

22801 Emery Road,  
Warrensville Heights, OH 44128

# Property for Sale



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- Zoned U-7 planned commercial development district - allows for hotels, medical, office, banks, retail and service uses
- 4,547 SF Freestanding building on 1.087 Acres
- Daytime employees more than 116k within a 5-mile radius
- 19k VPD on Emery Road
- 92k Households within a 5-mile radius
- Less than a mile from Jack Thistledown Racino and Amazon fulfillment center



#### Population

1 mile - 7,763  
3 miles - 78,859  
5 miles - 212,238



#### Average Household Income

1 mile - \$55,907  
3 miles - \$84,259  
5 miles - \$96,616



#### Median Age

1 mile - 41.3  
3 miles - 44.5  
5 miles - 43.8



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# In the Market



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