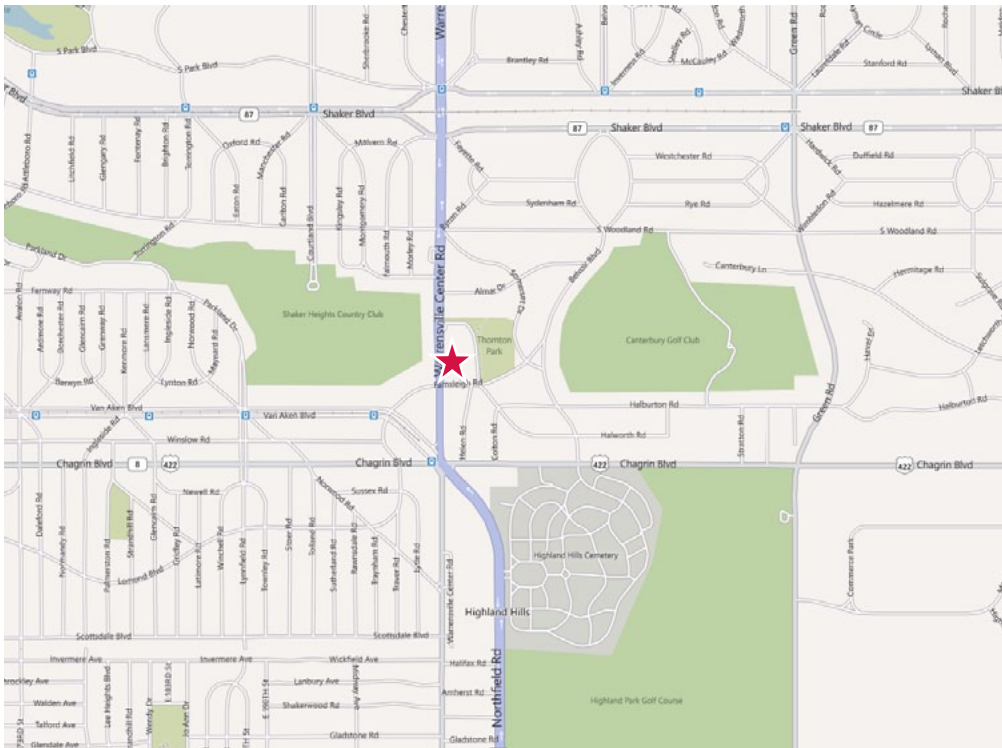


# 3377 Warrensville Center Road Office Building For Sale

Shaker Heights, Ohio



## Property Features

- Sale Price: \$650,000
- Building: 23,967 ± SF on 3 Levels
- Elevator in Building
- Individual Suites For Lease
- 0.93 Acre Site at the Corner of Warrensville Center Rd. and Farnsleigh Rd.
- Built in 1956
- Zoned: Office
- Traffic Count: 33,800 cars per day
- Redevelopment Potential



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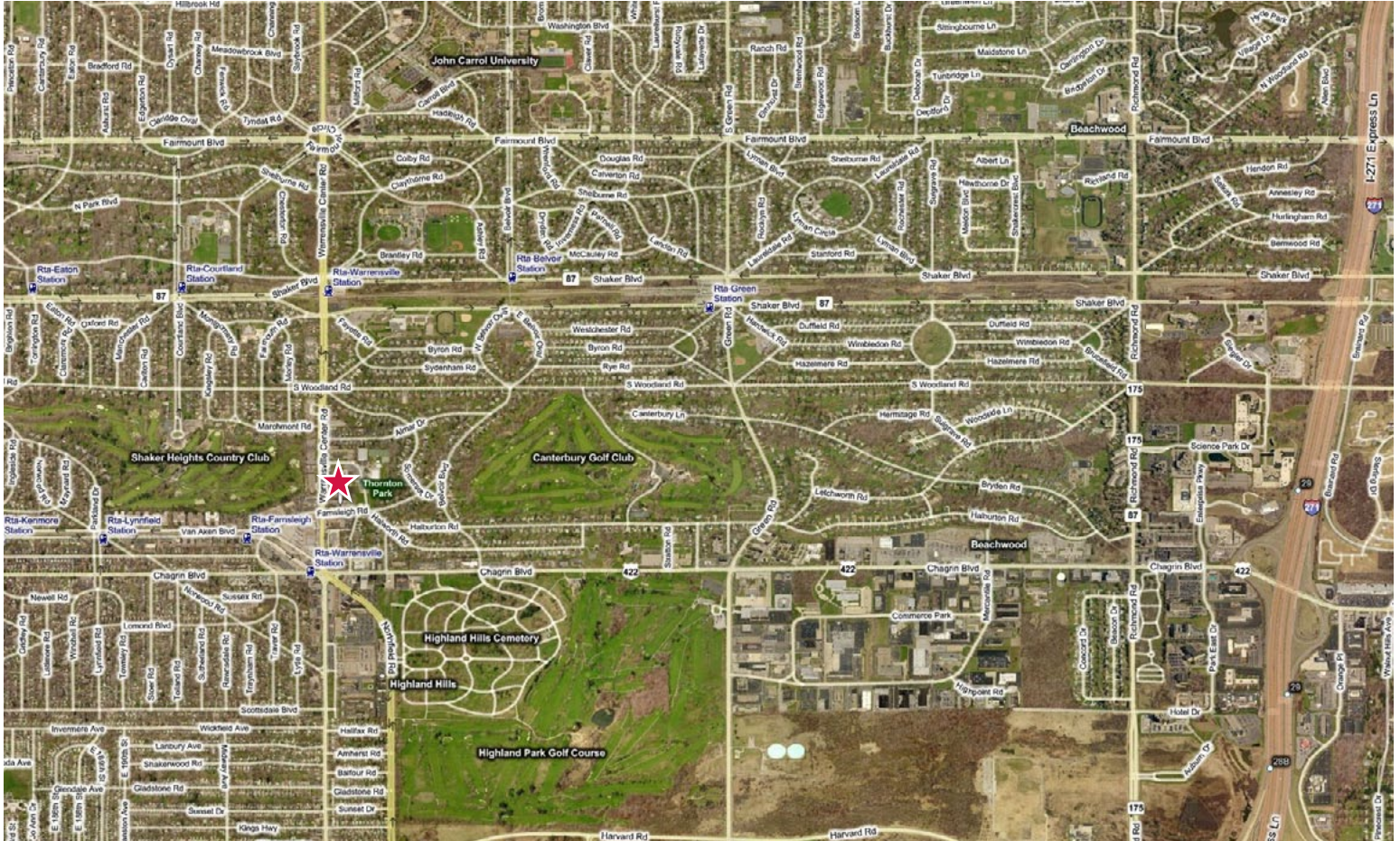
### Contact Information

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# 3377 Warrensville Center Road Office Building For Sale Shaker Heights, Ohio



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# 3377 Warrensville Center Road

## Office Building For Sale

Shaker Heights, Ohio



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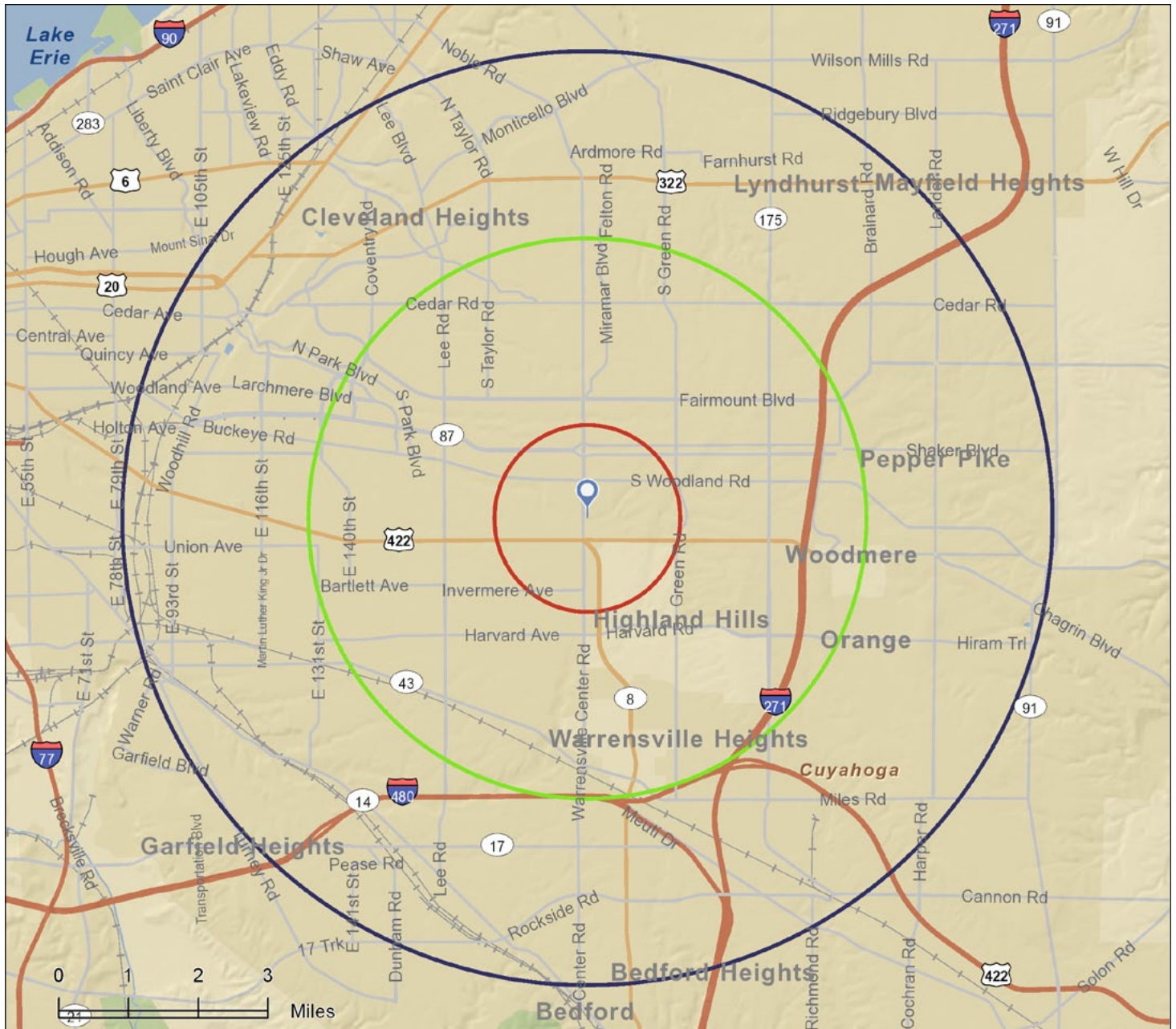
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# 3377 Warrensville Center Road Office Building For Sale

Shaker Heights, Ohio



Demographic Map  
Radius: 1,35 Miles



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# 3377 Warrensville Center Road

## Office Building For Sale

### Shaker Heights, Ohio

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	12,149	125,466	343,005
2000 Group Quarters	129	4,580	10,112
2010 Total Population	11,299	114,918	310,350
2015 Total Population	10,817	109,791	295,644
2010 - 2015 Annual Rate	-0.87%	-0.91%	-0.97%
 2000 Households	5,409	49,948	139,097
2000 Average Household Size	2.22	2.42	2.39
2010 Households	5,098	46,351	127,852
2010 Average Household Size	2.19	2.38	2.35
2015 Households	4,895	44,392	122,195
2015 Average Household Size	2.18	2.37	2.33
2010 - 2015 Annual Rate	-0.81%	-0.86%	-0.9%
2000 Families	3,333	32,802	86,767
2000 Average Family Size	2.88	3.02	3.06
2010 Families	3,064	29,753	77,778
2010 Average Family Size	2.86	2.98	3.02
2015 Families	2,913	28,231	73,590
2015 Average Family Size	2.86	2.98	3.01
2010 - 2015 Annual Rate	-1.01%	-1.04%	-1.1%
 <b>2000 Housing Units</b>	5,824	52,902	149,893
Owner Occupied Housing Units	59.5%	64.6%	57.3%
Renter Occupied Housing Units	33.6%	29.9%	35.5%
Vacant Housing Units	6.9%	5.6%	7.2%
<b>2010 Housing Units</b>	5,842	53,053	150,130
Owner Occupied Housing Units	54.5%	58.4%	51.6%
Renter Occupied Housing Units	32.8%	29.0%	33.6%
Vacant Housing Units	12.7%	12.6%	14.8%
<b>2015 Housing Units</b>	5,835	52,977	150,148
Owner Occupied Housing Units	52.5%	56.0%	49.4%
Renter Occupied Housing Units	31.4%	27.8%	32.0%
Vacant Housing Units	16.1%	16.2%	18.6%
<b>Median Household Income</b>			
2000	\$60,571	\$45,644	\$38,044
2010	\$65,866	\$54,637	\$47,538
2015	\$75,411	\$62,310	\$55,445
<b>Median Home Value</b>			
2000	\$164,406	\$106,972	\$95,470
2010	\$153,169	\$103,916	\$95,206
2015	\$155,749	\$109,070	\$98,845
<b>Per Capita Income</b>			
2000	\$40,987	\$27,539	\$22,885
2010	\$43,597	\$31,249	\$27,030
2015	\$49,108	\$35,187	\$30,576
<b>Median Age</b>			
2000	41.9	39.0	37.0
2010	45.1	41.5	39.5
2015	46.5	42.0	40.0



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# 3377 Warrensville Center Road

## Office Building For Sale

### Shaker Heights, Ohio



	1 mile radius	3 miles radius	5 miles radius
<b>2000 Households by Income</b>			
Household Income Base	5,427	50,120	138,981
< \$15,000	9.5%	13.9%	19.5%
\$15,000 - \$24,999	8.5%	11.5%	13.8%
\$25,000 - \$34,999	10.5%	12.4%	12.7%
\$35,000 - \$49,999	13.9%	16.1%	16.2%
\$50,000 - \$74,999	18.1%	18.2%	17.2%
\$75,000 - \$99,999	14.0%	11.0%	8.8%
\$100,000 - \$149,999	11.3%	8.8%	6.4%
\$150,000 - \$199,999	5.3%	3.2%	2.2%
\$200,000+	9.0%	4.9%	3.2%
Average Household Income	\$90,906	\$67,962	\$55,708
<b>2010 Households by Income</b>			
Household Income Base	5,097	46,351	127,853
< \$15,000	7.2%	10.6%	14.9%
\$15,000 - \$24,999	7.0%	9.1%	10.9%
\$25,000 - \$34,999	9.5%	10.1%	10.5%
\$35,000 - \$49,999	14.0%	15.9%	16.0%
\$50,000 - \$74,999	19.2%	20.1%	20.1%
\$75,000 - \$99,999	14.4%	12.7%	11.9%
\$100,000 - \$149,999	13.0%	12.2%	9.4%
\$150,000 - \$199,999	4.5%	3.4%	2.5%
\$200,000+	11.2%	5.7%	3.8%
Average Household Income	\$96,035	\$75,993	\$64,509
<b>2015 Households by Income</b>			
Household Income Base	4,895	44,392	122,195
< \$15,000	6.0%	9.2%	13.3%
\$15,000 - \$24,999	5.3%	7.4%	9.0%
\$25,000 - \$34,999	7.5%	7.6%	8.1%
\$35,000 - \$49,999	10.1%	12.2%	12.6%
\$50,000 - \$74,999	20.7%	23.2%	23.7%
\$75,000 - \$99,999	14.2%	13.3%	12.7%
\$100,000 - \$149,999	17.1%	16.0%	12.8%
\$150,000 - \$199,999	6.1%	4.4%	3.2%
\$200,000+	12.8%	6.7%	4.5%
Average Household Income	\$107,807	\$85,268	\$72,664
<b>2000 Owner Occupied HUs by Value</b>			
Total	3,473	34,095	85,838
<\$50,000	2.9%	4.9%	7.7%
\$50,000 - 99,999	19.6%	41.6%	47.0%
\$100,000 - 149,999	20.8%	22.5%	22.3%
\$150,000 - 199,999	21.6%	12.0%	9.1%
\$200,000 - \$299,999	19.4%	10.3%	7.1%
\$300,000 - 499,999	10.7%	6.4%	4.9%
\$500,000 - 999,999	4.6%	2.1%	1.7%
\$1,000,000+	0.5%	0.3%	0.2%
Average Home Value	\$205,834	\$150,312	\$133,166
<b>2000 Specified Renter Occupied HUs by Contract Rent</b>			
Total	1,903	15,857	53,105
With Cash Rent	96.8%	97.1%	97.1%
No Cash Rent	3.2%	2.9%	2.9%
Median Rent	\$720	\$538	\$487
Average Rent	\$723	\$567	\$515



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