

## 16500 Chagrin Blvd., Shaker Hts., OH



### Property Features

- Medical Office Space
  - 2,376 SF, Suite 202 (2nd Floor)
  - Private Entryway
  - 6 Exam Rooms
  - Exterior Signage on High Traffic Corner
- Rent Abatement and Generous Tenant Improvement Allowance Available
- Exterior & Landscaping Improvements Completed Spring 2023
- Adjacent to Shaker Towne Center



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# FOR LEASE

Office Photos

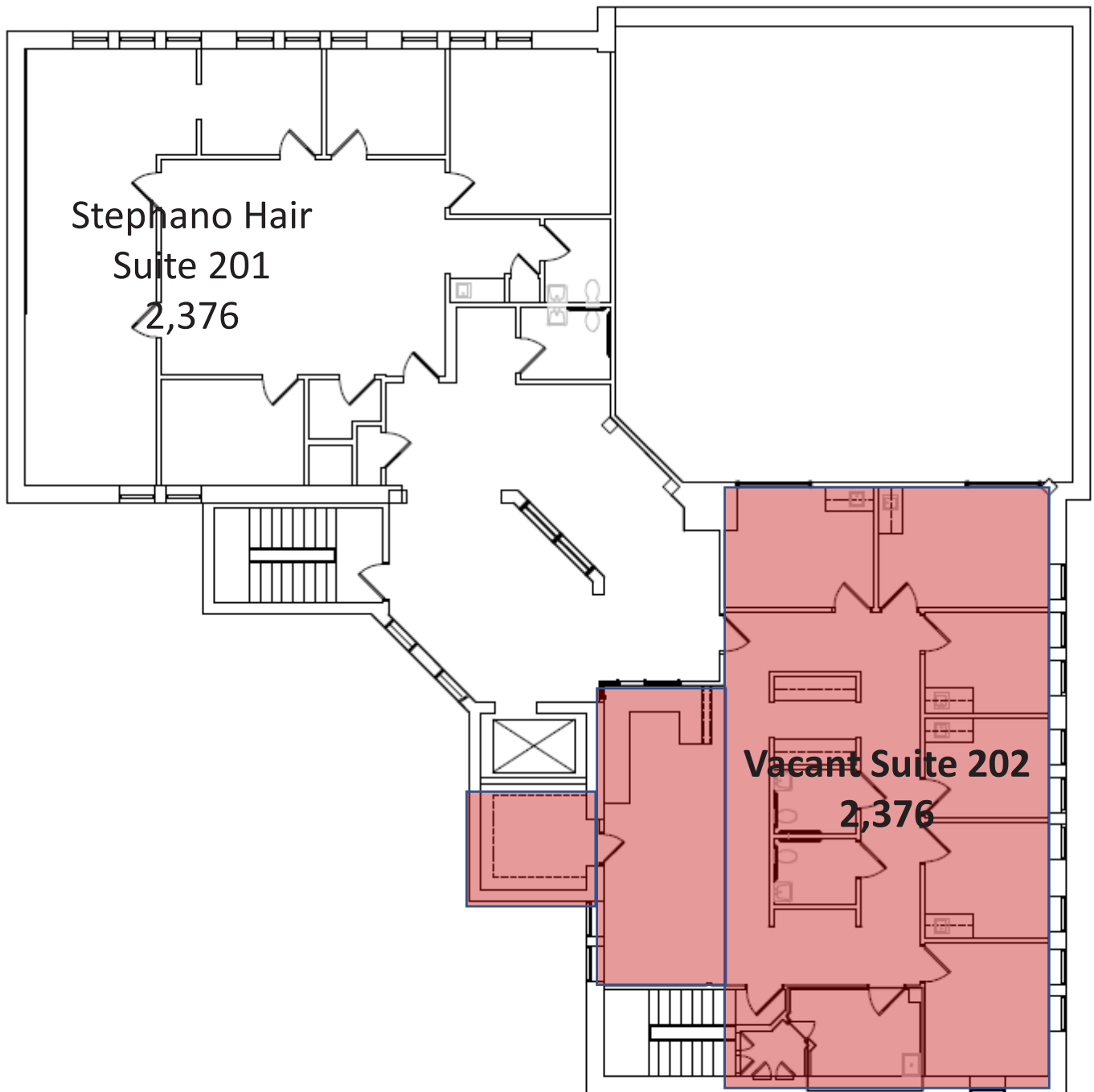


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# FOR LEASE

## Office Floorplan



Stephano Hair  
Suite 201  
2,376

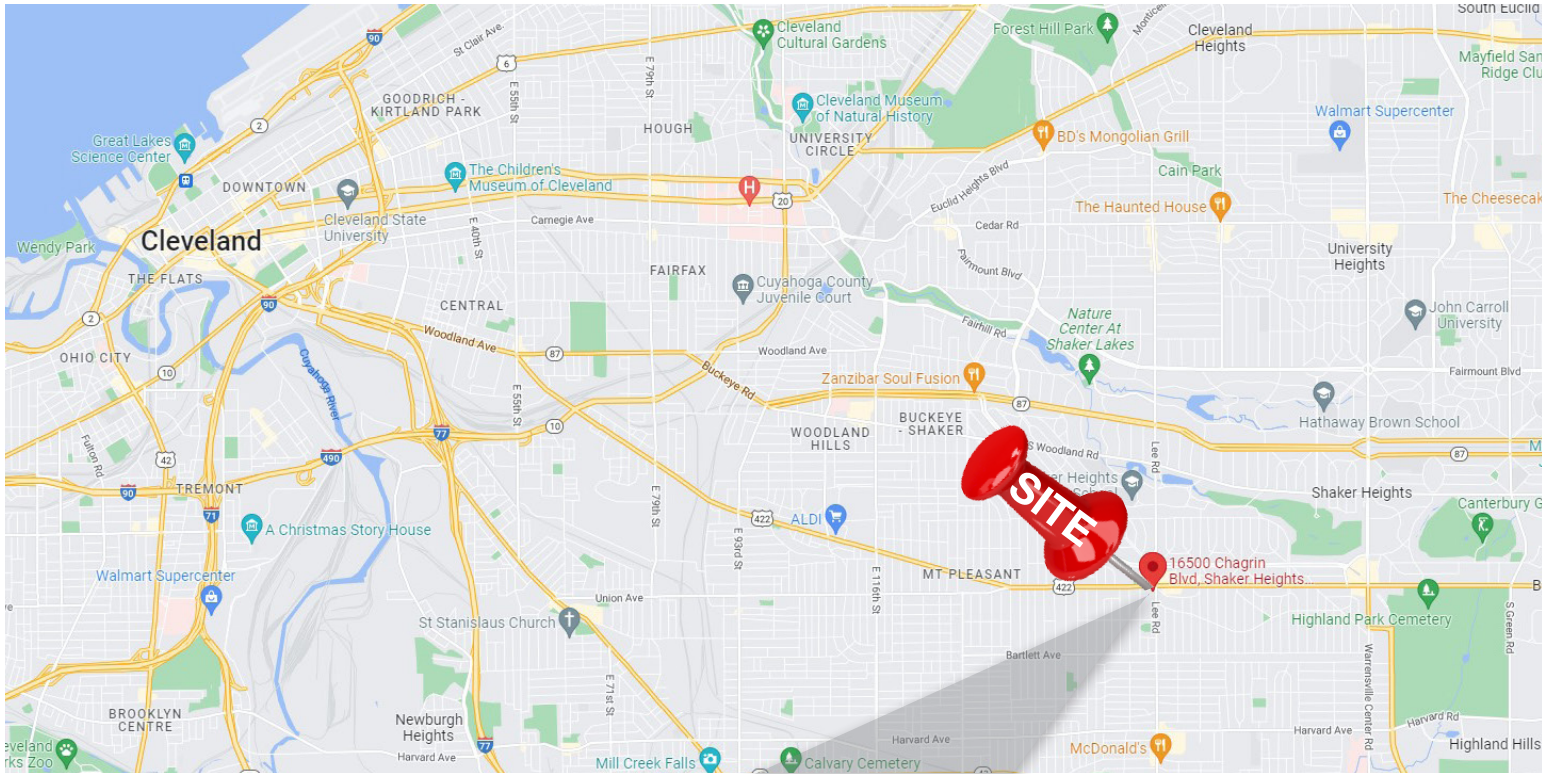
Vacant Suite 202  
2,376

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# FOR SALE

## Location



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Shaker Hts., OH**

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# DEMOGRAPHS

## 1 Mile Radius

### KEY FACTS

22,580

Population



2.4

Average Household Size

41.6

Median Age

\$56,807

Median Household Income

### EDUCATION

7%

No High School Diploma



22%

High School Graduate



31%

Some College



40%

Bachelor's/Grad/Pr of Degree

### BUSINESS



418

Total Businesses



3,811

Total Employees

### EMPLOYMENT



66.2%

White Collar



13.3%

Blue Collar



20.5%

Services

7.1%

Unemployment Rate

### INCOME



\$56,807

Median Household Income



\$37,634

Per Capita Income



\$96,974

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (15.1%)

The smallest group: \$150,000 - \$199,999 (5.4%)

Indicator ▲	Value	Diff	
<\$15,000	12.6%	-0.1%	
\$15,000 - \$24,999	11.5%	+2.1%	
\$25,000 - \$34,999	8.4%	-0.9%	
\$35,000 - \$49,999	12.2%	-0.3%	
\$50,000 - \$74,999	15.1%	-3.1%	
\$75,000 - \$99,999	13.7%	+1.6%	
\$100,000 - \$149,999	12.7%	-1.1%	
\$150,000 - \$199,999	5.4%	-0.3%	
\$200,000+	8.3%	+1.9%	

Bars show deviation from Cuyahoga County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2022, 2027.

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# DEMOGRAPHS

## 5 Mile Radius

### KEY FACTS

320,317

Population



2.2

Average Household Size

40.0

Median Age

\$47,153

Median Household Income

### EDUCATION

10%

No High School Diploma



28%

High School Graduate



29%

Some College



34%

Bachelor's/Grad/Pr of Degree

### BUSINESS



10,972

Total Businesses



293,474

Total Employees

### EMPLOYMENT



62.2%

White Collar



17.7%

Blue Collar



20.1%

Services

7.1%

Unemployment Rate

### INCOME



\$47,153

Median Household Income



\$32,976

Per Capita Income



\$46,531

Median Net Worth

### Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$150,000 - \$199,999 (4.2%)

Indicator ▲	Value	Diff		
<\$15,000	17.7%	+5.0%		
\$15,000 - \$24,999	11.1%	+1.7%		
\$25,000 - \$34,999	10.6%	+1.3%		
\$35,000 - \$49,999	12.5%	0		
\$50,000 - \$74,999	17.1%	-1.1%		
\$75,000 - \$99,999	10.8%	-1.3%		
\$100,000 - \$149,999	10.5%	-3.3%		
\$150,000 - \$199,999	4.2%	-1.5%		
\$200,000+	5.5%	-0.9%		

Bars show deviation from Cuyahoga County

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