



5402 MAYFIELD RD, LYNDHURST, OH 44124



SPACE 1

SPACE 2

FOR MORE INFO: 440.537.5445

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PASSOV GROUP
COMMERCIAL BROKERAGE

LYNDHURST COMMONS

PROPERTY HIGHLIGHTS

OFFERING HIGHLIGHTS

- 3,080 SF and 2,160 SF Available
- 40,312 VPD with excellent visibility on Mayfield Road
- Excellent pylon signage available
- Easy ingress/egress from Mayfield Road or Commodore Road
- Newly remodeled building

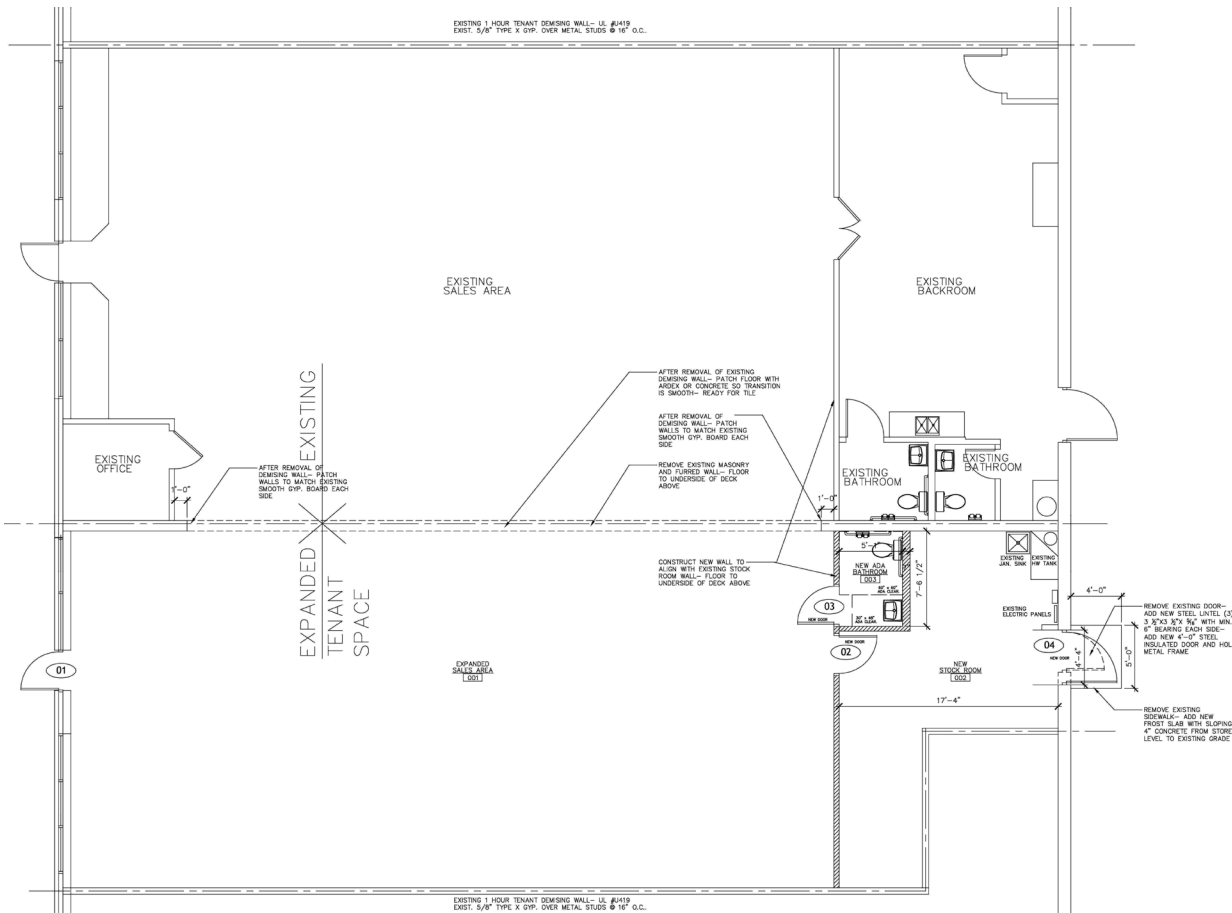
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	12,286	87,826	195,917
2029 Projection	11,748	84,707	190,241
BUSINESS	1 MILE	5 MILE	5 MILE
2024 Estimated Total Businesses	504	4,063	9,947
2024 Estimated Total Employees	3,110	57,171	124,729
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$118,364	\$119,503	\$119,352
2024 Estimated Median Household Income	\$87,757	\$86,766	\$85,761

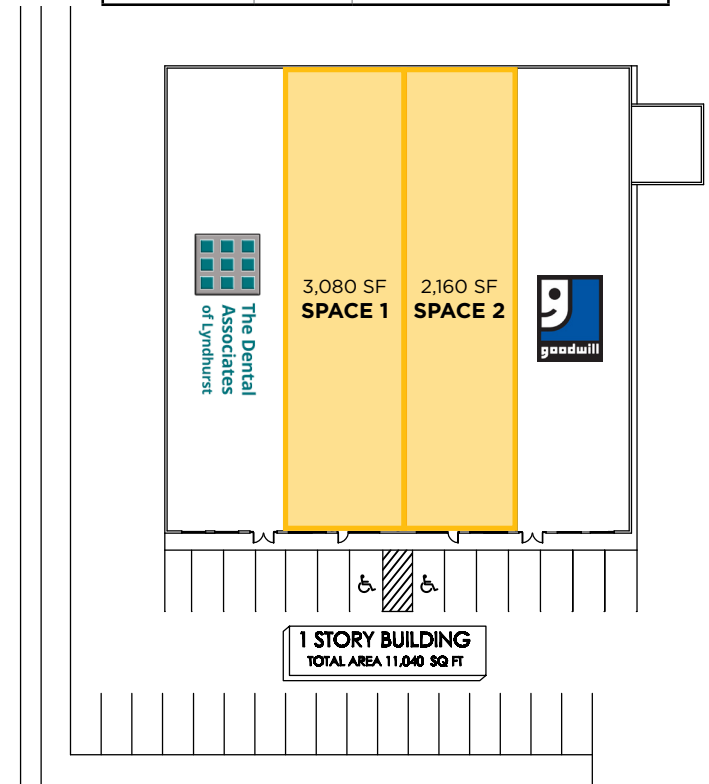


LYNDHURST COMMONS

FLOOR PLAN



ADDRESS	SF	TENANT
5400	3,040	GOODWILL
SPACE 1	3,080	AVAILABLE
SPACE 2	2,160	AVAILABLE
5406	2,800	DR. CONNELL, DENTIST



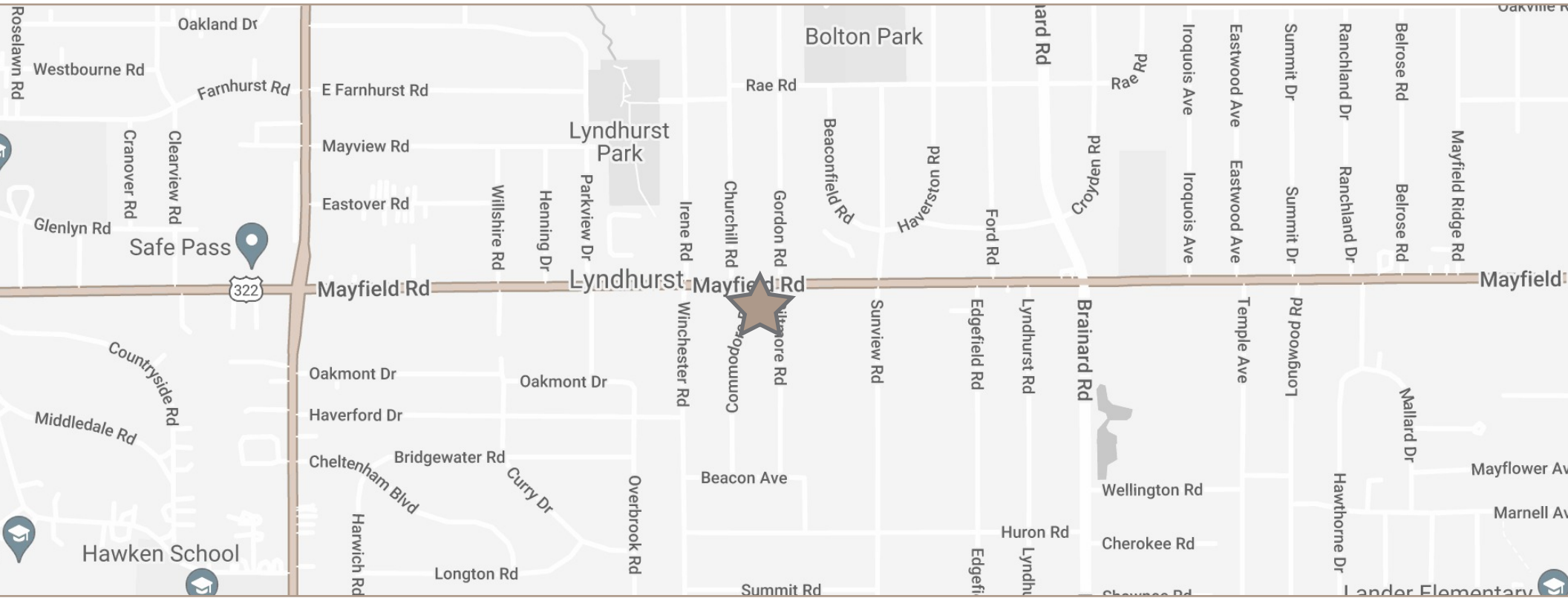
LYNDHURST COMMONS

TRADE AERIAL



LYNDHURST COMMONS

LOCATION OVERVIEW



Lyndhurst, Ohio, is a thriving suburb situated about 10 miles east of downtown Cleveland. Known for its excellent quality of life, Lyndhurst features top-rated schools, well-maintained parks, and a variety of community amenities, making it an attractive place to live and work. The city offers a mix of residential neighborhoods and commercial areas, providing a balanced environment for families and professionals.

The local economy in Lyndhurst is diverse, with key sectors including retail, healthcare, and professional services. Major shopping centers like Legacy Village and the nearby Beachwood Place offer extensive retail and dining options, attracting visitors from across the region. The city's strategic location near major highways such as I-271 and public transportation makes it easily accessible, enhancing its appeal for both businesses and residents.

Opportunities for commercial real estate in Lyndhurst are plentiful. The robust retail sector provides numerous opportunities for new stores and restaurants, particularly in high-traffic areas like Mayfield Road and Legacy Village. Office spaces in Lyndhurst vary in size and can accommodate small businesses and professional services looking for a strategic location. Additionally, the city's supportive business environment, coupled with ongoing development projects, creates a favorable climate for commercial real estate investment.

With its strategic location, diverse economy, and attractive community amenities, Lyndhurst presents promising prospects for commercial real estate investment. Whether you're looking to start a new business or expand an existing one, Lyndhurst offers a supportive and dynamic environment.



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