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216.381.8200

# LARGE REDEVELOPMENT

## Warrensville Heights, Ohio



### HIGHLIGHTS

- Last large land available in Warrensville Heights
- Major commuter street with over 29,000 vehicles passing the site daily at the intersection of Richmond and Miles roads
- Located less than one quarter of a mile from Interstate 271 and Interstate 480 at the intersection of Richmond and Miles roads
- Over 40,000 employees within three miles
- Zoned for commercial and residential uses
- **AVAILABLE:** 0.91 to 6.0 AC

### DEMOGRAPHICS

| POPULATION         | 3 MILE   | 5 MILE    | 7 MILE    |
|--------------------|----------|-----------|-----------|
| 2030 Projection    | 51,523   | 160,702   | 333,395   |
| 2025 Estimate      | 52,838   | 164,820   | 342,509   |
| INCOME             | 3 MILE   | 5 MILE    | 7 MILE    |
| 2025 Average       | \$91,313 | \$110,038 | \$106,167 |
| 2025 Median        | \$57,549 | \$65,008  | \$66,875  |
| DAYTIME POPULATION | 3 MILE   | 5 MILE    | 7 MILE    |
| 2025 Employees     | 41,256   | 80,525    | 130,519   |

### LEASING INFORMATION

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#### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

#### COLUMBUS

100 W OLD WILSON BRIDGE ROAD,  
SUITE 207  
WORTHINGTON, OH 43085

### JIM BECKER

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