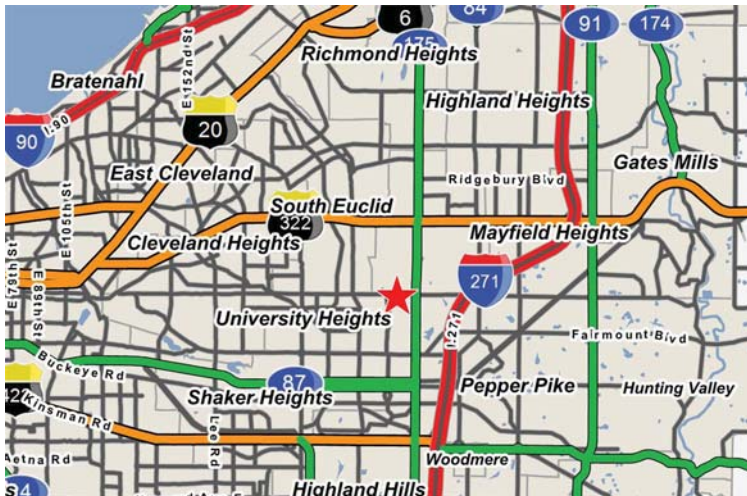


Legacy Village - 24373 Cedar Road, Unit 113

Retail For Sub-Lease

Lyndhurst, OH



Property Features

- Located at the NW Corner of Cedar Rd. and Richmond Road
- 790 SF Available
- Original Lease Expires 12/15/11
- Excellent Location between Chipotle and The Apple Store and Across from Crate and Barrel
- Legacy Village is premier Lifestyle Center on the East Side of Cleveland
- Expansion Space Available



Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

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Contact Information

Deborah Maggard, Vice President
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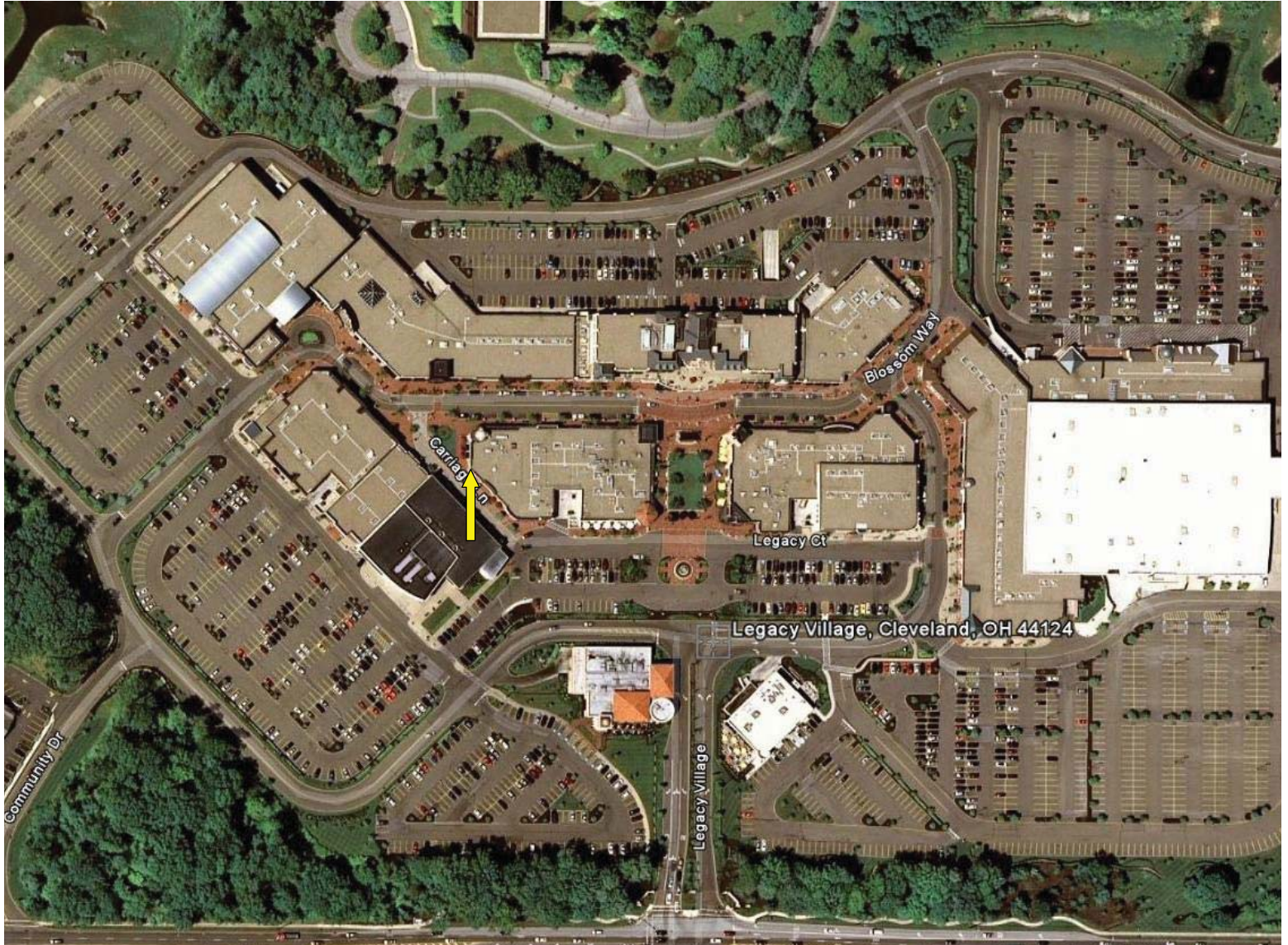
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Legacy Village

Cedar & Richmond Rds., Lyndhurst, OH 44124

Building Type: **Shopping Center** Total Available: **133,901 SF**
 Secondary: **Lifestyle Center** % Leased: **77.28%**
 GLA: **569,570 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2003**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2010 Projection	9,903		91,625		237,862	
2005 Estimate	10,206		95,435		247,442	
2000 Census	10,567		99,353		256,911	
Growth 2005 - 2010	-2.97%		-3.99%		-3.87%	
Growth 2000 - 2005	-3.41%		-3.94%		-3.69%	
2005 Population by Hispanic Origin	93		1,022		2,826	
2005 Population By Race	10,206		95,435		247,442	
White	9,241	90.54%	76,866	80.54%	139,573	56.41%
Black or African American	405	3.97%	14,236	14.92%	95,008	38.40%
American Indian and Alaska Native	6	0.06%	70	0.07%	272	0.11%
Asian	418	4.10%	2,484	2.60%	7,077	2.86%
Native Hawaiian and Pacific Islander	3	0.03%	26	0.03%	102	0.04%
Other Race	29	0.28%	388	0.41%	1,031	0.42%
Two or More Races	106	1.04%	1,364	1.43%	4,380	1.77%
Households						
2010 Projection	4,601		38,155		101,295	
2005 Estimate	4,702		39,389		104,822	
2000 Census	4,805		40,479		107,844	
Growth 2005 - 2010	-2.15%		-3.13%		-3.37%	
Growth 2000 - 2005	-2.14%		-2.69%		-2.80%	
Owner Occupied	2,909	61.87%	31,630	80.30%	68,361	65.22%
Renter Occupied	1,793	38.13%	7,759	19.70%	36,461	34.78%
2005 Households by HH Income	4,704		39,390		104,823	
Income Less Than \$15,000	463	9.84%	3,409	8.65%	14,086	13.44%
Income: \$15,000 - \$24,999	480	10.20%	3,323	8.44%	11,035	10.53%
Income: \$25,000 - \$34,999	395	8.40%	3,605	9.15%	11,337	10.82%
Income: \$35,000 - \$49,999	665	14.14%	6,044	15.34%	16,273	15.52%
Income: \$50,000 - \$74,999	849	18.05%	8,074	20.50%	18,854	17.99%
Income: \$75,000 - \$99,999	592	12.59%	5,524	14.02%	12,333	11.77%
Income: \$100,000 - \$149,999	632	13.44%	5,269	13.38%	11,444	10.92%
Income: \$150,000 - \$249,999	462	9.82%	2,603	6.61%	5,834	5.57%
Income: \$250,000 - \$499,999	131	2.78%	961	2.44%	2,189	2.09%
Income: \$500,000 or more	35	0.74%	578	1.47%	1,438	1.37%
2005 Avg Household Income	\$82,784		\$82,410		\$73,429	
2005 Med Household Income	\$59,669		\$59,524		\$49,705	
2005 Per Capita Income	\$38,793		\$34,353		\$31,440	

Traffic Count Report

Legacy Village
 Cedar & Richmond Rds., Lyndhurst, OH 44124

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Richmond Rd	Cedar Rd	0.10 S	2003	20,970	AADT	.17
2 Cedar Rd	Richmond Rd	0.07 E	2000	40,792	ADT	.17
3 Richmond Rd	Cedar Rd	0.04 N	2000	21,836	ADT	.25
4 Cedar Rd	Richmond Rd	0.06 W	2000	41,632	ADT	.26
5 Cedar Rd	S Green Rd	0.03 W	2000	29,718	ADT	.94
6 S Green Rd	Cedar Rd	0.03 NW	2000	14,211	ADT	.96
7 S Green Rd	Cedar Rd	0.03 S	2000	15,233	ADT	.96
8 Cedar Rd	S Green Rd	0.02 E	2000	27,436	ADT	.98

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