



OFFICE / MEDICAL PROPERTY FOR LEASE

Highland Medical Center

850 BRAINARD RD
HIGHLAND HEIGHTS, OH 44143



OFFERING SUMMARY

Building SqFt	13,854 SqFt
Rentable Sq Ft	1050 sq ft
Year Built	1986
Lot Size (SF)	56,832.00 SqFt
Parcel ID	822-27-002
Zoning Type	Commercial
County	Cuyahoga

PROPERTY OVERVIEW

Highland Medical Center is located in the heart of one of Highland Heights 's most sought-after neighborhoods. This building offers over 13,000 sq.ft. of mix-use office space in a high-trafficked area with excellent growth potential. Exclusive parking, & visible retail spaces nearby offer an unparalleled tenant experience. Building amenities include Large Waiting area, Leaded rooms available for use, multiple restrooms, updated HVAC, negotiable Interior finishes and multiple ingress and egress points for added convenience.

PROPERTY HIGHLIGHTS

- The Highland Medical Center is home to some of the areas best medical professionals which currently include an optometrist, podiatrist, and a dentist.

The exam rooms make the space ideal for any medical professional, while the seller allows has an open mind for any business professional with an interest in leasing this great location.



KW Commercial
2001 Crocker Rd #200
Westlake , OH 44142
Office: 440-670-2300

Erin Thomas
Contact me for more info!
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1	Office/ medical	\$ 18.00 SF/Yr	MG	1,050 SF	Negotiable



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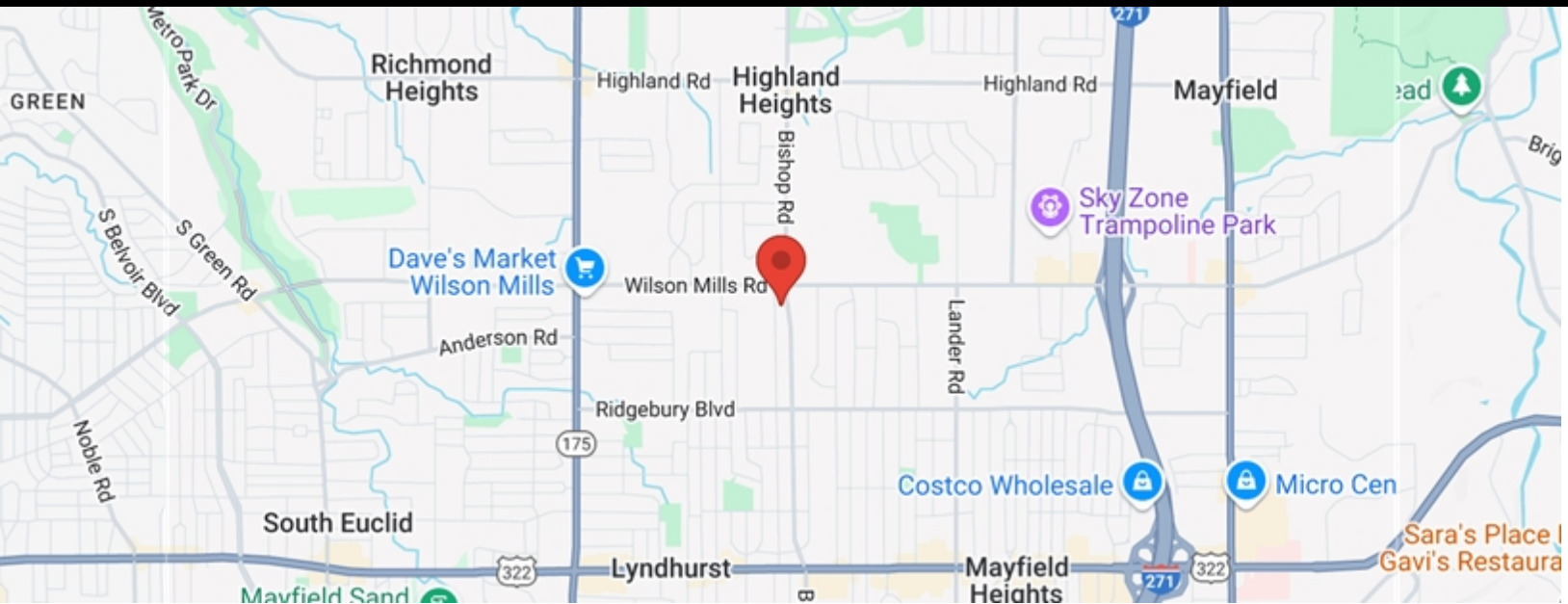
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,944	76,417	210,608
2010 Population	9,268	74,173	196,795
2024 Population	9,053	75,588	196,853
2029 Population	9,359	74,887	193,968
2024-2029 Growth Rate	0.67 %	-0.19 %	-0.29 %
2024 Daytime Population	6,083	82,981	192,735

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	136	2,136	9,969
\$15000-24999	129	2,076	5,950
\$25000-34999	147	2,497	7,218
\$35000-49999	399	3,550	9,594
\$50000-74999	646	5,899	13,937
\$75000-99999	444	4,687	10,379
\$100000-149999	867	6,300	13,712
\$150000-199999	470	3,369	6,826
\$200000 or greater	492	3,431	9,052
Median HH Income	\$ 97,453	\$ 78,381	\$ 67,249
Average HH Income	\$ 123,384	\$ 107,972	\$ 102,777

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,785	33,359	89,068
2010 Total Households	3,725	33,138	85,514
2024 Total Households	3,730	33,945	86,645
2029 Total Households	3,931	34,185	86,858
2024 Average Household Size	2.42	2.18	2.22
2024 Owner Occupied Housing	3,353	22,918	52,401
2029 Owner Occupied Housing	3,364	23,257	53,571
2024 Renter Occupied Housing	377	11,027	34,244
2029 Renter Occupied Housing	567	10,928	33,287
2024 Vacant Housing	163	2,363	8,650
2024 Total Housing	3,893	36,308	95,295



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ABOUT HIGHLAND HEIGHTS

Highland Heights is a city in Cuyahoga County, Ohio, United States. The median listing price as of October 2024 is \$565,000 and the median household income is near \$125,000. Over 58% of the city's population has a bachelors degree or higher. Those factors lead to it being a prime location for any business to succeed.



[Redacted]	
County	Cuyahoga
[Redacted]	
City	5.2 sq mi
Land	5.1 sq mi
[Redacted]	
Estimate (null)	8,537
Density	1,693.34 sq mi



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