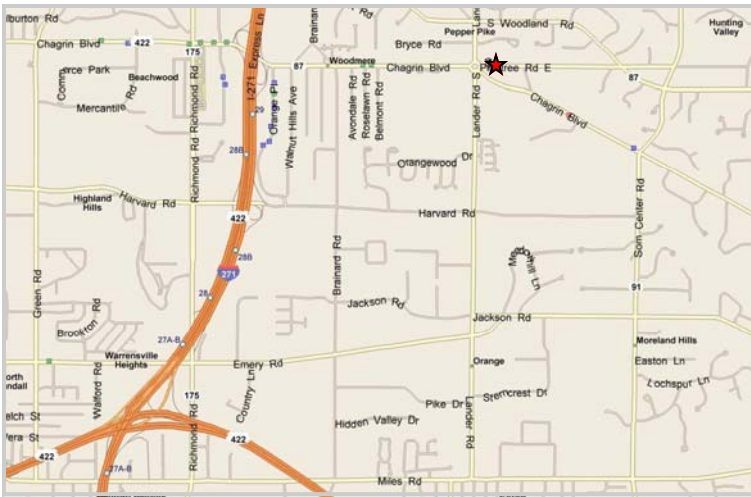


Land for Sale on Lander Circle
30550 Pinetree Road
 Pepper Pike, Ohio



Property Description

- Parcel size 1.6534 acres.
- Prime development opportunity in "Downtown Pepper Pike".
- Adjacent to new Smith Barney offices.
- Across from Heinen's anchored shopping center (Landerwood Plaza).
- The only undeveloped retail site in Pepper Pike.
- 0.5 mile from Eton Collection.
- Parcel has Retail and Office Zoning.

Traffic Count	Average Daily Traffic
Lander Rd & Traffic Cir. N	8,709: Yr. 2000
Lander Rd & Traffic Cir. S	7,961: Yr. 2000
Pinetree Rd & Traffic Cir. W	8,498: Yr. 2000
Chagrin Blvd & Traffic Cir. W	8,415: Yr. 2000
Chagrin Blvd. & Belmont Rd.	12,480: Yr. 2003

contact information

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Commercial Real Estate Services, Worldwide.

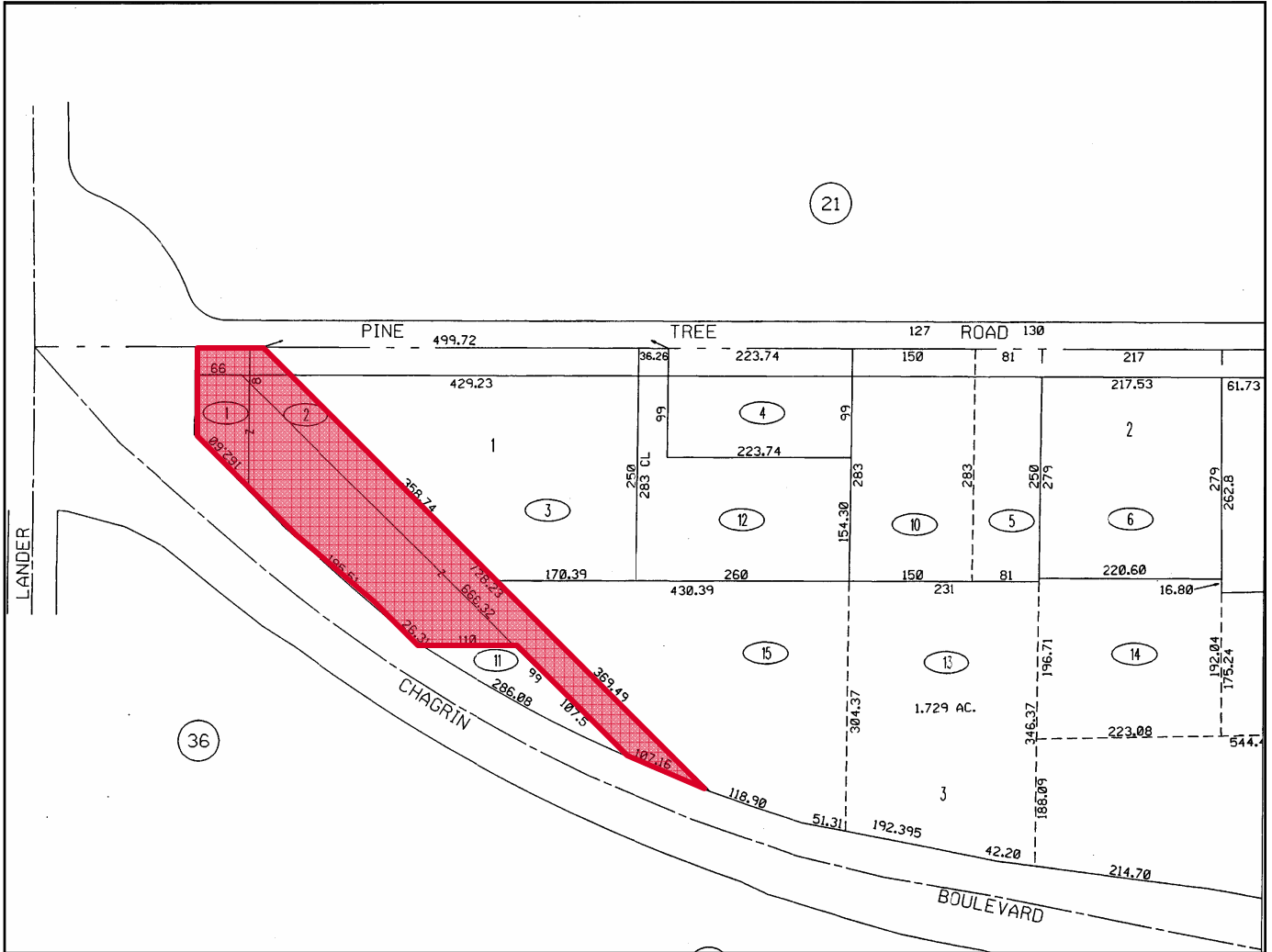
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Tax Map

30550 Pinetree Road

Pepper Pike, OH



Demographics	1 mile	3 mile	5 mile
Population	2,763	24,720	133,339
Households	1,081	9,875	55,880
Avg. Household Income	\$174,168	\$147,518	\$92,732
Number of Employees	4,033	39,267	112,143

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.462703/-81.4591855

November 2009

RS1

30550 Pinetree Rd Cleveland, Ohio		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2006 Estimated Population	2,763	24,720	133,339
	2011 Projected Population	2,648	23,972	128,956
	2000 Census Population	2,916	25,656	138,873
	1990 Census Population	3,053	24,318	141,078
	Historical Annual Growth 1990 to 2006	-0.6%	0.1%	-0.3%
	Projected Annual Growth 2006 to 2011	-0.8%	-0.6%	-0.7%
	2006 Median Age	45.0	47.7	42.6
HOUSEHOLDS	2006 Estimated Households	1,081	9,875	55,880
	2011 Projected Households	1,036	9,592	54,058
	2000 Census Households	1,140	10,211	58,106
	1990 Census Households	1,141	9,289	57,220
	Historical Annual Growth 1990 to 2006	-0.3%	0.4%	-0.1%
	Projected Annual Growth 2006 to 2011	-0.8%	-0.6%	-0.7%
POPULATION BY RACE	2006 Estimated White	80.6%	75.9%	68.8%
	2006 Estimated Black or African American	13.5%	18.0%	26.5%
	2006 Estimated Asian & Pacific Islander	4.6%	4.5%	3.0%
	2006 Estimated American Indian & Native Alaskan	-	0.1%	0.1%
	2006 Estimated Other Races	1.3%	1.5%	1.6%
	2006 Estimated Hispanic	1.3%	1.1%	1.3%
INCOME	2006 Estimated Average Household Income	\$ 174,168	\$ 147,518	\$ 92,732
	2006 Estimated Median Household Income	\$ 130,957	\$ 104,583	\$ 72,077
	2006 Estimated Per Capita Income	\$ 68,993	\$ 61,104	\$ 40,114
EDUCATION (AGE 25+)	2006 Elementary	0.4%	0.8%	1.2%
	2006 Some High School	1.9%	3.1%	4.4%
	2006 High School Graduate	9.7%	18.2%	24.3%
	2006 Some College	13.8%	15.3%	17.8%
	2006 Associates Degree Only	6.1%	5.6%	6.8%
	2006 Bachelors Degree Only	30.7%	25.4%	22.5%
	2006 Graduate Degree	37.5%	31.6%	23.1%
BUSINESS	Number of Businesses	433	3,518	9,262
	Total Number of Employees	4,033	39,267	112,143
	Employee Population per Business	9.3	11.2	12.1
	Residential Population per Business	6.4	7.0	14.4

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