



6267 WILSON MILLS RD, HIGHLAND HEIGHTS, OH 44143



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PASSOV GROUP
COMMERCIAL BROKERAGE

ALPHA CORNERS

PROPERTY HIGHLIGHTS

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- 1,900 SF available
- Signalized intersection at Wilson Mills Rd. and Alpha Dr. only 0.2 miles from I 271
- 27,502 VPD on Wilson Mills Rd.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	6,252	54,014	141,760
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	584	2,608	5,997
2023 Estimated Total Employees	11,972	47,249	80,731
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$114,835	\$120,853	\$115,639
2023 Estimated Median Household Income	\$89,150	\$87,459	\$83,118



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SITE AERIAL



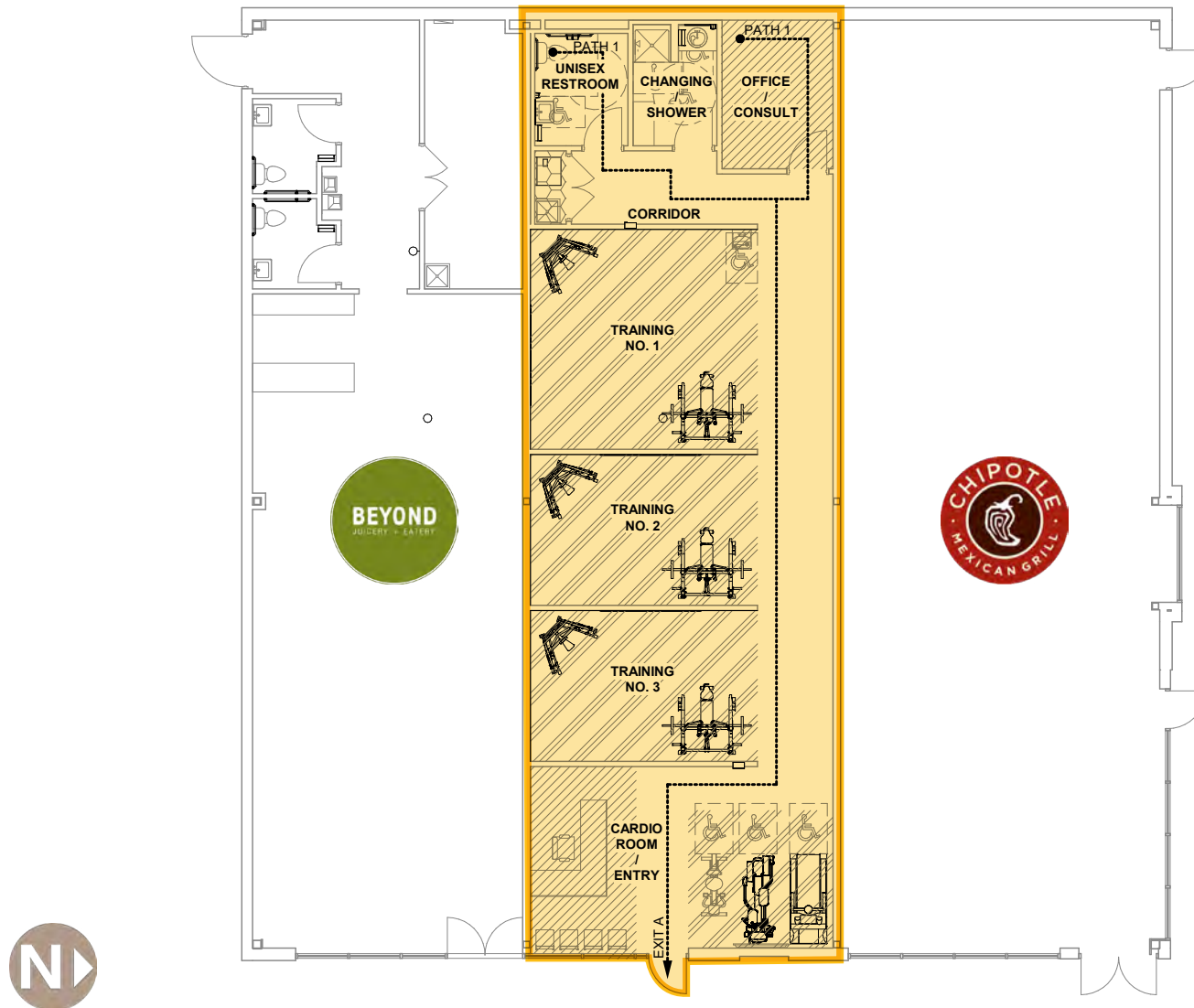
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SITE PLAN



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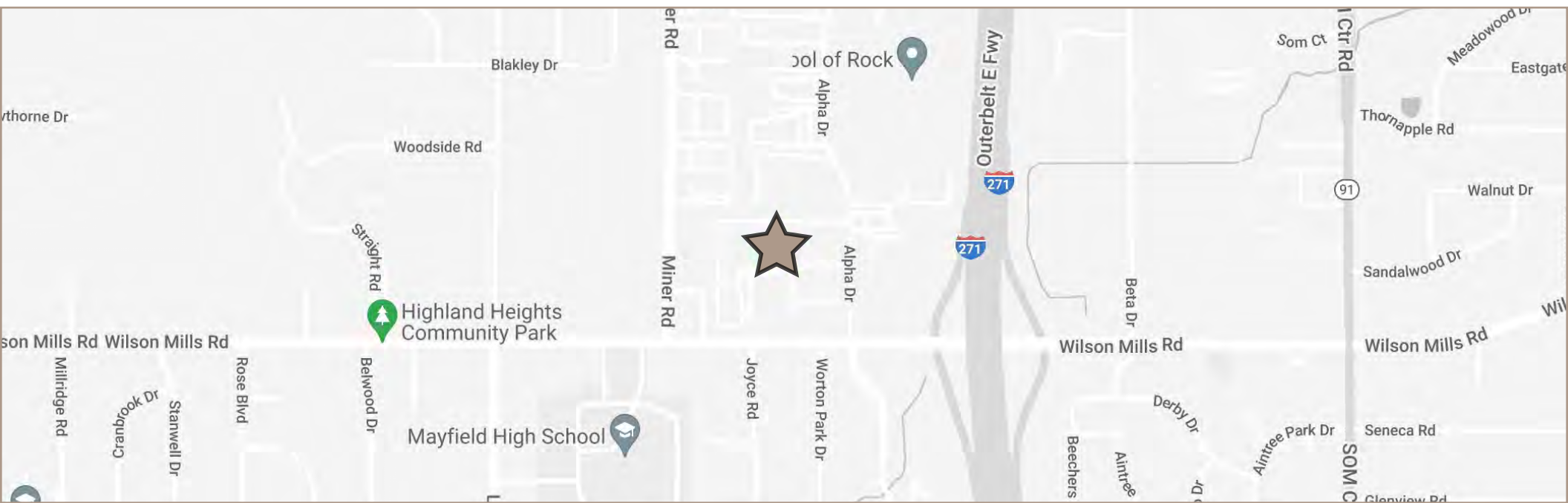
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TRADE AERIAL



ALPHA CORNERS

LOCATION OVERVIEW



Highland Heights, Ohio, a small but rapidly growing suburb east of Cleveland, presents a promising landscape for commercial real estate investment. Situated near major highways and key economic centers, this city offers strategic advantages for businesses looking to establish a foothold in the Greater Cleveland area. The proximity to major healthcare and educational institutions, including the renowned Cleveland Clinic, positions Highland Heights as an ideal location for medical facilities, research centers, and related commercial ventures.

One of the notable features of Highland Heights is its burgeoning tech industry, bolstered by nearby university research centers and corporate parks. This tech-savvy environment creates an opportunity for investors in commercial real estate to develop and lease properties catering to

the tech sector. This includes office spaces, research facilities, and innovation hubs that can foster collaboration and growth within the burgeoning tech community.

Furthermore, Highland Heights places a strong emphasis on sustainable development and green initiatives. The city's commitment to environmentally friendly practices presents an opportunity for eco-conscious commercial real estate ventures, such as LEED-certified buildings, energy-efficient office spaces, and green business parks. Investors keen on aligning their projects with sustainability goals will find Highland Heights an attractive location for eco-friendly commercial real estate ventures.

