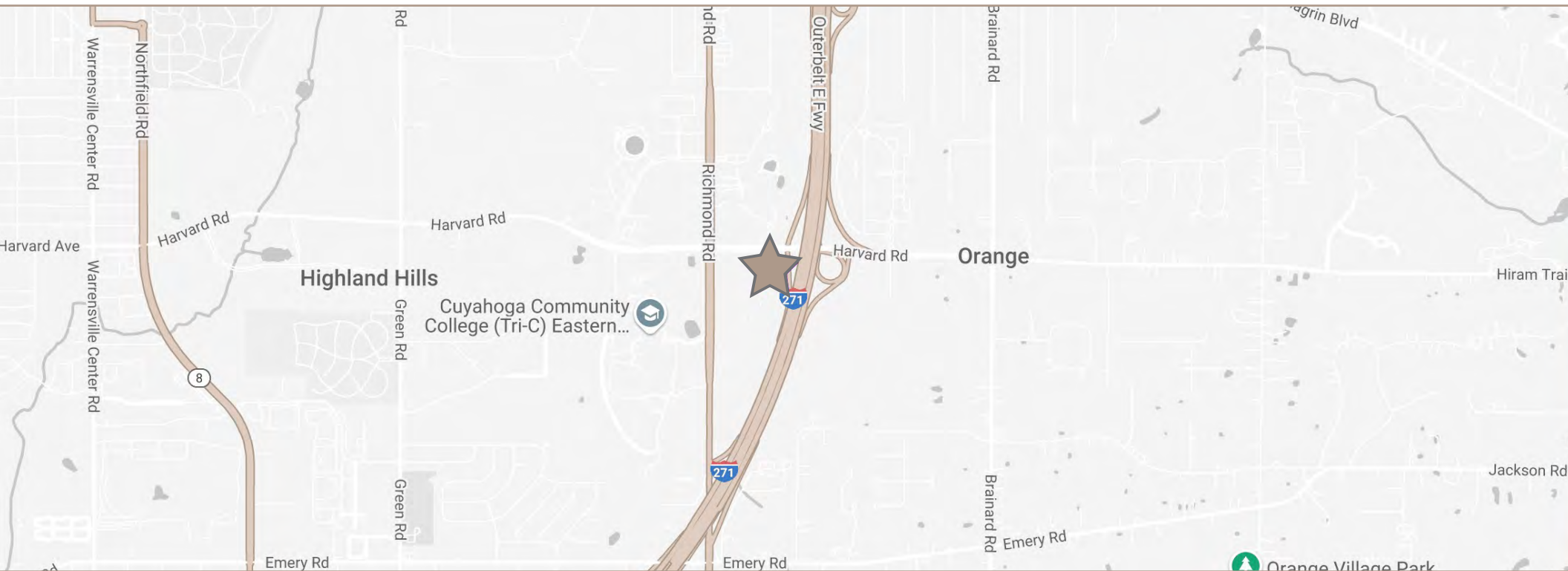
26300 HARVARD ROAD

TRADE AERIAL



26300 HARVARD ROAD

LOCATION OVERVIEW



Warrensville Heights, Ohio, is a thriving suburban city located just 15 miles southeast of downtown Cleveland. With a population of approximately 13,000, the city is strategically positioned near major highways, including Interstates 271 and 480, providing excellent regional connectivity. Known for its strong business community and commitment to development, Warrensville Heights is an attractive destination for companies seeking growth opportunities in Northeast Ohio.

The city's economy is diverse, with strengths in healthcare, education, retail, and manufacturing. It is home to South Pointe Hospital, a Cleveland Clinic facility, which plays a significant role in local employment and healthcare services. The Warrensville Heights City School District and Cuyahoga Community College's Eastern Campus also contribute to workforce development and economic stability.

The commercial real estate market in Warrensville Heights offers significant opportunities. Harvard Park and the Chagrin Highlands area provide prime locations for office, retail, and medical space, attracting national and local businesses. The city's industrial sector is also expanding, with warehouse and distribution facilities benefiting from proximity to Cleveland's transportation network. Retail corridors along Richmond and Emery Roads continue to see investment, supporting new shopping centers and dining establishments.

With ongoing economic development initiatives, infrastructure improvements, and a strong commitment to business growth, Warrensville Heights is an ideal location for commercial real estate investment. Its accessibility, skilled workforce, and expanding business climate make it a prime choice for companies looking to establish or expand in the Cleveland metropolitan area.

