



**PROPERTY HIGHLIGHTS**

- Property can be parceled off to sell or ground lease. If parceled off, proposed curb cut created on Warrensville Center Rd.
- 19,854 SF building on approximately 4.24 acres at the corner of Warrensville Center Rd. and Watercrest Ave.
- Located directly in front of the Liberty Ford car dealership, just south of Southgate Shopping Center, and 1.6 miles from the proposed Amazon Distribution Center
- Warrensville Center Rd. has approximately 20,000 VPD
- Property is the first site along the Bedford Auto Mile

**TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	14,287	\$42,039	10,249
<b>3 Miles</b>	76,579	\$47,293	60,190
<b>5 Miles</b>	185,084	\$62,029	136,931
<b>5 Minute</b>	72,164	\$47,026	59,365

**QUICK LINKS** *(click to view)*

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

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INTERSTATE 480

134,296 VPD

INTERSTATE 271

INTERSTATE 480

**SOUTHGATE USA SHOPPING CENTER**

SUBWAY | revol | PIZZA HUT | cricket | RAINBOW | RITE AID | H&R BLOCK | PAYLESS | SALLY BEAUTY | AMBIANCE | CASH | GNC

**amazon** Distribution Center  
 ↑ 1.6 miles north  
 +2,000 employees

**BEDFORD AUTO MILE**

TOYOTA | KIA | GMC | JEEP | SUBARU | VOLVO | NISSAN | MAZDA | CHRYSLER | FIAT | ACURA | DODGE | FORD | SMART

MILKOVICH MIDDLE SCHOOL

**SITE**

**MEADOW BROOK MARKET SQUARE SHOPPING CENTER**

IHOP | First National Bank

30,009 VPD

21,968 VPD

46,176 VPD

22,848 VPD