

**FOR LEASE OR BTS**



Gibb's Butcher and Breads

Moosehead Angus & Lamb

POWERHOUSE GYM  
Southwest General Medical  
GHST PEPPER  
SALON PHD

Berea Square Plaza  
DOLLAR GENERAL  
ROSS  
SHERWIN WILLIAMS  
McDonald's  
MAYA  
BEREA SQUARE STORAGE FACILITY

bp

drug mart

21,602 vpd BAGLEY RD.

BURGER KING

DQ

PERK UP

JOJO CARLON'S

8,503 vpd COLUMBIA RD.

SITE

LEWIS RD.

West Valley Plaza  
SUBWAY  
T-Mobile  
Moe's Pizza  
The UPS Store  
Hallmark  
CHASE  
PET SUPPLIES PLUS  
Citizens Bank  
Marc's

**Bagley & Lewis Rd**

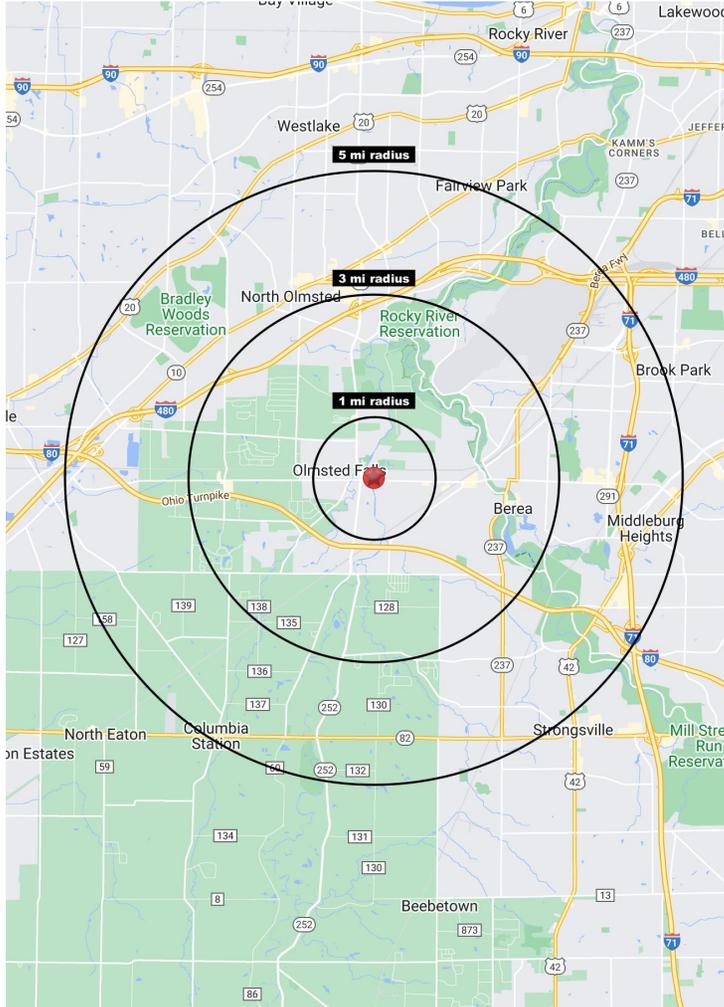
**8152 Lewis Rd., Olmsted Falls, OH 44138**

Colin Wiehn, Vincenzo Calabrese, & Greg Slyman

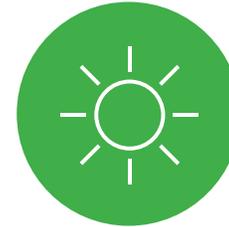


# 8152 Lewis Road

## Olmsted Falls, OH 44138



TOTAL POPULATION  
**129,073**



TOTAL DAYTIME POPULATION  
**74,758**



MEDIAN HH INCOME  
**\$76,381**

### 2022 Population Summary

|                    | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| Total Population   | 3,975  | 52,826  | 129,073 |
| Households         | 1,609  | 22,263  | 54,793  |
| Daytime Population | 3,631  | 18,090  | 74,758  |

### 2022 Household Income

|                | 1 Mile    | 3 Miles  | 5 Miles  |
|----------------|-----------|----------|----------|
| Average Income | \$103,717 | \$90,013 | \$93,756 |
| Median Income  | \$91,789  | \$75,388 | \$76,381 |

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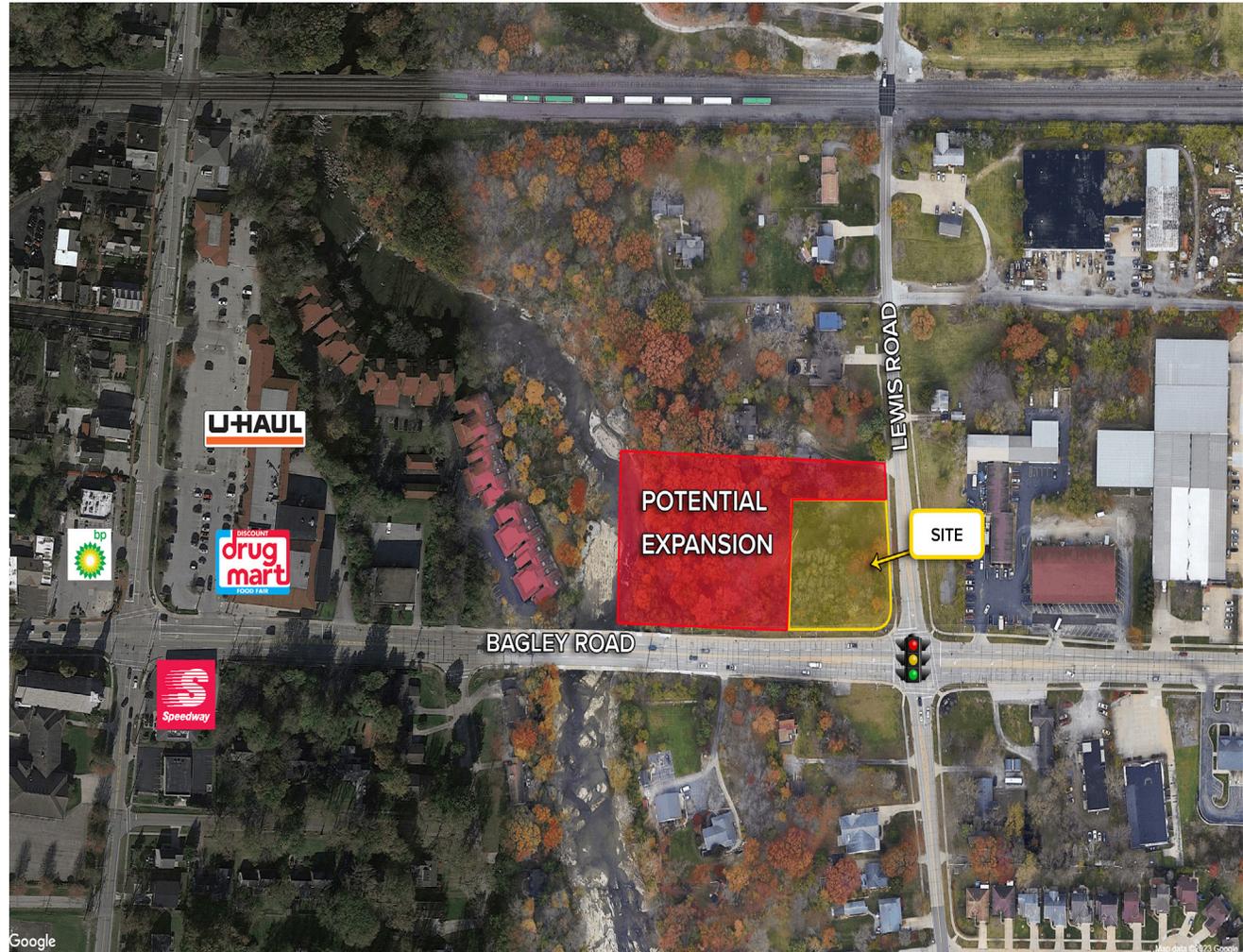


# 8152 Lewis Road

Olmsted Falls, OH 44138

## PROPERTY INFORMATION:

- 0.931 Acres at the corner of Bagley Road and Lewis Road on the commercial corridor of Olmsted Falls
- Potential to be expanded
- Potential to be expanded to 3.4 acres
- Zoned P-1: Professional and Medical District



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## Olmsted Falls, OH 44138

### ALTA/ACSM SUBURBAN LAND TITLE SURVEY

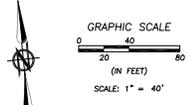
SITUATED IN THE VILLAGE OF OL MSTED FALLS, COUNTY OF CUYAHOGA, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL OL MSTED TOWNSHIP TRACT NUMBER 1  
 PREPARED: NOVEMBER 20, 2006

**FLOOD ZONE DATA:**

PARCEL IS PARTIALLY LOCATED WITHIN FLOOD ZONE "A" (AREA OF SPECIAL FLOOD HAZARDS AND WITHOUT BASE FLOOD ELEVATIONS DETERMINED) & FLOOD ZONE "C" (AREA OF MINIMAL FLOOD HAZARDS), AS SHOWN IN FEMA FIRM MAP COMMUNITY-PANEL 350872 0001 B, DATED JUNE 1, 1979.  
 (FLOOD ZONE LOCATION AS SHOWN ON THIS MAP IS APPROXIMATE.)

**EXISTING UNDERGROUND UTILITIES NOTE:**

THE UNDERGROUND UTILITIES SHOWN HEREIN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



**BASIS OF BEARINGS:**  
 A PORTION OF THE CENTERLINE OF BAGLEY ROAD WHICH WAS ASSUMED TO BE SOUTH 42° 31' 00" EAST AS SURVEYED IN SEPTEMBER OF 2006

**LEGEND OF SYMBOLS AND LINETYPES**

- CENTERLINE OF RIGHT-OF-WAY
- T.P.O.B. TRUE PLACE OF BEGINNING
- (R) (REC.) RECORDED
- R/W RIGHT-OF-WAY LINE
- (M) (MEAS.) MEASURED
- EDGE OF PAVEMENT
- 5" IRON REBAR WITH CAP STAMPED "BRAMHALL 897" SET
- MONUMENT FOUND (AS INDICATED)
- IRON PIN PIPE FOUND (AS INDICATED)
- CATCH BASIN
- MANHOLE
- WATER VALVE
- SIGN
- HYDRANT
- GAS VALVE
- POWER POLE
- GAS SERVICE VALVE
- GUY ANCHOR
- WATER SERVICE VALVE
- GUARDRAIL
- CLEANOUT
- MAILBOX
- MASTER ARM



**BRAMHALL**  
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SHEET  
 2 OF 2  
 JOB NO.  
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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.