



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.

FOR SALE

MAPLE HEIGHTS, OH

- 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
1 Mile	14,287	\$42,039	10,249
3 Miles	76,579	\$47,293	60,190
5 Miles	185,084	\$62,029	136,931
5 Minute	72,164	\$47,026	59,365

QUICK LINKS (click to view)

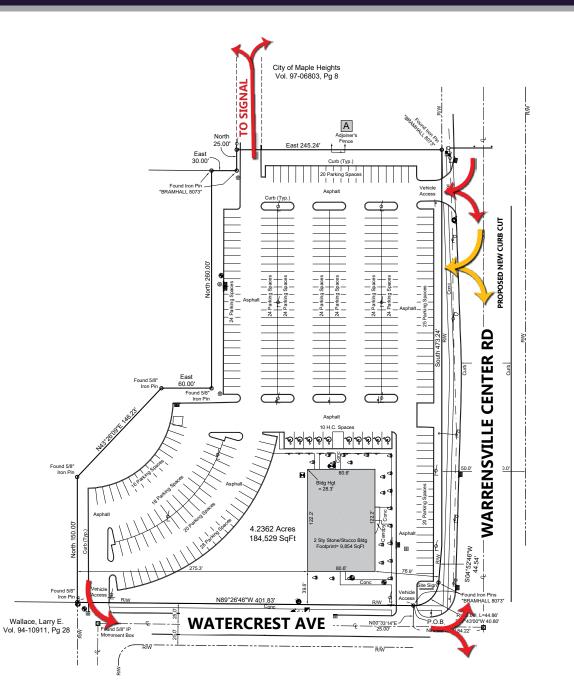
3401 Richmond Rd., Suite 200			
Beachwood, OH 44122			

www.passovgroup.com

FOR MORE INFORMATION, CONTACT: 216.831.8100



Catherine Lueckel / clueckel@passovgroup.com • Allison Giomuso / agiomuso@passovgroup.com



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$FOR \; SALE$ maple heights, oh



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COMMERCIAL BROKERAGE

Catherine Lueckel / clueckel@passovgroup.com • Allison Giomuso / agiomuso@passovgroup.com