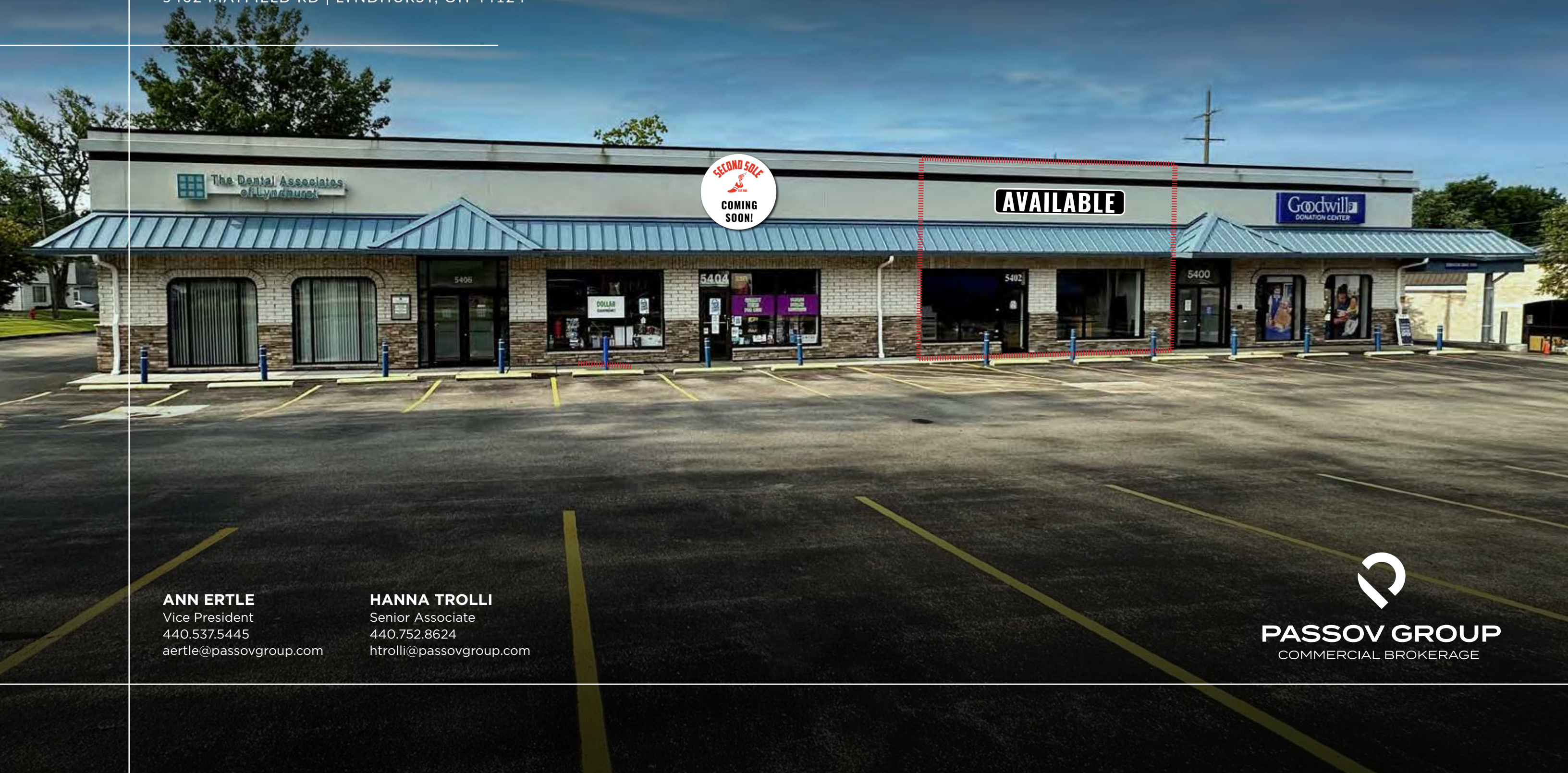


# LYNDHURST COMMONS AVAILABLE FOR LEASE

5402 MAYFIELD RD | LYNDHURST, OH 44124



SECOND SELL  
COMING SOON!

AVAILABLE

**ANN ERTLE**  
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**PASSOV GROUP**  
COMMERCIAL BROKERAGE

# THE OPPORTUNITY

5402 MAYFIELD RD | LYNDHURST, OH 44124

## PROPERTY HIGHLIGHTS

- 2,160 SF available on Mayfield Road with 40,312+ VPD and excellent visibility
- New lease just signed with Second Sole opening Q1 2026
- Excellent pylon signage available
- Easy ingress/egress from Mayfield Road or Commodore Road
- Newly remodeled building

## AVAILABILITY

Suite 5402

## SIZE

2,160 SF

## PRICING

Call Broker

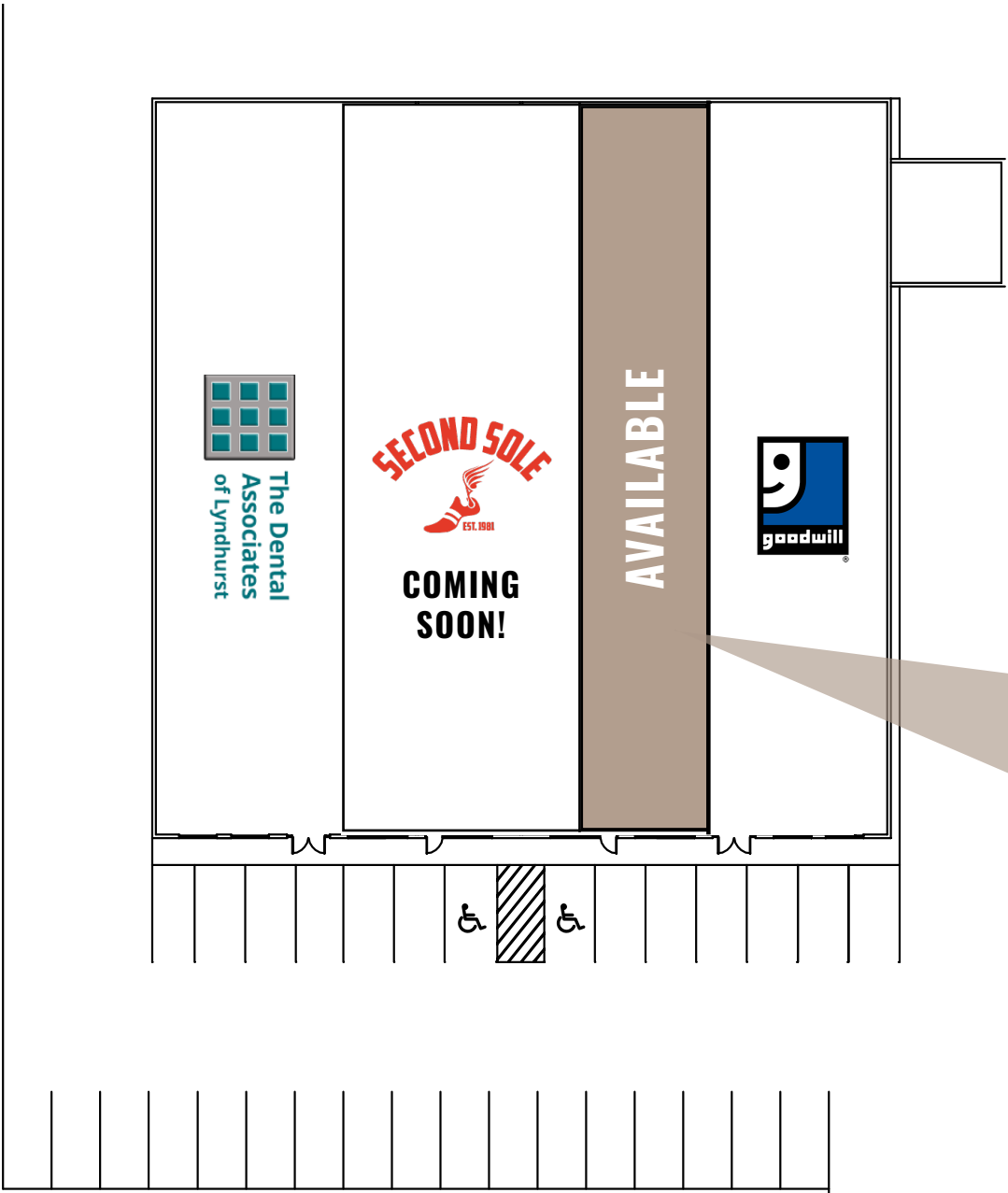


## PROPERTY INFORMATION

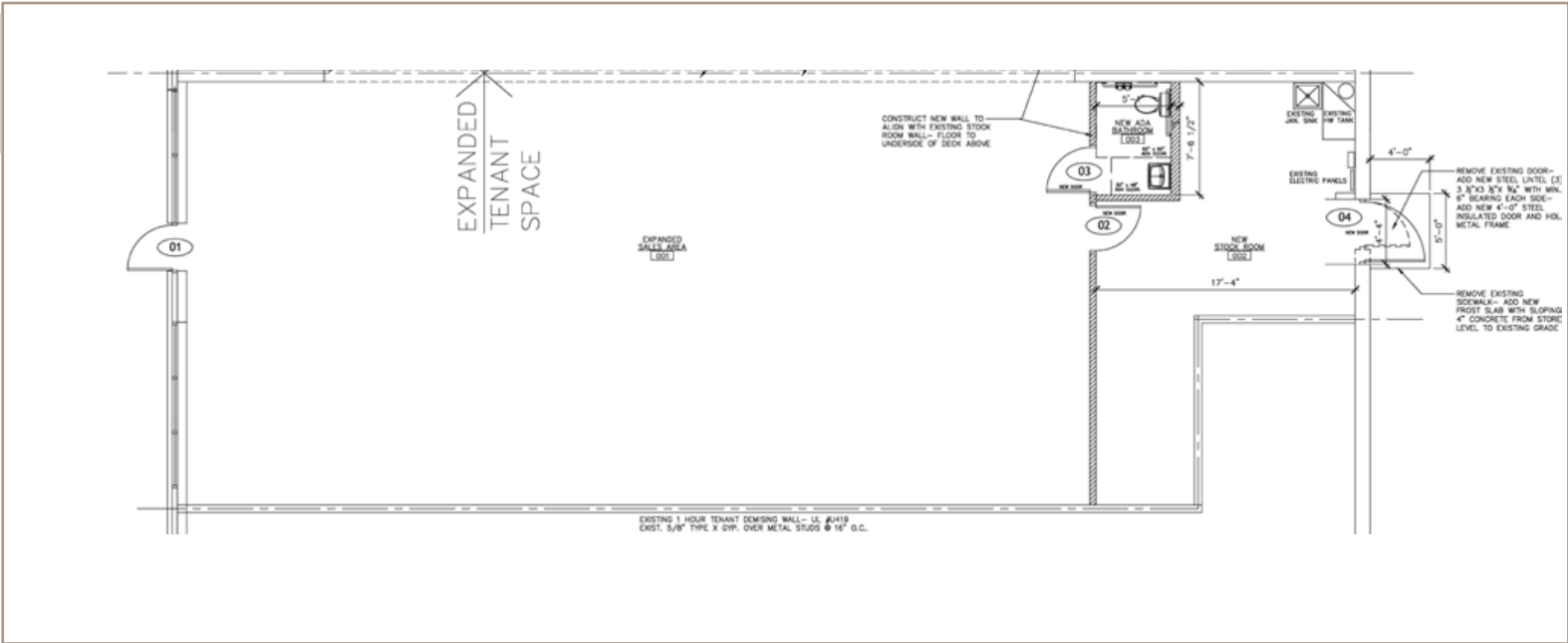
Property Name	Lyndhurst Commons
Address	5402 Mayfield Rd   Lyndhurst, OH 44124
GLA	11,080 SF
Acreage	0.92 AC
Parking Spaces	3.16/1,000 SF
Availability	2,160 SF
Primary St	Mayfield Road
Ingress/Egress	3 points
Primary Traffic	40,312 VPD
Year Built	1975

# FLOOR PLAN

5402 MAYFIELD RD | LYNDHURST, OH 44124

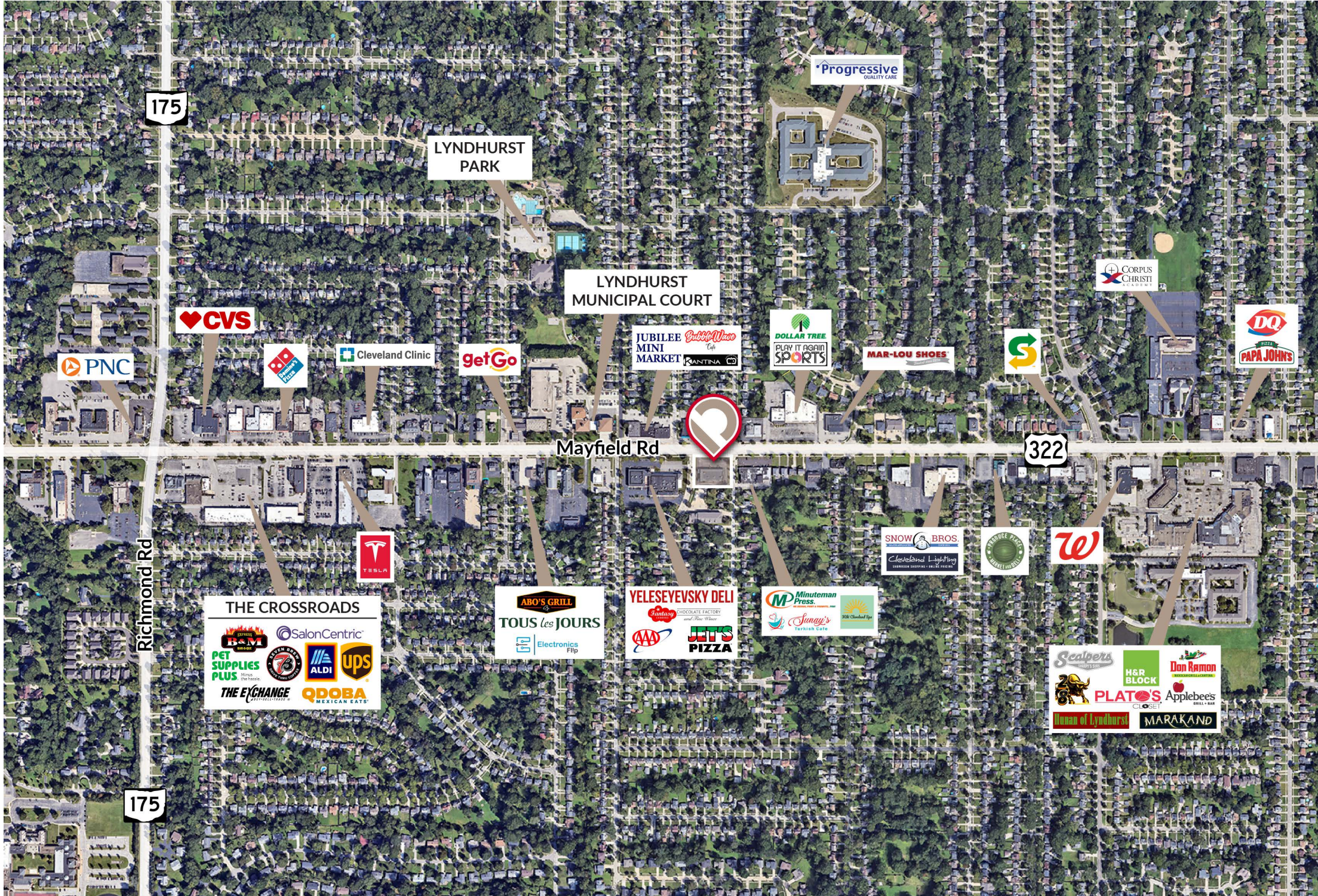


ADDRESS	TENANT	SIZE
5400	GOODWILL	3,040
<b>5402</b>	<b>AVAILABLE</b>	<b>2,160</b>
5404	SECOND SOLE	3,080
5406	DR. CONNELL, DENTIST	2,800




# TRADE AERIAL & DEMOGRAPHICS


5402 MAYFIELD RD | LYNDHURST, OH 44124




**TOTAL POPULATION**

 1 MILE 12,288  
 3 MILES 89,284  
 5 MILES 196,108


**DAYTIME POPULATION**

 1 MILE 9,289  
 3 MILES 90,220  
 5 MILES 220,816


**AVERAGE HH INCOME**

 1 MILE \$120,153  
 3 MILES \$119,545  
 5 MILES \$120,745

**MEDIAN HH INCOME**

 1 MILE \$92,326  
 3 MILES \$81,898  
 5 MILES \$74,738

**CONSUMER SPENDING**

 1 MILE \$358M  
 3 MILES \$2.53B  
 5 MILES \$5.7B

# LOCATION OVERVIEW

5402 MAYFIELD RD | LYNDHURST, OH 44124



Lyndhurst, Ohio, is a thriving suburb situated about 10 miles east of downtown Cleveland. Known for its excellent quality of life, Lyndhurst features top-rated schools, well-maintained parks, and a variety of community amenities, making it an attractive place to live and work. The city offers a mix of residential neighborhoods and commercial areas, providing a balanced environment for families and professionals. The local economy in Lyndhurst is diverse, with key sectors including retail, healthcare, and professional services. Major shopping centers like Legacy Village and the nearby Beachwood Place offer extensive retail and dining options, attracting visitors from across the region. The city's strategic location near

major highways such as I-271 and public transportation makes it easily accessible, enhancing its appeal for both businesses and residents. Opportunities for commercial real estate in Lyndhurst are plentiful. The robust retail sector provides numerous opportunities for new stores and restaurants, particularly in high-traffic areas like Mayfield Road and Legacy Village. Office spaces in Lyndhurst vary in size and can accommodate small businesses and professional services looking for a strategic location. Additionally, the city's supportive business environment, coupled with ongoing development projects, creates a favorable climate for commercial real estate investment.

## #16 SUBURB

### FOR YOUNG PROFESSIONALS

Ranked #16 for best suburbs in Ohio for young professionals according to Niche.com.

## \$95,000+

### MEDIAN HOUSEHOLD INCOME

Affluent households support strong retail, service, and healthcare demand.

## 30 MINUTES

### TO DOWNTOWN CLEVELAND

Convenient access to the region's employment centers, cultural amenities, and airport.

## \$5.7B

### IN CONSUMER SPENDING (5 MI)

Demonstrates substantial local purchasing power and sustained consumer demand.

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