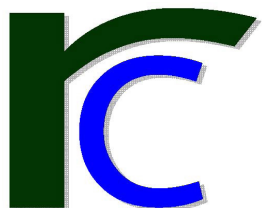


Exceptional Redevelopment Opportunity

3900 Orange Pl
Beachwood, Ohio



REISENFELD AND COMPANY

3659 S. Green Rd. Suite 217
Beachwood, OH 44122
(216)765-8080 fax(216)765-8843

Mike Herzfeld (440)759-2885
Drew Sulzer (216)533-4341

Exceptional Redevelopment Opportunity

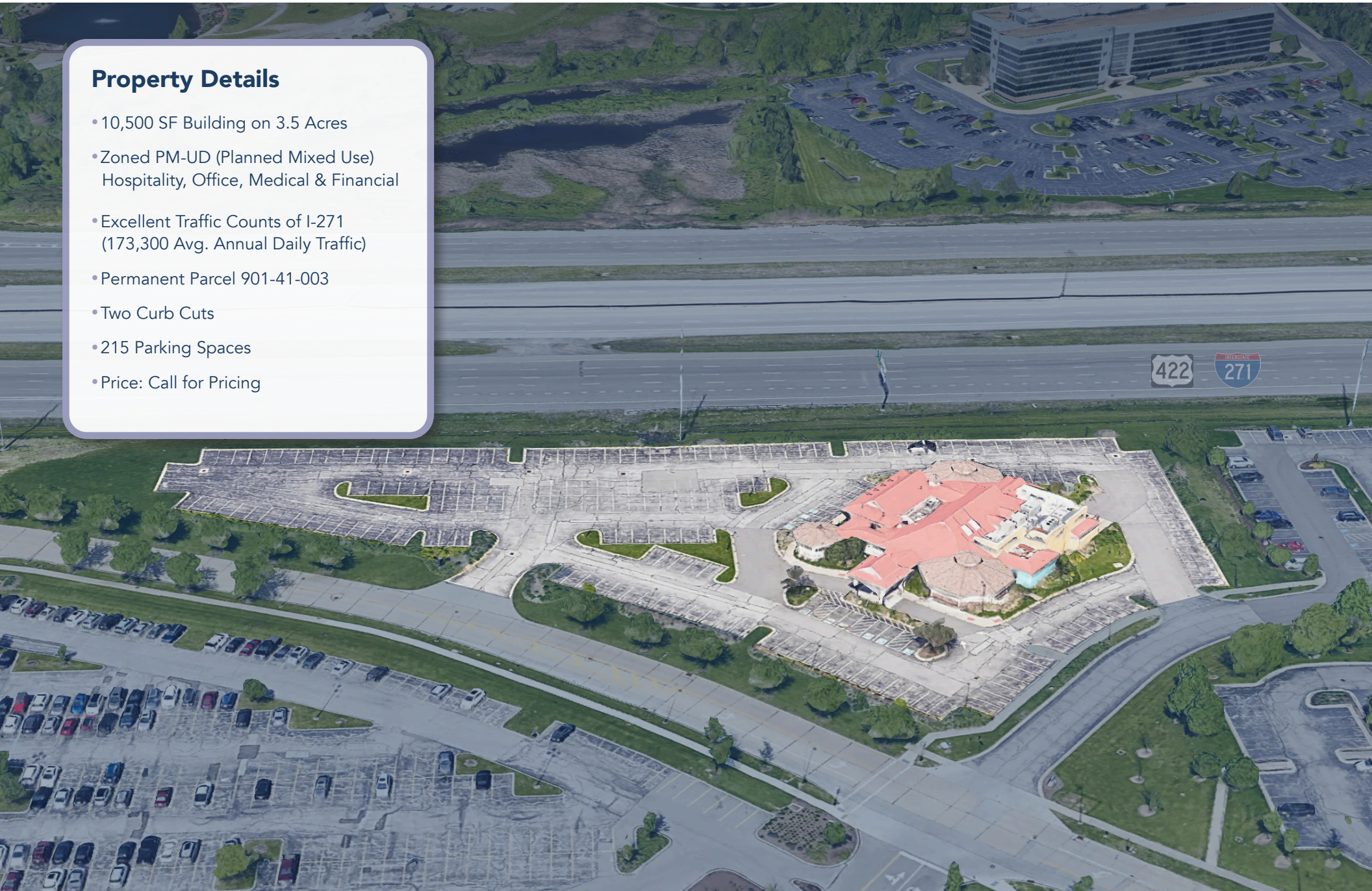
- 10,500 SF Building on 3.5 Acres
- Zoned PM-UD (Planned Mixed Use) Hospitality, Office, Medical & Financial
- Across from Pinecrest Lifestyle Center
- Perfect Visibility from busy Highway 271
- Adjacent to the East Suburbs most affluent suburbs and retail corridor.
- Restaurants Nearby Include: Red Steakhouse, Social Kitchen, Hyde Park, PF Chang's, Cooper Hawk, Giovanni's Ristorante, Mitchell's Fish Market, Pinstripes, Firebirds, BJ's Brewhouse and others.






Property Details

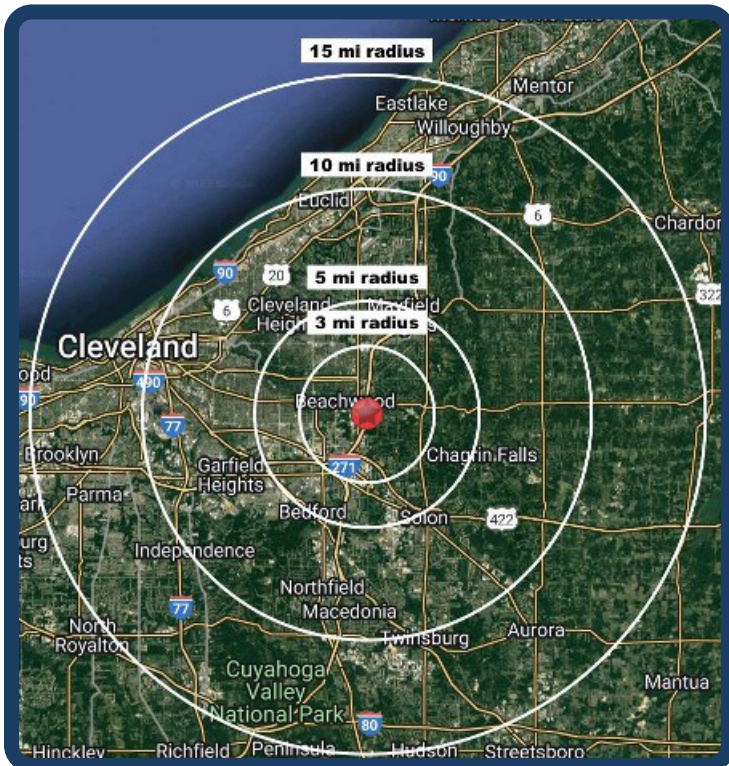
- 10,500 SF Building on 3.5 Acres
- Zoned PM-UD (Planned Mixed Use)
Hospitality, Office, Medical & Financial
- Excellent Traffic Counts of I-271
(173,300 Avg. Annual Daily Traffic)
- Permanent Parcel 901-41-003
- Two Curb Cuts
- 215 Parking Spaces
- Price: Call for Pricing





Property Details

- 3-Mile Demos: 48,524 POP / \$88,644 MED Income
- Over 274K Households within 10 Miles
- Nearby some of the most influent cities in Ohio: Pepper Pike, Moreland Hills, Bentleyville, Gates Mills, Hunting Valley and Solon



3900 Orange Pl Beachwood, OH 44122	3 mi radius	5 mi radius	10 mi radius	15 mi radius	
Population					
Estimated Population (2022)	48,524	186,655	633,830	1,090,446	
Projected Population (2027)	48,562	183,878	624,228	1,073,121	
Census Population (2020)	49,423	189,399	642,246	1,104,730	
Census Population (2010)	47,167	186,043	660,329	1,115,185	
Projected Annual Growth (2022 to 2027)	38	-	-2,778 -0.3%	-9,602 -0.3%	-17,325 -0.3%
Historical Annual Growth (2020 to 2022)	-899 -0.9%	-2,744 -0.7%	-8,416 -0.7%	-14,284 -0.7%	-
Historical Annual Growth (2010 to 2020)	2,256 0.5%	3,356 0.2%	-18,083 -0.3%	-10,455 -	-
Households					
Estimated Households (2022)	20,720	79,731	274,381	476,211	
Projected Households (2027)	20,221	76,302	263,159	456,909	
Census Households (2020)	20,954	80,568	277,199	480,623	
Census Households (2010)	19,250	77,634	278,287	469,913	
Projected Annual Growth (2022 to 2027)	-500 -0.5%	-3,429 -0.9%	-11,222 -0.8%	-19,301 -0.8%	-
Historical Annual Growth (2020 to 2022)	-234 -0.6%	-837 -0.5%	-2,818 -0.5%	-4,413 -0.5%	-
Historical Annual Growth (2010 to 2020)	1,704 0.9%	2,934 0.4%	-1,088 -	10,710 0.2%	-
Average Household Income					
Estimated Average Household Income (2022)	\$128,825	\$101,532	\$82,648	\$82,284	
Projected Average Household Income (2027)	\$153,497	\$142,455	\$109,712	\$106,725	
Census Average Household Income (2020)	\$99,943	\$78,678	\$60,441	\$59,862	
Census Average Household Income (2010)	\$92,932	\$71,321	\$54,362	\$54,016	
Projected Annual Growth (2022 to 2027)	\$24,671 3.8%	\$40,923 8.1%	\$27,064 6.5%	\$24,441 5.9%	-
Historical Annual Growth (2020 to 2022)	\$28,883 2.4%	\$22,854 2.4%	\$22,207 3.1%	\$22,422 3.1%	-
Historical Annual Growth (2010 to 2020)	\$7,011 0.8%	\$7,357 1.0%	\$6,079 1.1%	\$5,846 1.1%	-
Median Household Income					
Estimated Median Household Income (2022)	\$88,644	\$72,890	\$60,606	\$62,531	
Projected Median Household Income (2027)	\$101,912	\$85,865	\$72,354	\$75,023	
Census Median Household Income (2020)	\$67,823	\$57,499	\$46,276	\$47,042	
Census Median Household Income (2010)	\$67,862	\$55,424	\$42,695	\$43,016	
Projected Annual Growth (2022 to 2027)	\$13,268 3.0%	\$12,975 3.6%	\$11,747 3.9%	\$12,492 4.0%	-
Historical Annual Growth (2020 to 2022)	\$20,822 2.6%	\$15,391 2.2%	\$14,331 2.6%	\$15,489 2.7%	-
Historical Annual Growth (2010 to 2020)	-\$40 -	\$2,076 0.4%	\$3,581 0.8%	\$4,026 0.9%	-

The information contained in this herein has been obtained from sources believed to be reliable. Reisenfeld & Company do not doubt its accuracy; however, Reisenfeld & Company make no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness.

