

# VERSAPLEX II

24000 Mercantile Rd., Beachwood, OH 44122



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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Flex building. Each unit has its own entrance and parking at the suite door. North building units have overhead doors and units in the south building have docks. Unit 9 has a dock door and a drive-in door.

## PROPERTY HIGHLIGHTS

- One minute from I-271 & Chagrin Blvd.
- Surrounded by Amenities
- Local Ownership
- Ample Parking

## OFFERING SUMMARY

Lease Rate:	Call For Info
Available SF:	1,351 - 3,060 SF
Building Size:	44,236 SF

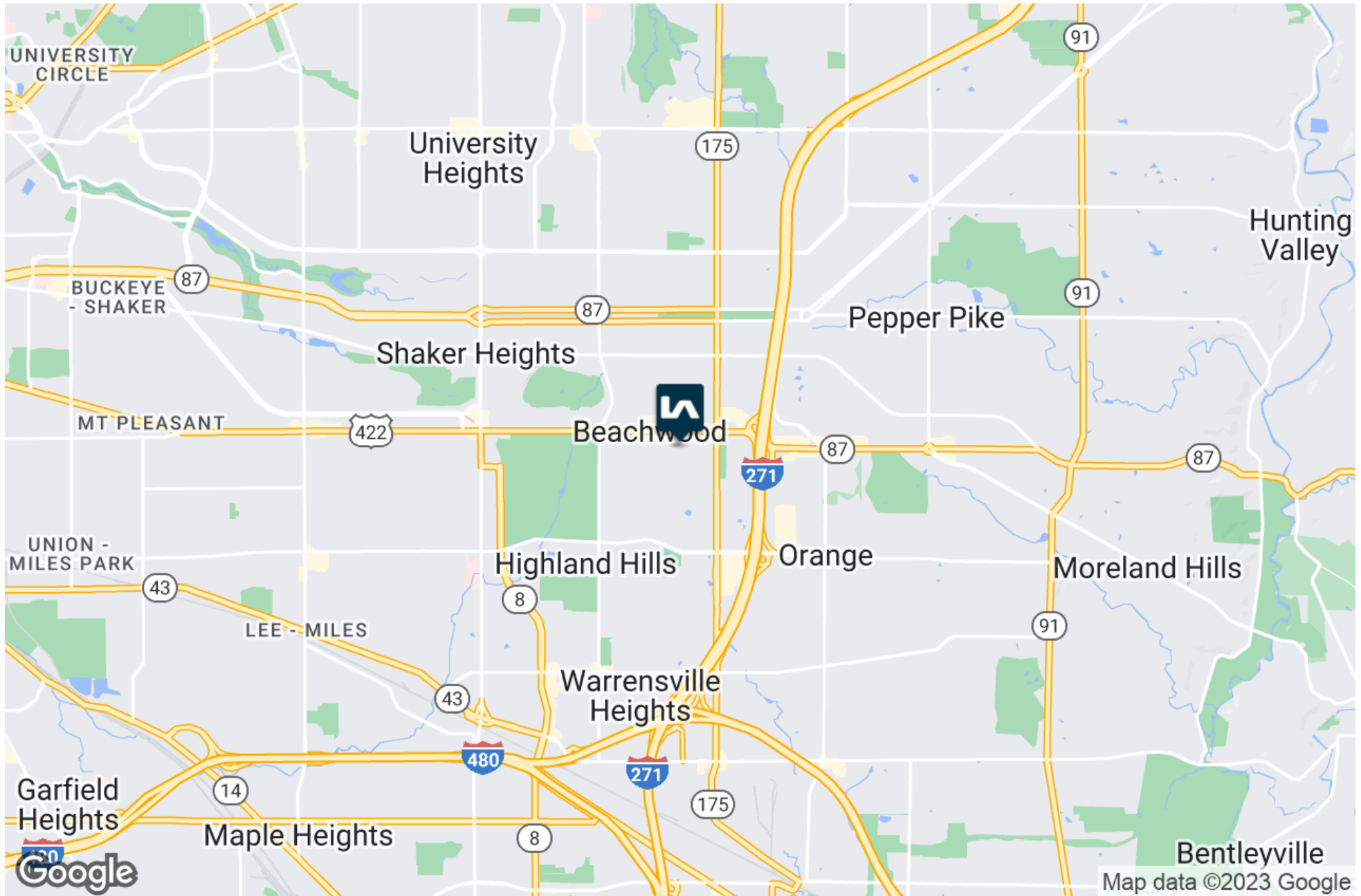
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,270	26,010	89,475
Total Population	3,578	66,506	220,035
Average HH Income	\$125,100	\$94,062	\$80,594

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## LOCATION MAP

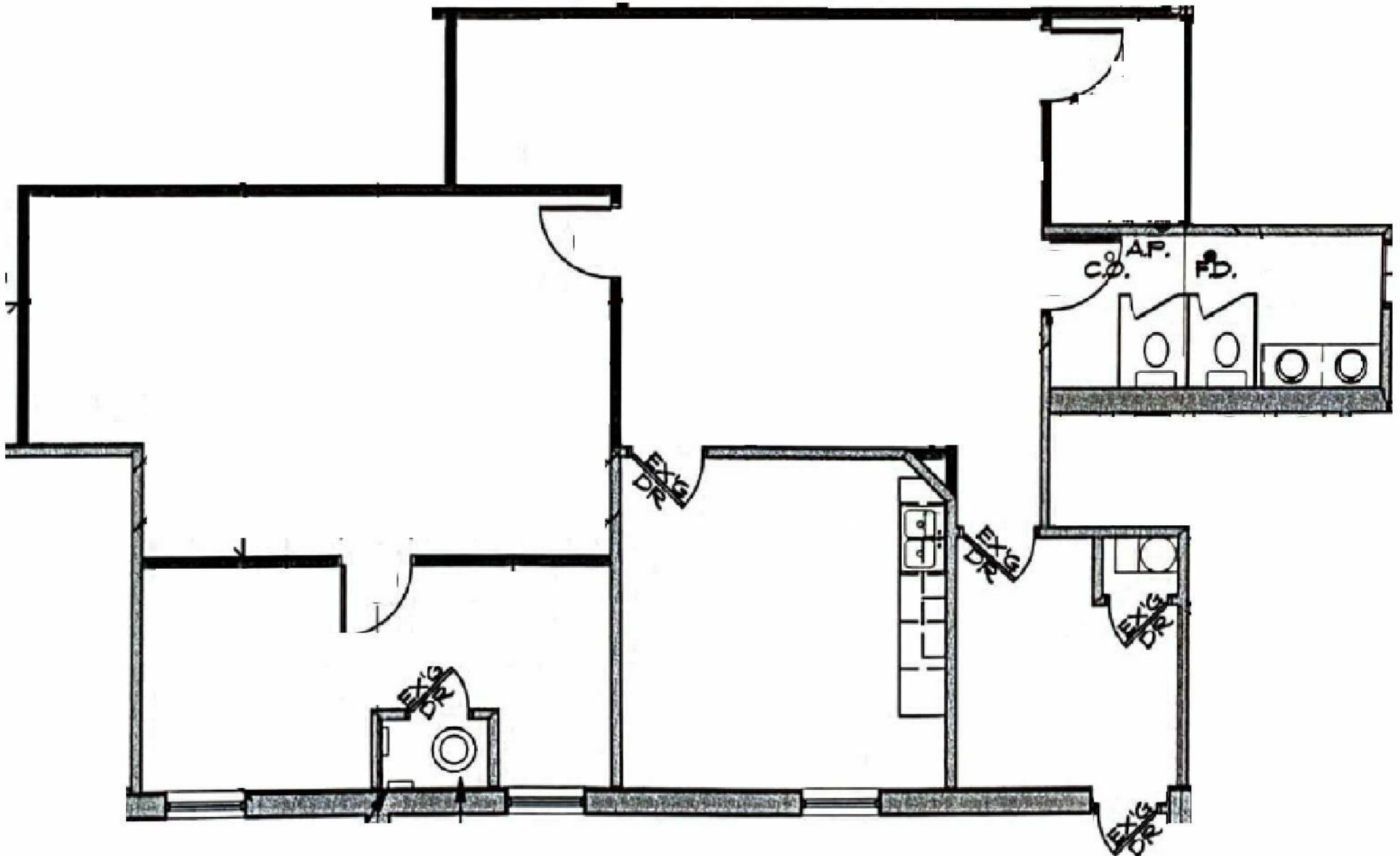


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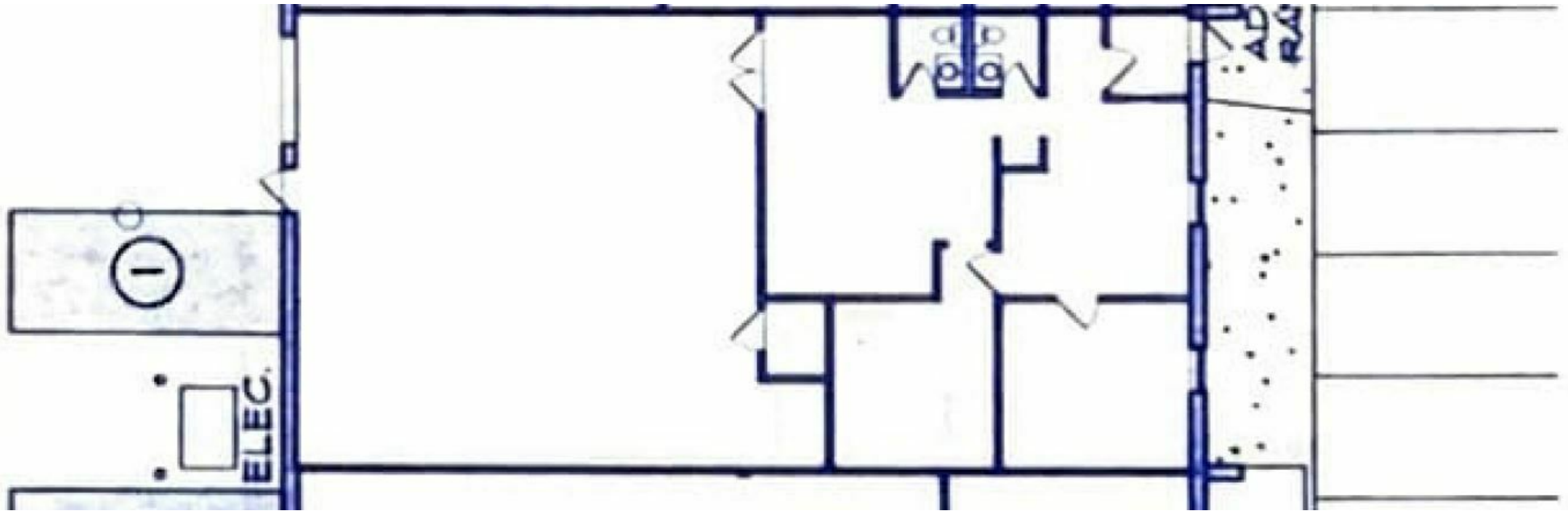
## FLOOR PLANS UNIT 3 1,351 SFT



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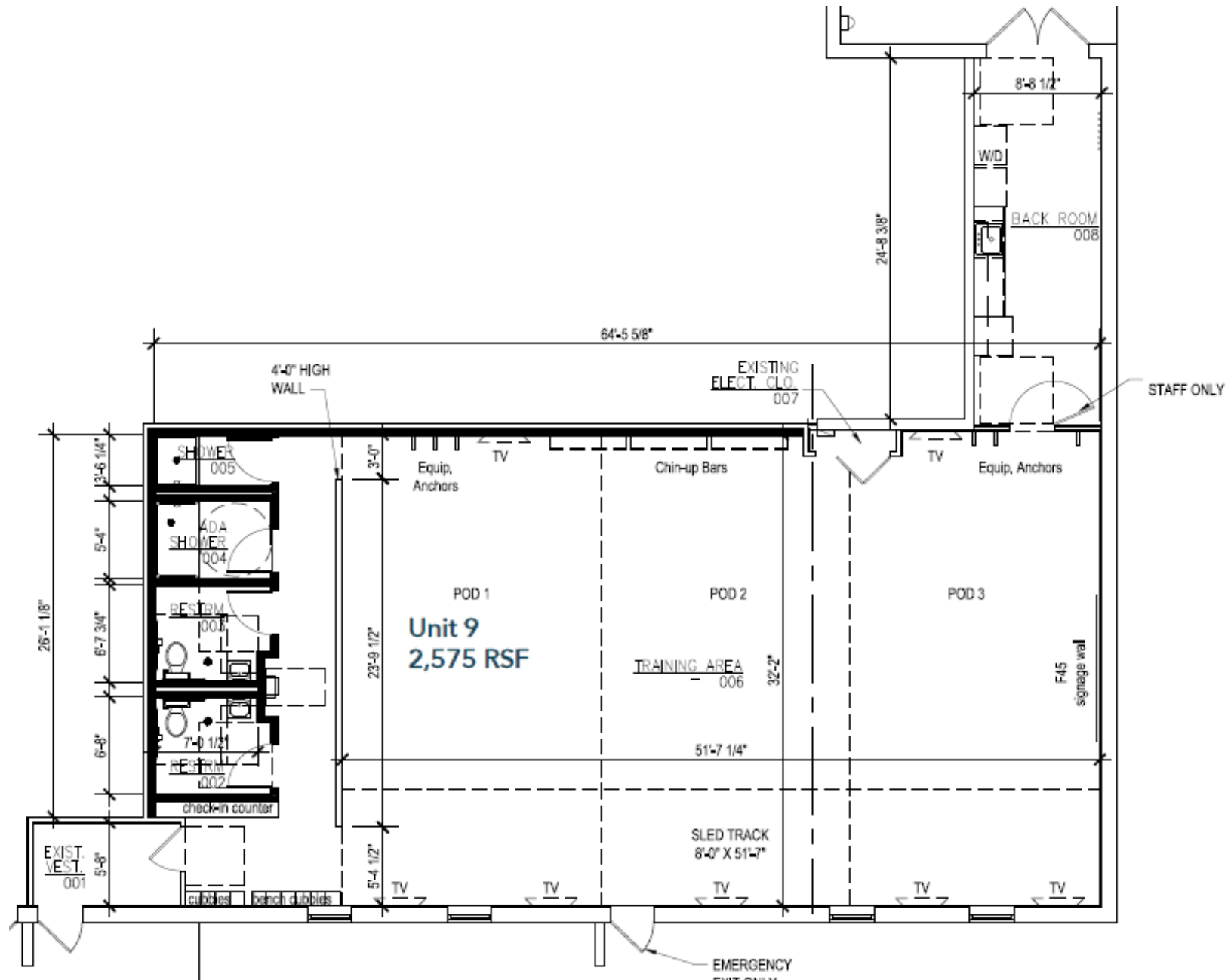
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**FLOOR PLANS    UNIT 9    2,575**

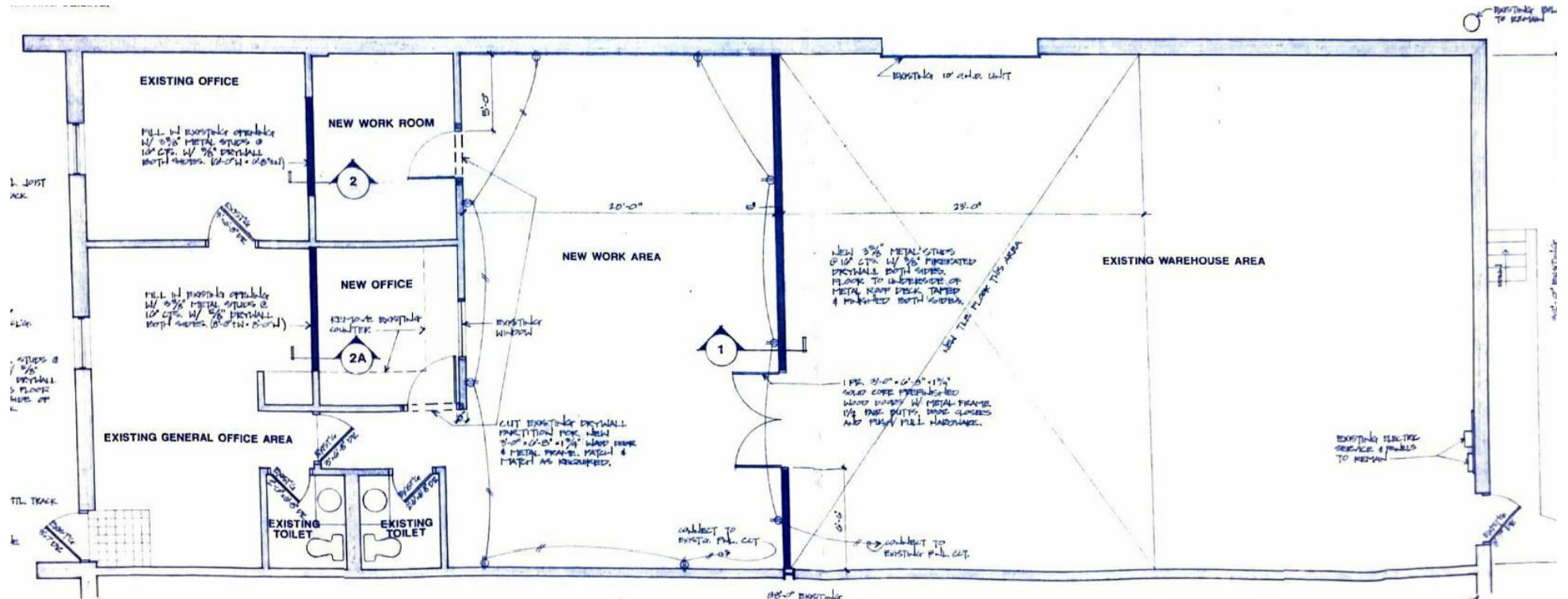


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**3,060 SFT**



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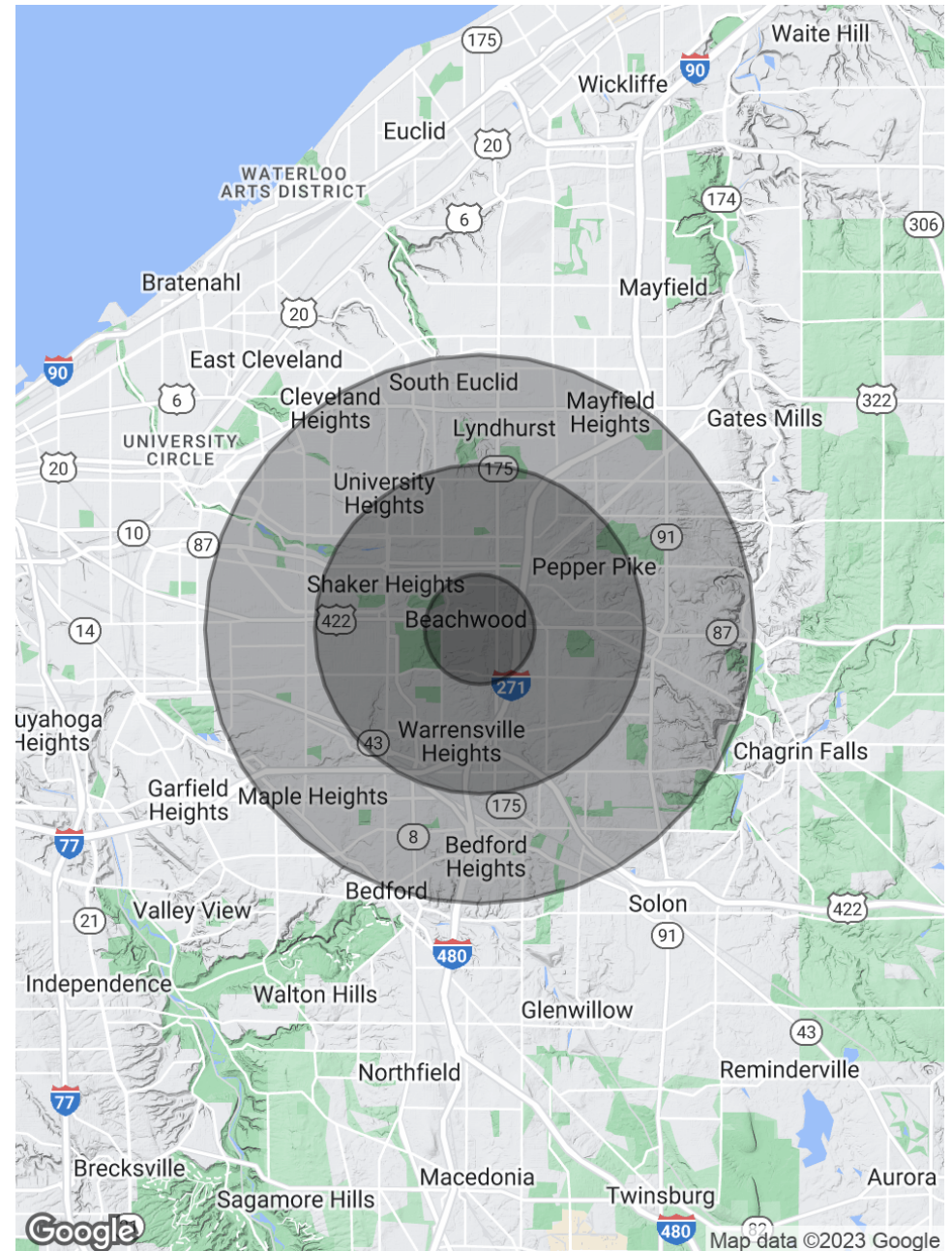
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,578	66,506	220,035
Average Age	52.3	42.9	40.9
Average Age (Male)	47.9	39.2	37.9
Average Age (Female)	55.0	45.4	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,270	26,010	89,475
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$125,100	\$94,062	\$80,594
Average House Value	\$333,221	\$308,210	\$213,774

\* Demographic data derived from 2020 ACS - US Census



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For additional information, contact:

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