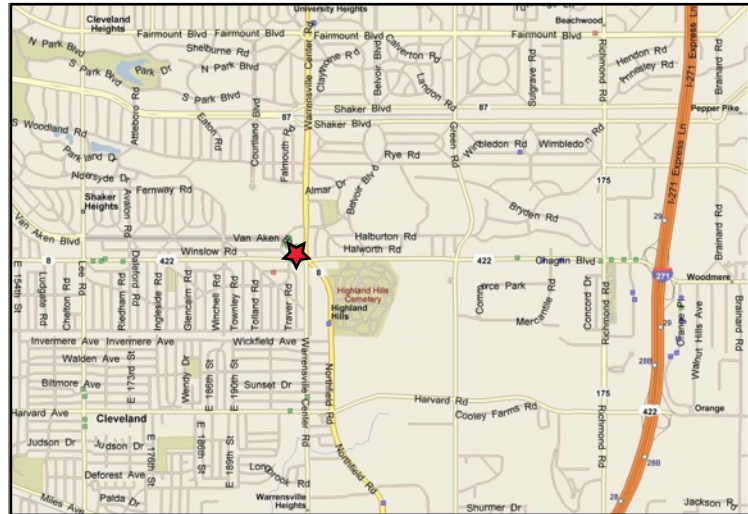




Retail / Office Building For Sale or Lease
20314 Chagrin Blvd.
 Shaker Heights, Ohio

Property Description

- Approximately 7,500 SF first floor retail space with full basement - former grocery store
- Kitchen with 3 walk in coolers and large walk-in freezer
- 4,500 SF second floor which has 5 office suites - 4 of which are currently leased producing \$25,000 in gross annual income
- One office suite available for lease
- Built in 1955
- 64,478 VPD at intersection of Chagrin Blvd. at Warrensville Center Road and Van Aken



Demographics	1 Mile	3 Mile	5 Mile
Population	14,253	122,491	326,719
Total Number of Employees	6,543	57,150	159,266
Average Household Income	\$92,974	\$78,810	\$63,443

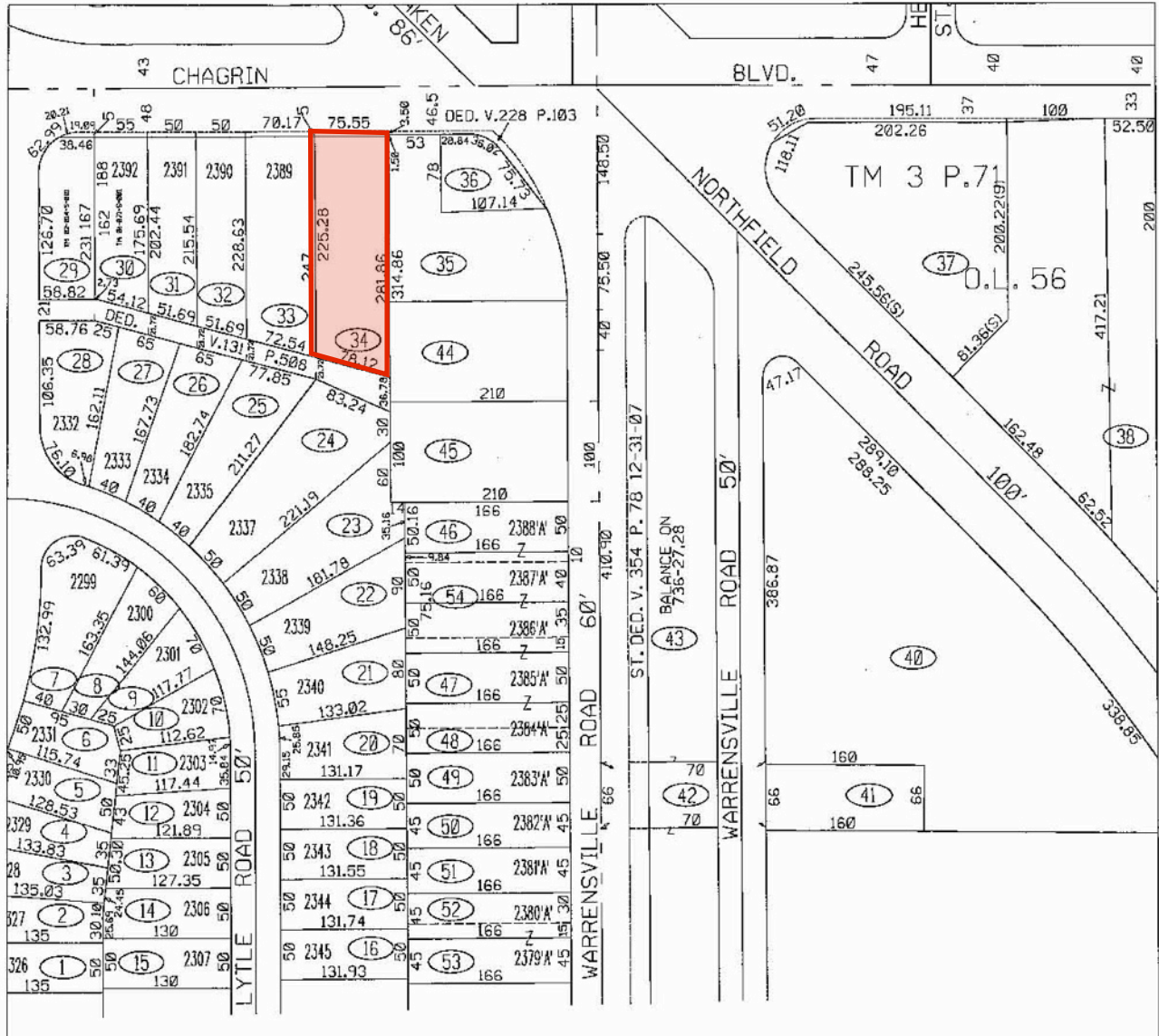
Contact Information

Chris Seelig, Vice President
 Director of Retail Services
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 Commercial Real Estate Services, Worldwide.
 Business Property Specialists, Inc. Broker

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20314 Chagrin Blvd. Plat Map



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20314 Chagrin Blvd. Aerial



[Click Here to Take a Video Tour of this Property](#)

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.464703/-81.5369215

November 2009

RS1

20312 Chagrin Blvd Beachwood, Ohio		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2006 Estimated Population	14,253	122,491	326,719
	2011 Projected Population	14,269	117,190	313,313
	2000 Census Population	14,134	129,395	343,968
	1990 Census Population	14,937	136,489	361,447
	Historical Annual Growth 1990 to 2006	-0.3%	-0.6%	-0.6%
	Projected Annual Growth 2006 to 2011	0.0%	-0.9%	-0.8%
	2006 Median Age	41.8	39.8	38.3
HOUSEHOLDS	2006 Estimated Households	6,198	48,844	132,832
	2011 Projected Households	6,230	46,702	127,333
	2000 Census Households	6,103	51,569	139,726
	1990 Census Households	6,212	52,286	141,229
	Historical Annual Growth 1990 to 2006	-0.0%	-0.4%	-0.4%
Projected Annual Growth 2006 to 2011	0.1%	-0.9%	-0.8%	
POPULATION BY RACE	2006 Estimated White	51.2%	39.6%	43.9%
	2006 Estimated Black or African American	43.0%	56.5%	51.8%
	2006 Estimated Asian & Pacific Islander	3.3%	1.8%	2.3%
	2006 Estimated American Indian & Native Alaskan	0.1%	0.1%	0.1%
	2006 Estimated Other Races	2.4%	2.0%	1.9%
	2006 Estimated Hispanic	1.2%	1.3%	1.4%
INCOME	2006 Estimated Average Household Income	\$ 92,974	\$ 78,810	\$ 63,443
	2006 Estimated Median Household Income	\$ 65,932	\$ 62,419	\$ 50,666
	2006 Estimated Per Capita Income	\$ 42,203	\$ 32,531	\$ 26,670
EDUCATION (AGE 25+)	2006 Elementary	0.9%	1.7%	1.7%
	2006 Some High School	3.2%	6.2%	7.3%
	2006 High School Graduate	18.9%	25.9%	29.7%
	2006 Some College	16.3%	19.0%	19.3%
	2006 Associates Degree Only	6.2%	7.3%	7.4%
	2006 Bachelors Degree Only	23.8%	18.3%	17.1%
	2006 Graduate Degree	30.7%	21.7%	17.5%
BUSINESS	Number of Businesses	591	5,715	14,124
	Total Number of Employees	6,543	57,150	159,266
	Employee Population per Business	11.1	10.0	11.3
	Residential Population per Business	24.1	21.4	23.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.