

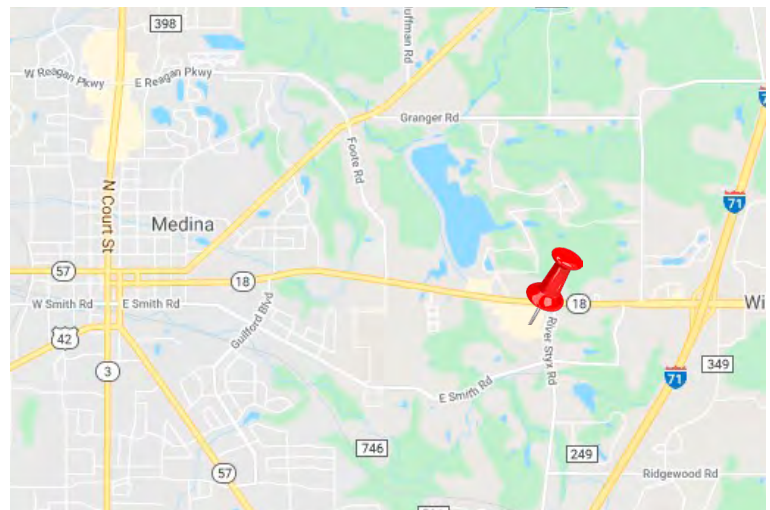
6,649 SF Former Rockne's Bar/Restaurant in Buehlers Plaza



5121 Buehlers Dr.
Medina, OH 44256

Property Features

- 6,649 SF freestanding building
- Visible from Medina Road / SR 18
- Former restaurant/bar with seating for 199
- 1 mile west of I-71 in Buehlers Plaza
- Located in busy, established retail, office and medical corridor
- Traffic counts on SR 18: 27,598 CPD
- Equipment not included



For more information:

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[Click for Outdoor Video Tour](#)

[Click for Indoor Video Tour](#)

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FOR LEASE



*EQUIPMENT NOT INCLUDED

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Demographics	5 Miles	7 Miles	10 Miles
Population:	56,050	87,936	186,743
Households:	21,257	33,539	71,669
Median HH Income:	\$77,848	\$75,766	\$76,667
Average HH Income:	\$97,470	\$95,275	\$97,161

NAIPleasant Valley
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Location Advantages

- Easily accessible from I-71
- Located on Medina Rd/SR-18
- Just 1.2 miles from I-71

Traffic Counts

- 27,350 VPD on Medina Rd.

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AVAILABLE SUITES

ADDRESS	SUITE	SF	
5121 Buehlers Dr.		6,649	
5141 Buehlers Dr.		1,065	
5145 Buehlers Dr.	300	1,927	LEASED
5155 Buehlers Dr.	100/101	4,073	

5121 Buehlers Dr.
Medina, OH 44256

FOR LEASE



Executive Summary

5155 Buehlers Dr, Medina, Ohio, 44256
Rings: 5, 7, 10 mile radii

Prepared by Esri
Latitude: 41.13481
Longitude: -81.81524

	5 miles	7 miles	10 miles
Population			
2000 Population	42,752	68,754	151,716
2010 Population	52,107	81,809	175,485
2019 Population	56,050	87,936	186,743
2024 Population	58,313	91,299	193,207
2000-2010 Annual Rate	2.00%	1.75%	1.47%
2010-2019 Annual Rate	0.79%	0.78%	0.67%
2019-2024 Annual Rate	0.79%	0.75%	0.68%
2019 Male Population	48.7%	49.0%	49.1%
2019 Female Population	51.3%	51.0%	50.9%
2019 Median Age	40.4	41.6	42.5

In the identified area, the current year population is 186,743. In 2010, the Census count in the area was 175,485. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 193,207 representing a change of 0.68% annually from 2019 to 2024. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	93.4%	93.8%	93.2%
2019 Black Alone	2.7%	2.2%	2.0%
2019 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2019 Asian Alone	1.4%	1.5%	2.5%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.5%	0.6%	0.5%
2019 Two or More Races	1.9%	1.8%	1.6%
2019 Hispanic Origin (Any Race)	2.3%	2.3%	2.3%

Persons of Hispanic origin represent 2.3% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 17.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	122	119	124
2000 Households	15,602	24,924	55,141
2010 Households	19,656	30,978	66,856
2019 Total Households	21,257	33,539	71,669
2024 Total Households	22,162	34,916	74,355
2000-2010 Annual Rate	2.34%	2.20%	1.95%
2010-2019 Annual Rate	0.85%	0.86%	0.75%
2019-2024 Annual Rate	0.84%	0.81%	0.74%
2019 Average Household Size	2.62	2.61	2.58

The household count in this area has changed from 66,856 in 2010 to 71,669 in the current year, a change of 0.75% annually. The five-year projection of households is 74,355, a change of 0.74% annually from the current year total. Average household size is currently 2.58, compared to 2.60 in the year 2010. The number of families in the current year is 51,839 in the specified area.

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	5 miles	7 miles	10 miles
Mortgage Income			
2019 Percent of Income for Mortgage	13.5%	13.8%	13.4%
Median Household Income			
2019 Median Household Income	\$77,848	\$75,766	\$76,667
2024 Median Household Income	\$84,574	\$82,362	\$83,736
2019-2024 Annual Rate	1.67%	1.68%	1.78%
Average Household Income			
2019 Average Household Income	\$97,470	\$95,275	\$97,161
2024 Average Household Income	\$107,173	\$105,496	\$107,825
2019-2024 Annual Rate	1.92%	2.06%	2.10%
Per Capita Income			
2019 Per Capita Income	\$37,032	\$36,576	\$37,262
2024 Per Capita Income	\$40,802	\$40,600	\$41,467
2019-2024 Annual Rate	1.96%	2.11%	2.16%

Households by Income

Current median household income is \$76,667 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$83,736 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$97,161 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$107,825 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$37,262 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$41,467 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	156	154	159
2000 Total Housing Units	16,377	26,189	57,467
2000 Owner Occupied Housing Units	11,806	19,478	44,705
2000 Renter Occupied Housing Units	3,796	5,446	10,436
2000 Vacant Housing Units	775	1,265	2,326
2010 Total Housing Units	20,909	33,030	71,057
2010 Owner Occupied Housing Units	15,059	24,168	53,533
2010 Renter Occupied Housing Units	4,597	6,810	13,323
2010 Vacant Housing Units	1,253	2,052	4,201
2019 Total Housing Units	22,632	35,755	76,043
2019 Owner Occupied Housing Units	16,222	26,066	56,916
2019 Renter Occupied Housing Units	5,035	7,473	14,753
2019 Vacant Housing Units	1,375	2,216	4,374
2024 Total Housing Units	23,688	37,359	79,134
2024 Owner Occupied Housing Units	17,210	27,562	59,739
2024 Renter Occupied Housing Units	4,952	7,353	14,615
2024 Vacant Housing Units	1,526	2,443	4,779

Currently, 74.8% of the 76,043 housing units in the area are owner occupied; 19.4%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 71,057 housing units in the area - 75.3% owner occupied, 18.7% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 3.06%. Median home value in the area is \$210,668, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.12% annually to \$233,924.

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