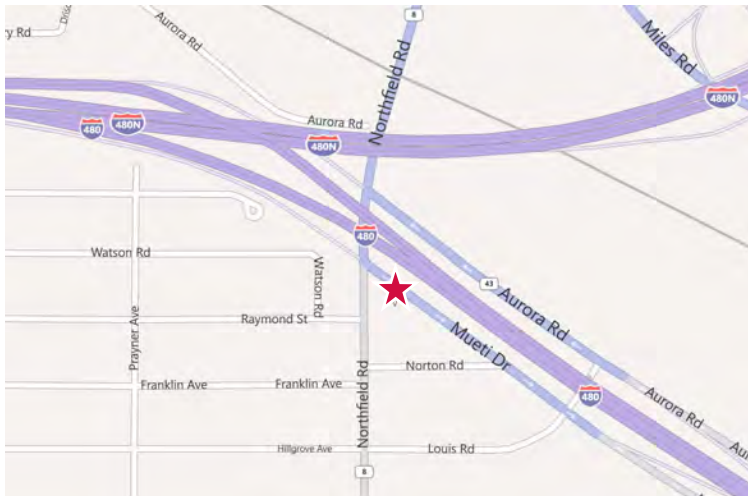


5065 Northfield Road

Retail For Sale or Lease

Bedford Heights, Ohio



Property Features

- 11,639 ± SF Retail Building with 3,090 ± SF 2nd Floor
- Incredible visibility at the corner of Northfield Road and SR 43 at the I-480 exit ramp
- For Sale: \$675,000.00
- For Lease: \$5,000.00/Month Net
- Pylon sign
- Great showroom space with roll-up door
- Convenient location near I-480 & I-271

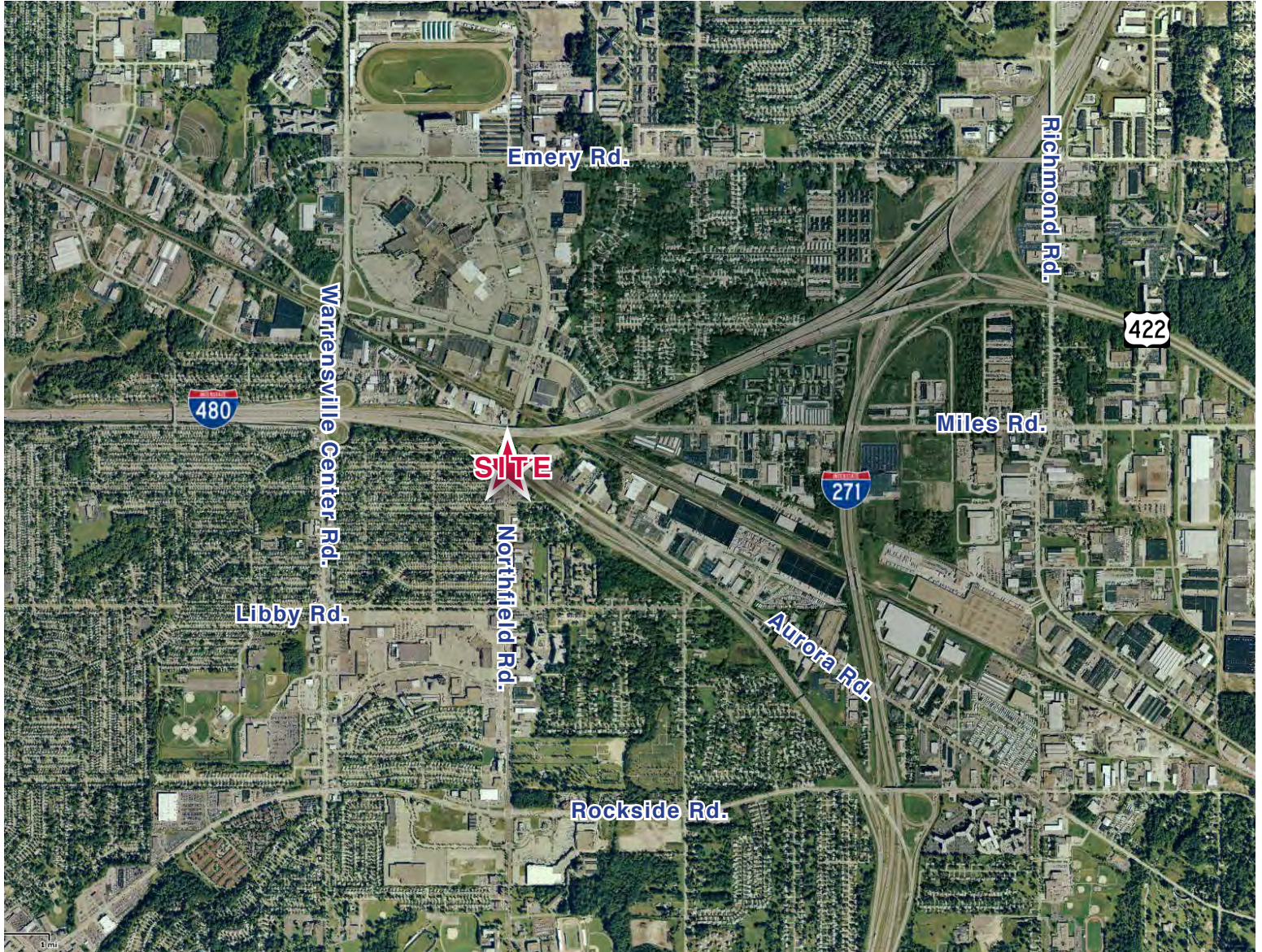


Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

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Contact Information
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Bedford Heights, Ohio

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	9,809	79,024	201,422
Male Population	45.0%	46.1%	46.2%
Female Population	55.0%	53.9%	53.8%
Median Age	38.6	41.4	41.2
2010 Income			
Median HH Income	\$48,496	\$47,900	\$50,038
Per Capita Income	\$22,839	\$24,550	\$27,815
Average HH Income	\$54,871	\$57,099	\$67,890
2010 Households			
Total Households	4,100	33,415	81,328
Average Household Size	2.36	2.30	2.41
2010 Housing			
Owner Occupied Housing Units	49.6%	56.7%	59.3%
Renter Occupied Housing Units	36.7%	31.5%	27.6%
Vacant Housing Units	13.7%	11.8%	13.1%
Population			
1990 Population	10,929	89,318	230,730
2000 Population	10,615	85,341	220,376
2010 Population	9,809	79,024	201,422
2015 Population	9,368	75,681	192,253
1990-2000 Annual Rate	-0.29%	-0.45%	-0.46%
2000-2010 Annual Rate	-0.77%	-0.75%	-0.87%
2010-2015 Annual Rate	-0.92%	-0.86%	-0.93%

In the identified market area, the current year population is 201,422. In 2000, the Census count in the market area was 220,376. The rate of change since 2000 was -0.87 percent annually. The five-year projection for the population in the market area is 192,253, representing a change of -0.93 percent annually from 2010 to 2015. Currently, the population is 46.2 percent male and 53.8 percent female.

Households			
1990 Households	4,502	35,822	88,161
2000 Households	4,400	35,587	87,619
2010 Households	4,100	33,415	81,328
2015 Households	3,925	32,099	77,888
1990-2000 Annual Rate	-0.23%	-0.07%	-0.06%
2000-2010 Annual Rate	-0.69%	-0.61%	-0.72%
2010-2015 Annual Rate	-0.87%	-0.8%	-0.86%

The household count in this market area has changed from 87,619 in 2000 to 81,328 in the current year, a change of -0.72 percent annually. The five-year projection of households is 77,888, a change of -0.86 percent annually from the current year total. Average household size is currently 2.41, compared to 2.45 in the year 2000. The number of families in the current year is 52,821 in the market area.

Housing

Currently, 59.3 percent of the 93,594 housing units in the market area are owner occupied; 27.6 percent, renter occupied; and 13.1 percent are vacant. In 2000, there were 93,367 housing units - 65.5 percent owner occupied, 28.3 percent renter occupied and 6.2 percent vacant. The rate of change in housing units since 2000 is 0.02 percent. Median home value in the market area is \$91,314, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.85 percent annually to \$95,272. From 2000 to the current year, median home value changed by 0.02 percent annually.



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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$26,015	\$29,520	\$30,787
2000 Median HH Income	\$36,535	\$38,474	\$40,047
2010 Median HH Income	\$48,496	\$47,900	\$50,038
2015 Median HH Income	\$54,779	\$54,819	\$57,422
1990-2000 Annual Rate	3.45%	2.68%	2.66%
2000-2010 Annual Rate	2.8%	2.16%	2.2%
2010-2015 Annual Rate	2.47%	2.74%	2.79%
Per Capita Income			
1990 Per Capita Income	\$12,375	\$13,799	\$16,666
2000 Per Capita Income	\$17,952	\$20,236	\$23,659
2010 Per Capita Income	\$22,839	\$24,550	\$27,815
2015 Per Capita Income	\$25,510	\$27,613	\$31,407
1990-2000 Annual Rate	3.79%	3.9%	3.57%
2000-2010 Annual Rate	2.38%	1.9%	1.59%
2010-2015 Annual Rate	2.24%	2.38%	2.46%
Average Household Income			
1990 Average Household Income	\$29,493	\$33,864	\$43,155
2000 Average Household Income	\$43,175	\$47,750	\$58,848
2010 Average HH Income	\$54,871	\$57,099	\$67,890
2015 Average HH Income	\$61,066	\$63,970	\$76,340
1990-2000 Annual Rate	3.88%	3.5%	3.15%
2000-2010 Annual Rate	2.37%	1.76%	1.4%
2010-2015 Annual Rate	2.16%	2.3%	2.37%

Households by Income

Current median household income is \$50,038 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$57,422 in five years. In 2000, median household income was \$40,047, compared to \$30,787 in 1990.

Current average household income is \$67,890 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$76,340 in five years. In 2000, average household income was \$58,848, compared to \$43,155 in 1990.

Current per capita income is \$27,815 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$31,407 in five years. In 2000, the per capita income was \$23,659, compared to \$16,666 in 1990.

Population by Employment

Total Businesses	659	4,238	8,943
Total Employees	7,557	53,658	117,080

Currently, 87.7 percent of the civilian labor force in the identified market area is employed and 12.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.0 percent of the civilian labor force, and unemployment will be 10.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 61.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 64.9 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.9 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 17.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)



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