



WWW.GOODMANREALESTATE.COM
216.381.8200

THE 7 HILLS DISTRICT

Seven Hills, Ohio



HIGHLIGHTS

- PAD SITES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT
- Small shop and restaurant space with patios and drive-thru
- DAYTIME POPULATION: Over 32,000 people in a 3-mile radius
- INCOME: Over 60,000 people in a 3-mile radius with incomes exceeding \$87,000
- TRAFFIC: Over 23,000 vehicles pass in front of the site daily
- OFFICE CORRIDOR: Over 4 million square feet of office space in the trade area
- HIGHWAY ACCESS: Direct access from Interstate 77 and Rockside Road
- 12 hotels (over 2,000 hotel rooms) within 1 mile

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	61,643	221,805	465,344
2025 Estimate	63,313	229,865	473,422
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$87,507	\$76,862	\$74,267
2025 Median	\$71,517	\$60,308	\$55,093
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	32,935	79,689	162,081

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

STEVE ALTEMARE

Senior Vice President

steve@goodmanrealestate.com



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

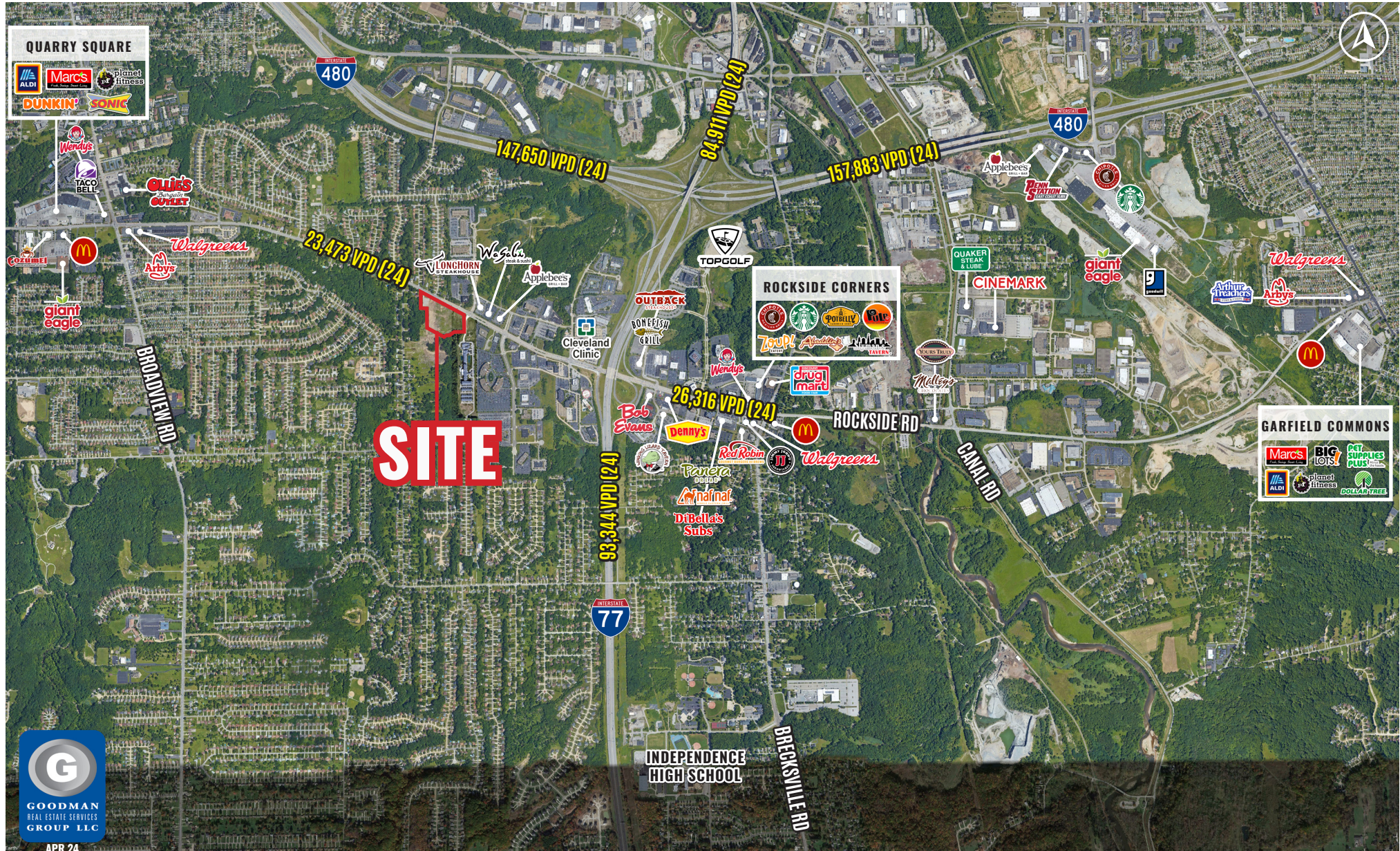
STEVE ALTEMARE

Senior Vice President

steve@goodmanrealestate.com

THE 7 HILLS DISTRICT

Seven Hills, Ohio



APR 24



THE 7 HILLS DISTRICT

Seven Hills, Ohio

LEASING INFORMATION

STEVE ALTEMARE

Senior Vice President

steve@goodmanrealestate.com

P 216.381.8200 F 216.381.8211

WWW.GOODMANREALESTATE.COM





CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

KEY

-  AVAILABLE
-  LEASED
-  NEGOTIATING
-  OWNED BY OTHERS

UNIT	TENANT	SIZE (SQ. FT.)
1	Cleveland Rehabilitation Hospital	
2	Negotiating	
3	Available	±4,000 on 1.1 AC
4	Available	±4,000 on 1.26 AC
5	Starbucks	

