

# PROPERTY FOR LEASE

BEACHWOOD, OHIO

24619 CHAGRIN BLVD.





# FACT SHEET

## BEACHWOOD, OHIO

**24619 CHAGRIN BLVD.**

### Size and Location

Freestanding Building with 4,380 sq ft on the Ground Floor, Covered Patio and 2,200 sq ft Mezzanine

### Key Features:

- Liquor license available
- Indoor & Outdoor Bars – Seamless design with four garage doors connecting indoor and outdoor spaces.
- Expansive Outdoor Patio – Ideal for hosting events and maximizing customer experience.

### Prime Location

Located on Chagrin Blvd in Beachwood Ohio, this venue is surrounded by numerous office buildings within a half-mile radius, housing a substantial workforce. The plaza itself hosts various retail establishments, ensuring a steady flow of potential patrons.



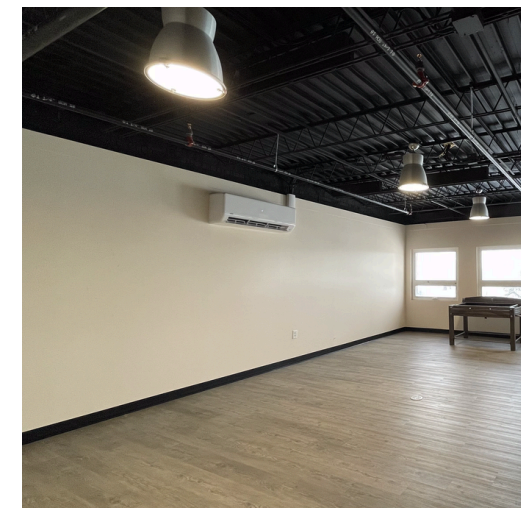
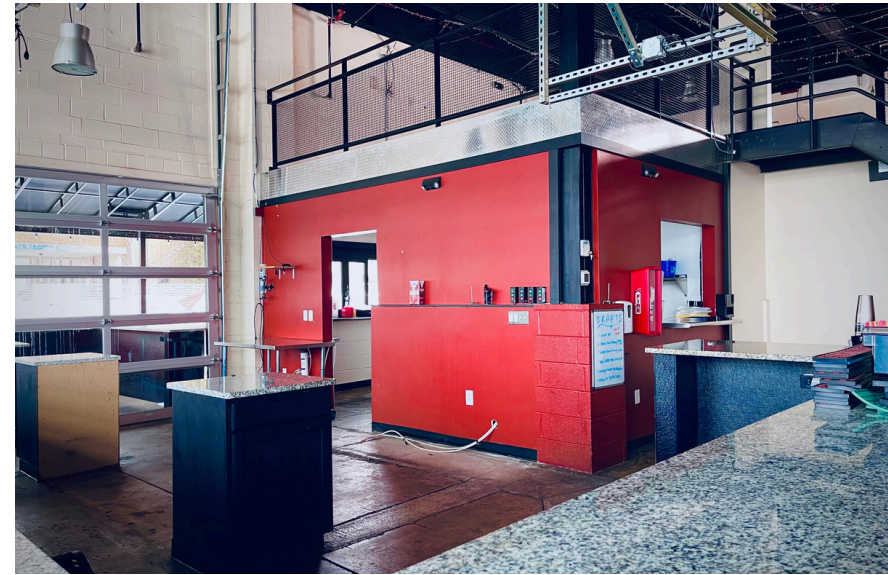
Area Demographics	3 mi.	5 mi.	7 mi.
Total Population	72,763	234,871	425,015
Avg. Household Income	\$160,626	\$119,349	\$103,061
Daytime Employees	59,711	128,899	235,668



# PROPERTY PHOTO'S

BEACHWOOD, OHIO

24619 CHAGRIN BLVD.





# PROPERTY PHOTO'S

BEACHWOOD, OHIO

24619 CHAGRIN BLVD.





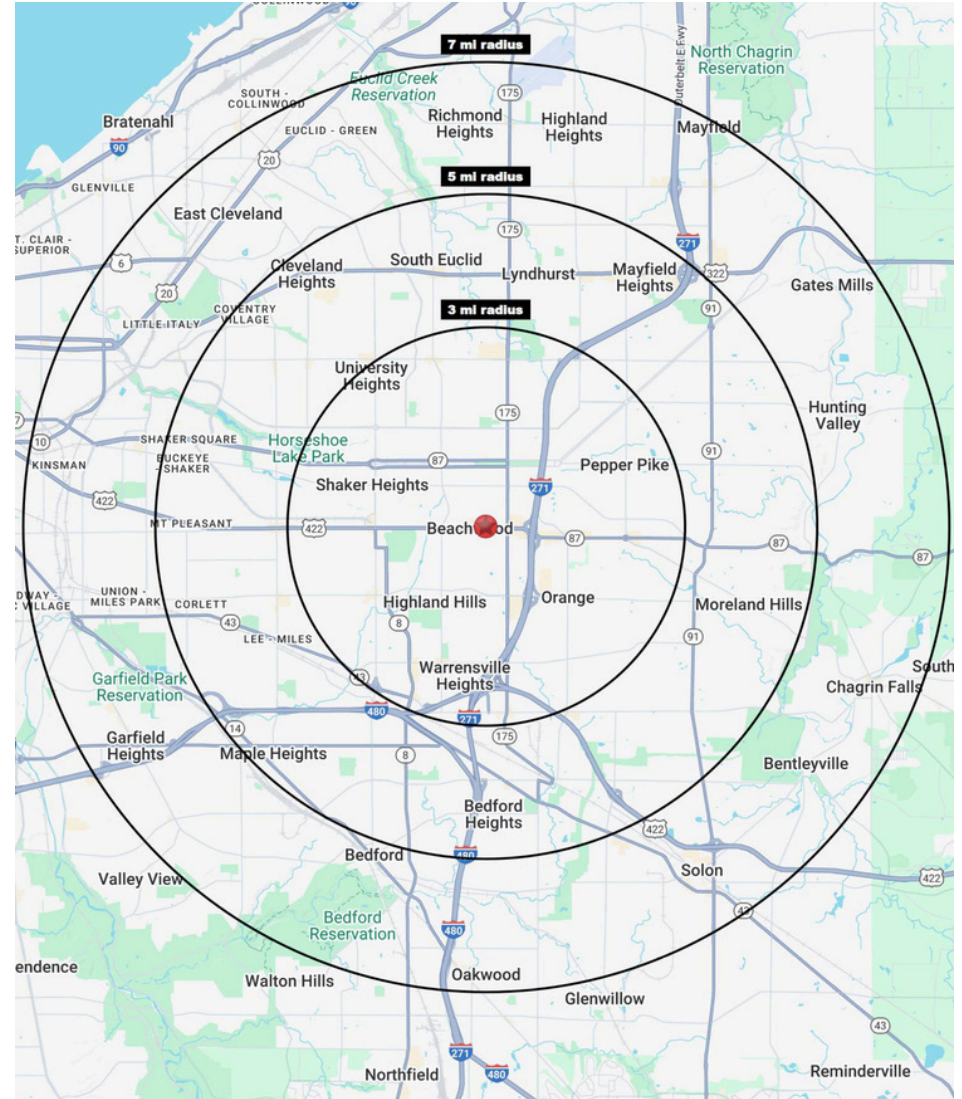
# DEMOGRAPHICS

## BEACHWOOD, OHIO

24619 CHAGRIN BLVD.

24619 Chagrin Blvd Beachwood, OH 44122	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2024 Estimated Population	72,763	234,871	425,015
2029 Projected Population	71,378	227,551	413,844
2020 Census Population	74,400	241,671	429,737
2010 Census Population	70,894	241,417	439,092
Projected Annual Growth 2024 to 2029	-0.4%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	0.2%	-0.2%	-0.2%
2024 Median Age	40.6	40.0	39.7
<b>Households</b>			
2024 Estimated Households	30,764	103,129	189,188
2029 Projected Households	30,021	99,214	183,151
2020 Census Households	30,957	104,351	187,461
2010 Census Households	28,970	102,126	187,317
Projected Annual Growth 2024 to 2029	-0.5%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2024	0.4%	-	-
<b>Race and Ethnicity</b>			
2024 Estimated White	53.6%	44.6%	41.0%
2024 Estimated Black or African American	37.1%	47.8%	51.2%
2024 Estimated Asian or Pacific Islander	4.7%	3.2%	3.6%
2024 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
2024 Estimated Other Races	4.5%	4.2%	4.1%
2024 Estimated Hispanic	3.2%	3.0%	3.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$160,626	\$119,349	\$103,061
2024 Estimated Median Household Income	\$104,621	\$81,577	\$70,802
2024 Estimated Per Capita Income	\$68,194	\$52,546	\$46,065
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.6%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	3.0%	4.6%	6.0%
2024 Estimated High School Graduate	15.8%	20.6%	24.1%
2024 Estimated Some College	14.5%	19.0%	19.8%
2024 Estimated Associates Degree Only	7.7%	8.5%	8.9%
2024 Estimated Bachelors Degree Only	24.4%	22.5%	20.0%
2024 Estimated Graduate Degree	33.3%	23.2%	19.4%
<b>Business</b>			
2024 Estimated Total Businesses	4,966	11,481	19,434
2024 Estimated Total Employees	59,711	128,899	235,668
2024 Estimated Employee Population per Business	12.0	11.2	12.1
2024 Estimated Residential Population per Business	14.7	20.5	21.9

©2025, Sites USA, Chandler, Arizona, 480-491-1112. Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1





# AERIAL VIEW

BEACHWOOD, OHIO

24619 CHAGRIN BLVD.





# AERIAL VIEW

## BEACHWOOD, OHIO

24619 CHAGRIN BLVD.





# CONTACT INFORMATION

BEACHWOOD, OHIO

24619 CHAGRIN BLVD.

**Brad Kowit**

**Office: 216-514-1400 ext 102**  
**[bkowit@kowitrealestate.com](mailto:bkowit@kowitrealestate.com)**