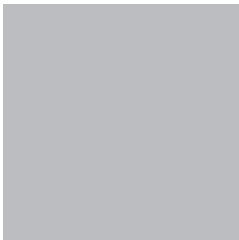


675 Miner Road
3.036 Acres For Sale
Highland Heights, OH 44143



NAI Daus

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

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Pricing & Lot Summary

- Price: \$399,000
- Price/Acre: \$131,422.92
- Parcel #: 822-21-008
- Zoning: Park-Commercial-Light Manufacturing (P-C-M)
*Conditional Use Permit Issued For Daycare Facility
- Lot Size: 3.036 Acres - 132,242 SF
- Lot Frontage: 348'
- Lot Depth: 380'
- All Utilities at Property
- Clean Environmental
- Topography: Level, No Wetlands

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3.036 Acres For Sale

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Property Description

- 3.036 Acres Zoned Commercial
- Less Than 1 Mile From Interstate 270 / Wilson Mills Interchange
- Over 96,000 Employees Within 5 Miles Of Site
- Average Annual Household Income > \$100,000
- Progressive Insurance World 1 Miles From Site
- Philips Healthcare Cleveland HQ Within 500 Feet
- #15 On List Of Affluent Neighborhoods In N.E.

Ohio



The subject property is conveniently located less than 1 mile from Interstate 271 with traffic counts in excess of 100,000 vehicles per day. Over 96,000 employees work within 5 miles of the subject property of which nearly 10,000 are employed by Progressive Insurance, one of the nation's largest insurance providers, and the location for their corporate headquarters. The site is also just 500 feet from the 1,100 employee Philips Healthcare Cleveland headquarters.

The subject property is zoned P-C-M (Park, Commercial, Light Manufacturing), which allows office or commercial use. A conditional use permit has been issued on the site for use of a daycare facility as well.

Highland Heights Ohio is located in Cuyahoga County, approximately 20 miles East of Cleveland. In November of 2008 Highland Heights was #15 on the Cleveland Crain's list of most affluent communities in Northeast Ohio, with the average household income within 1 mile of the subject property exceeding \$100,000 annually.

Less than a mile from the subject site is Aberdeen, a residential community featuring Stonewater, a semi-private championship golf course. Aberdeen, which prices range from the mid 200's to the mid 400's will feature 744 residential units upon completion. Currently, 500 units are now completed and occupied.



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NORTHEAST OHIO'S MOST AFFLUENT COMMUNITIES

RANKED BY MEDIAN HOUSEHOLD INCOME (1)

Rank	Community	Median household income	Median owner-occupied housing value	Number of households	Population	Projected population growth 2007-2012	Education		Housing units		Average travel time to work (minutes)	County
							4 year %	Post-Grad %	Owner %	Renter %		
1	HUNTING VALLEY	\$291,667	\$1,158,451	278	706	(3.4)	38.7	35.0	85.6	14.4	26.7	Cuyahoga
2	BENTLEYVILLE	\$207,377	\$609,375	289	919	(2.7)	40.0	37.4	97.9	2.1	27.7	Cuyahoga
3	GATES MILLS	\$148,148	\$511,421	879	2,333	(5.3)	29.6	37.2	93.0	7.0	31.4	Cuyahoga
4	PEPPER PIKE	\$144,360	\$420,251	2,145	5,722	(4.3)	33.7	38.1	95.7	4.3	24.1	Cuyahoga
5	SUGAR BUSH KNOLLS	\$143,750	\$287,500	110	301	15.3	28.3	35.9	99.0	1.0	26.5	Portage
6	KIRTLAND HILLS VILLAGE	\$123,718	\$520,000	310	799	15.3	27.7	20.0	90.0	10.0	25.1	Lake
7	MORELAND HILLS	\$123,349	\$425,556	1,271	3,161	(3.6)	35.0	31.1	95.0	5.0	25.8	Cuyahoga
8	HUDSON	\$111,856	\$279,060	7,645	23,546	1.6	40.6	26.0	90.3	9.7	28.8	Summit
9	SOUTH RUSSELL	\$106,111	\$336,265	1,367	3,983	(0.7)	38.1	27.5	97.7	2.3	28.7	Geauga
10	ORANGE	\$102,134	\$322,691	1,246	3,356	1.9	31.3	27.2	95.5	4.5	26.0	Cuyahoga
11	WAITE HILL	\$98,438	\$518,293	204	482	4.4	30.6	26.4	85.8	14.2	23.4	Lake
12	BAINBRIDGE	\$96,158	\$258,493	1,300	3,423	1.1	40.5	22.1	92.9	7.1	27.3	Geauga
13	OLON	\$92,851	\$272,656	7,832	22,421	1.2	28.6	22.1	87.6	12.4	26.0	Cuyahoga
14	BOSTON HEIGHTS	\$91,721	\$328,191	526	1,529	13.4	29.6	11.1	90.5	9.5	26.8	Summit
15	HIGHLAND HEIGHTS	\$88,805	\$282,602	3,030	8,728	3.9	22.7	20.3	97.3	2.7	21.3	Cuyahoga
16	BRECKSVILLE	\$85,777	\$263,551	5,099	13,165	(1.4)	25.2	22.2	88.2	11.8	27.2	Cuyahoga
17	AURORA	\$82,884	\$243,377	5,528	14,415	3.6	29.1	12.3	81.3	18.7	29.1	Portage
18	BRATENAHL	\$82,386	\$257,463	713	1,300	(2.5)	28.0	35.7	84.6	15.4	21.2	Cuyahoga
19	BAY VILLAGE	\$80,995	\$209,490	5,993	14,991	(5.7)	36.0	18.2	92.2	7.8	26.2	Cuyahoga
20	MACEDONIA	\$80,622	\$196,779	3,855	10,580	7.7	23.6	7.5	95.6	4.4	25.3	Cuyahoga
21	SILVER LAKE	\$80,208	\$219,486	1,309	3,156	2.6	30.5	19.3	95.9	4.1	24.9	Summit
22	AVON	\$79,365	\$221,165	6,322	17,003	20.1	22.6	9.6	87.9	12.1	26.1	Lorain
23	STRONGSVILLE	\$78,840	\$210,867	16,486	43,708	(0.9)	24.4	13.1	83.0	17.0	29.0	Cuyahoga
24	WESTFIELD CENTER	\$78,833	\$232,544	426	1,090	1.6	34.3	12.8	90.8	9.2	24.7	Medina
25	PENINSULA	\$78,017	\$260,000	265	643	3.1	21.3	17.7	78.9	21.1	25.6	Summit
26	RICHFIELD	\$77,160	\$212,433	1,416	3,716	6.9	16.3	8.5	89.4	10.6	27.4	Summit
27	VALLEY VIEW	\$75,417	\$224,762	762	2,066	(4.4)	14.5	7.9	92.3	7.7	22.7	Cuyahoga
28	AVON LAKE	\$74,607	\$212,211	8,019	21,210	9.2	26.9	15.9	86.5	13.5	27.4	Lorain
29	WESTLAKE	\$73,878	\$231,153	12,918	31,153	(1.7)	27.5	17.9	75.5	24.5	26.6	Cuyahoga



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Aerial - North



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Aerial - South



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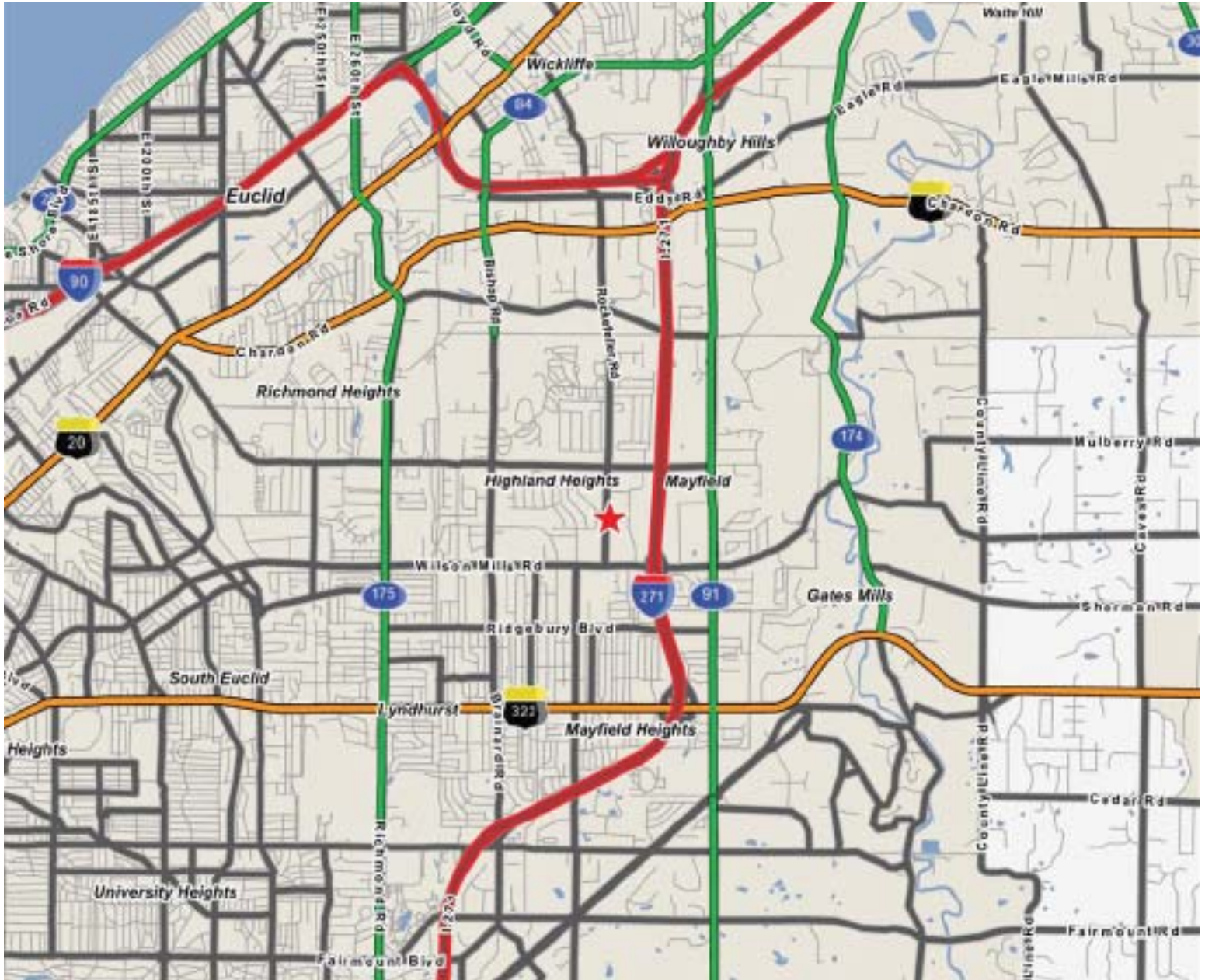
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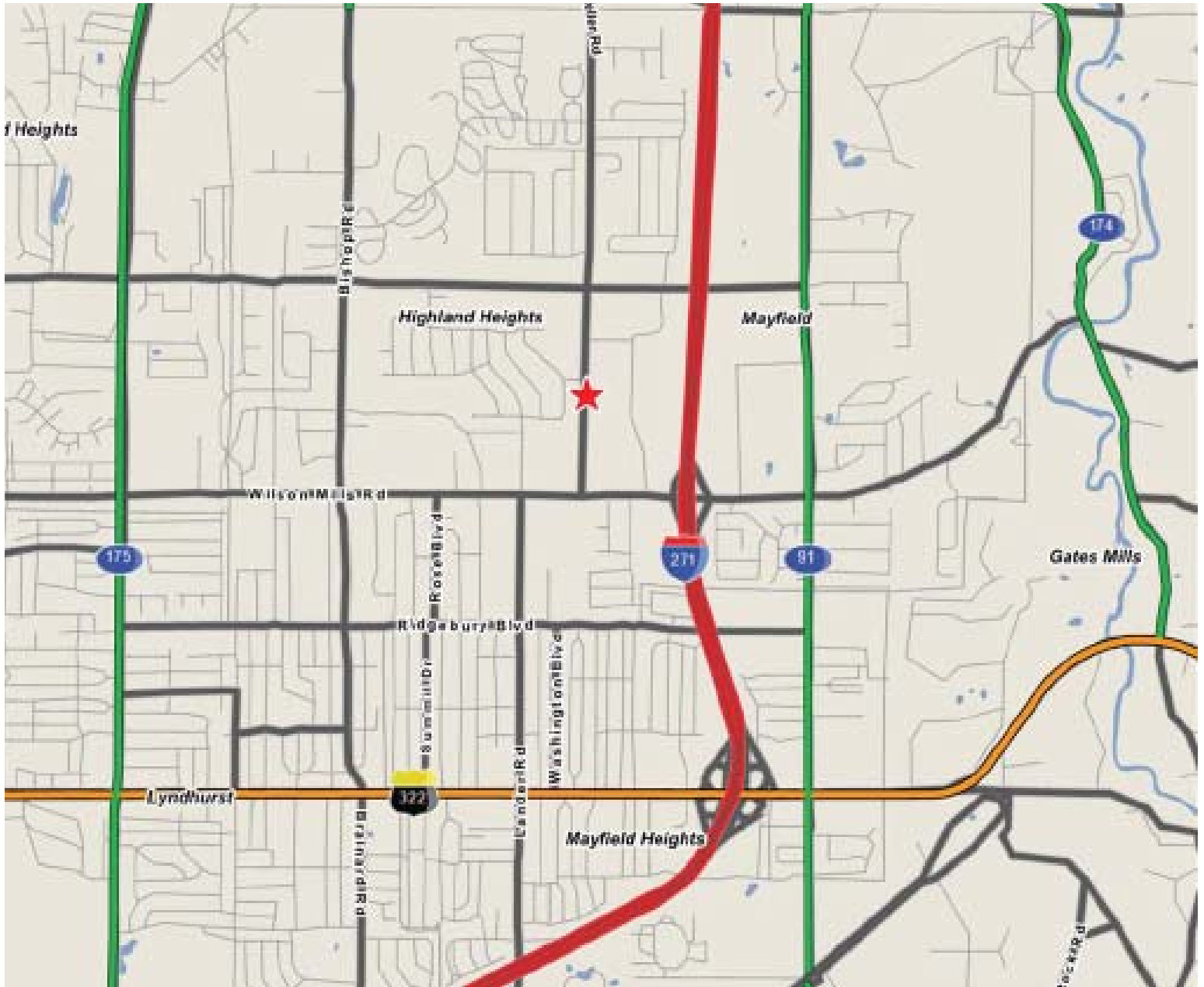
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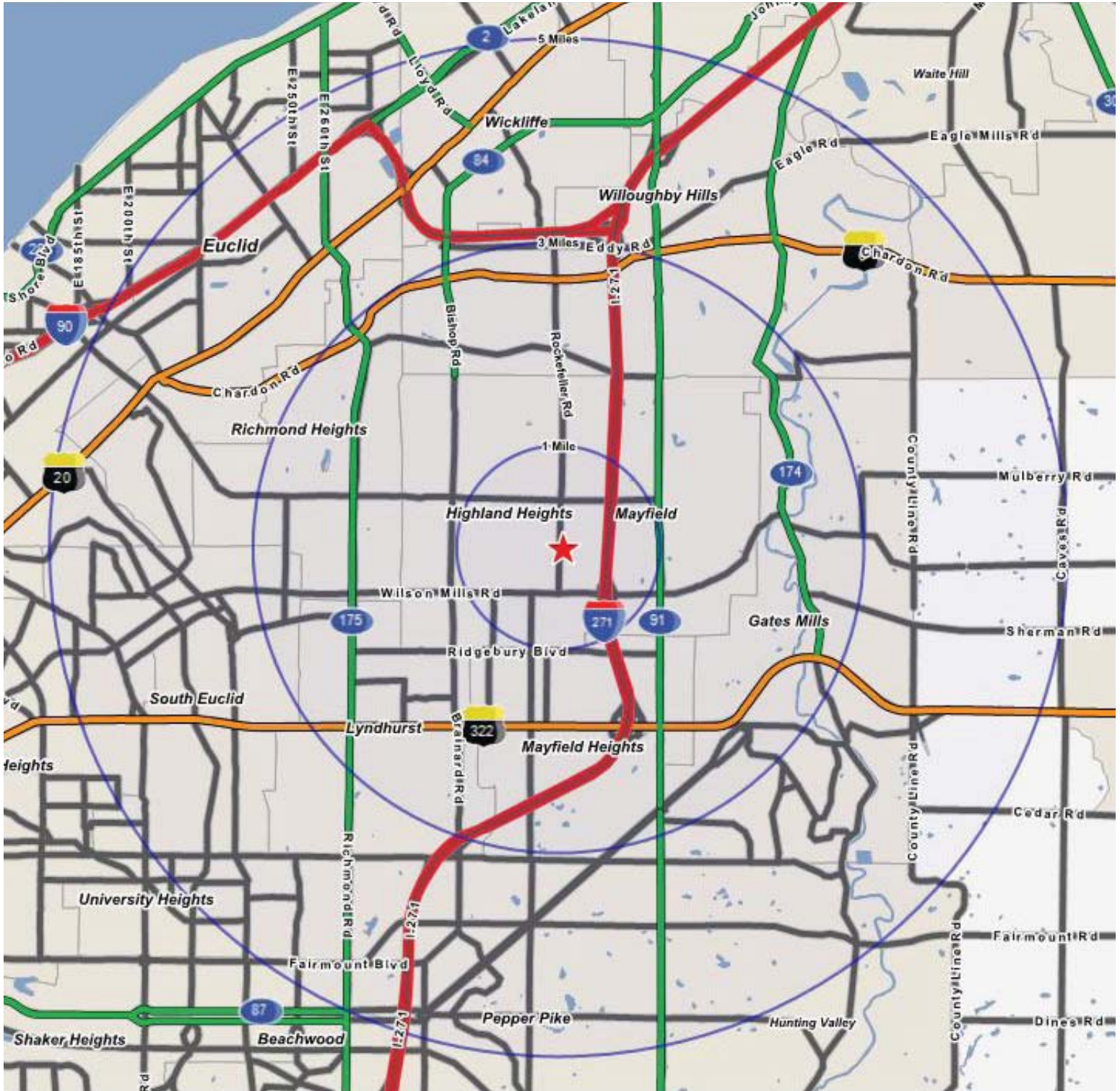
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COMPLETE PROFILE

1990 - 2000 Census, 2009 Estimates with 2014 Projections
Calculated using Proportional Block Groups



Commercial Real Estate Services, Worldwide.

Lat/Lon: 41.54552/-81.45809

41.545520 -81.458090	1 Mile		3 Miles		5 Miles	
Population						
Estimated Population (2009)	3,965		54,916		149,945	
Census Population (1990)	3,804		56,062		163,860	
Census Population (2000)	4,113		58,374		162,902	
Projected Population (2014)	3,726		51,768		138,683	
Forecasted Population (2009)	3,510		48,076		125,165	
Historical Annual Change (1990-2000)	309	0.8%	2,312	0.4%	-958	-0.1%
Historical Annual Change (2000-2009)	-147	-0.4%	-3,459	-0.7%	-12,958	-0.9%
Projected Annual Change (2014-2009)	-239	-6.0%	-3,147	-5.7%	-11,262	-7.5%
Est. Population Density (2009)	1,263.29 <i>psm</i>		1,943.05 <i>psm</i>		1,910.26 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.26 <i>sq mi</i>		78.49 <i>sq mi</i>	
Households						
Estimated Households (2009)	1,517		24,987		67,484	
Census Households (1990)	1,399		24,424		69,066	
Census Households (2000)	1,537		25,704		70,641	
Projected Households (2014)	1,530		25,303		66,821	
Forecasted Households (2009)	2,380		39,338		103,881	
Historical Annual Change (1990-2000)	138	1.0%	1,280	0.5%	1,574	0.2%
Projected Annual Change (2000-2014)	-6	-	-401	-0.1%	-3,820	-0.4%
Average Household Income						
Est. Average Household Income (2009)	\$107,025		\$74,277		\$73,056	
Census Average Hhld Income (1990)	\$51,944		\$43,595		\$44,868	
Census Average Hhld Income (2000)	\$80,804		\$63,714		\$61,790	
Proj. Average Household Income (2014)	\$120,254		\$83,212		\$80,780	
Historical Annual Change (1990-2000)	\$28,859	5.6%	\$20,120	4.6%	\$16,921	3.8%
Projected Annual Change (2000-2014)	\$39,450	3.5%	\$19,498	2.2%	\$18,990	2.2%
Median Household Income						
Est. Median Household Income (2009)	\$83,537		\$67,414		\$63,814	
Census Median Hhld Income (1990)	\$46,588		\$36,884		\$36,660	
Census Median Hhld Income (2000)	\$64,209		\$52,088		\$49,790	
Proj. Median Household Income (2014)	\$91,567		\$72,923		\$68,844	
Historical Annual Change (1990-2000)	\$17,622	3.8%	\$15,203	4.1%	\$13,130	3.6%
Projected Annual Change (2000-2014)	\$27,358	3.0%	\$20,836	2.9%	\$19,054	2.7%
Per Capita Income						
Est. Per Capita Income (2009)	\$41,223		\$34,072		\$33,384	
Census Per Capita Income (1990)	\$19,103		\$18,993		\$18,912	
Census Per Capita Income (2000)	\$30,036		\$27,921		\$26,740	
Proj. Per Capita Income (2014)	\$49,675		\$40,949		\$39,439	
Historical Annual Change (1990-2000)	\$10,933	5.7%	\$8,929	4.7%	\$7,828	4.1%
Projected Annual Change (2000-2014)	\$19,639	4.7%	\$13,028	3.3%	\$12,699	3.4%
Other Income						
Est. Median Disposable Income (2009)	\$66,833		\$54,903		\$52,502	
Proj. Median Disposable Income (2014)	\$72,762		\$58,910		\$56,166	
Est. Average Household Net Worth (2009)	\$849,587		\$566,649		\$540,732	

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Household Income Distribution (2009)						
HH Income \$200,000 or More	197	13.0%	1,487	5.9%	3,874	5.7%
HH Income \$150,000 to 199,999	138	9.1%	1,158	4.6%	2,554	3.8%
HH Income \$125,000 to 149,999	117	7.7%	1,275	5.1%	3,207	4.8%
HH Income \$100,000 to 124,999	155	10.2%	2,459	9.8%	5,910	8.8%
HH Income \$75,000 to 99,999	208	13.7%	3,314	13.3%	9,100	13.5%
HH Income \$50,000 to 74,999	277	18.2%	4,796	19.2%	13,172	19.5%
HH Income \$35,000 to 49,999	148	9.7%	3,720	14.9%	9,863	14.6%
HH Income \$25,000 to 34,999	106	7.0%	2,468	9.9%	6,715	10.0%
HH Income \$15,000 to 24,999	102	6.8%	2,387	9.6%	6,552	9.7%
HH Income \$10,000 to 14,999	34	2.3%	963	3.9%	2,650	3.9%
HH Income \$0 to 9,999	35	2.3%	962	3.9%	3,886	5.8%
HH Income \$35,000+	1,239	81.7%	18,207	72.9%	47,680	70.7%
HH Income \$50,000+	1,092	72.0%	14,487	58.0%	37,817	56.0%
HH Income \$75,000+	815	53.7%	9,691	38.8%	24,645	36.5%
Race & Ethnicity (2009)						
Total Population	3,965		54,916		149,945	
White	3,539	89.2%	46,719	85.1%	112,740	75.2%
Black or African American	195	4.9%	4,995	9.1%	30,504	20.3%
American Indian & Alaska Native	1	-	22	-	105	0.1%
Asian	196	5.0%	2,568	4.7%	4,615	3.1%
Hawaiian & Pacific Islander	1	-	15	-	54	-
Other Race	5	0.1%	115	0.2%	398	0.3%
Two or More Races	28	0.7%	481	0.9%	1,528	1.0%
Not Hispanic or Latino Population	3,932	99.1%	54,184	98.7%	147,844	98.6%
Non Hispanic: White	3,509	89.2%	46,192	85.3%	111,400	75.3%
Non Hispanic: Black or African American	193	4.9%	4,933	9.1%	30,226	20.4%
Non Hispanic: Amer Indian & AK Native	1	-	22	-	94	0.1%
Non Hispanic: Asian	196	5.0%	2,555	4.7%	4,586	3.1%
Non Hispanic: Hawaiian & Pacific Islander	1	-	13	-	45	-
Non Hispanic: Other Race	3	0.1%	25	-	131	0.1%
Non Hispanic: Two or More Races	27	0.7%	444	0.8%	1,362	0.9%
Hispanic or Latino Population	34	0.9%	731	1.3%	2,101	1.4%
Hispanic: White	30	89.0%	527	72.0%	1,340	63.8%
Hispanic: Black or African American	2	5.4%	62	8.5%	279	13.3%
Hispanic: American Indian & Alaska Native	-	-	1	0.1%	11	0.5%
Hispanic: Asian	-	-	13	1.7%	29	1.4%
Hispanic: Hawaiian & Pacific Islander	-	-	3	0.4%	9	0.4%
Hispanic: Other Race	1	3.1%	89	12.2%	267	12.7%
Hispanic: Two or More Races	1	2.5%	37	5.0%	166	7.9%
Not of Hispanic Origin Population (1990)	3,773	99.2%	55,729	99.4%	162,721	99.3%
Hispanic Origin Population (1990)	31	0.8%	333	0.6%	1,140	0.7%
Not Hispanic or Latino Population (2000)	4,088	99.4%	57,825	99.1%	161,303	99.0%
Hispanic or Latino Population (2000)	25	0.6%	550	0.9%	1,599	1.0%
Not Hispanic or Latino Population 5yr (2014)	3,683	98.9%	50,853	98.2%	136,130	98.2%
Hispanic or Latino Population 5yr (2014)	43	1.1%	916	1.8%	2,553	1.8%
Historical Annual Change (1990-2000)	-6	-2.0%	216	6.5%	459	4.0%
Projected Annual Change (2000-2014)	18	5.3%	366	4.8%	954	4.3%

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	1 Mile		3 Miles		5 Miles	
Age Distribution (2009)						
Total Population	3,965		54,916		149,945	
Age 0 to 4 yrs	191	4.8%	2,715	4.9%	7,718	5.1%
Age 5 to 9 yrs	240	6.0%	2,859	5.2%	8,196	5.5%
Age 10 to 14 yrs	272	6.9%	3,144	5.7%	8,834	5.9%
Age 15 to 19 yrs	280	7.1%	3,342	6.1%	9,264	6.2%
Age 20 to 24 yrs	195	4.9%	3,012	5.5%	8,030	5.4%
Age 25 to 29 yrs	135	3.4%	2,780	5.1%	7,450	5.0%
Age 30 to 34 yrs	153	3.9%	2,735	5.0%	7,497	5.0%
Age 35 to 39 yrs	232	5.9%	3,251	5.9%	8,796	5.9%
Age 40 to 44 yrs	293	7.4%	3,825	7.0%	10,298	6.9%
Age 45 to 49 yrs	349	8.8%	4,320	7.9%	11,852	7.9%
Age 50 to 54 yrs	354	8.9%	4,503	8.2%	12,187	8.1%
Age 55 to 59 yrs	304	7.7%	4,058	7.4%	10,989	7.3%
Age 60 to 64 yrs	272	6.9%	3,412	6.2%	9,129	6.1%
Age 65 to 69 yrs	205	5.2%	2,639	4.8%	7,243	4.8%
Age 70 to 74 yrs	164	4.1%	2,276	4.1%	6,113	4.1%
Age 75 to 79 yrs	134	3.4%	2,134	3.9%	5,542	3.7%
Age 80 to 84 yrs	100	2.5%	1,956	3.6%	5,135	3.4%
Age 85 yrs plus	92	2.3%	1,954	3.6%	5,671	3.8%
Median Age	43.9 yrs		43.8 yrs		43.6 yrs	
Age 19 yrs or less	982	24.8%	12,060	22.0%	34,012	22.7%
Age 20 to 64 years	2,289	57.7%	31,897	58.1%	86,228	57.5%
Age 65 years Plus	694	17.5%	10,958	20.0%	29,704	19.8%
Female Age Distribution (2009)						
Female Population	2,035	51.3%	29,058	52.9%	80,284	53.5%
Age 0 to 4 yrs	86	4.2%	1,312	4.5%	3,759	4.7%
Age 5 to 9 yrs	122	6.0%	1,481	5.1%	4,206	5.2%
Age 10 to 14 yrs	137	6.7%	1,514	5.2%	4,258	5.3%
Age 15 to 19 yrs	133	6.5%	1,594	5.5%	4,481	5.6%
Age 20 to 24 yrs	94	4.6%	1,476	5.1%	3,991	5.0%
Age 25 to 29 yrs	65	3.2%	1,400	4.8%	3,842	4.8%
Age 30 to 34 yrs	84	4.1%	1,416	4.9%	3,943	4.9%
Age 35 to 39 yrs	121	5.9%	1,729	6.0%	4,751	5.9%
Age 40 to 44 yrs	153	7.5%	1,970	6.8%	5,445	6.8%
Age 45 to 49 yrs	178	8.8%	2,249	7.7%	6,314	7.9%
Age 50 to 54 yrs	186	9.2%	2,370	8.2%	6,483	8.1%
Age 55 to 59 yrs	145	7.1%	2,174	7.5%	5,981	7.4%
Age 60 to 64 yrs	151	7.4%	1,833	6.3%	4,961	6.2%
Age 65 to 69 yrs	99	4.8%	1,426	4.9%	3,970	4.9%
Age 70 to 74 yrs	87	4.3%	1,293	4.5%	3,520	4.4%
Age 75 to 79 yrs	77	3.8%	1,273	4.4%	3,325	4.1%
Age 80 to 84 yrs	57	2.8%	1,217	4.2%	3,154	3.9%
Age 85 yrs plus	61	3.0%	1,332	4.6%	3,901	4.9%
Female Median Age	44.8 yrs		45.8 yrs		45.6 yrs	
Age 19 yrs or less	477	23.4%	5,900	20.3%	16,704	20.8%
Age 20 to 64 years	1,178	57.9%	16,617	57.2%	45,710	56.9%
Age 65 years Plus	380	18.7%	6,541	22.5%	17,871	22.3%

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COMPLETE PROFILE

1990 - 2000 Census, 2009 Estimates with 2014 Projections
 Calculated using Proportional Block Groups



Commercial Real Estate Services, Worldwide.

Lat/Lon: 41.54552/-81.45809

41.545520 -81.458090

	1 Mile		3 Miles		5 Miles	
Male Age Distribution (2009)						
Male Population	1,930	48.7%	25,857	47.1%	69,660	46.5%
Age 0 to 4 yrs	105	5.4%	1,403	5.4%	3,959	5.7%
Age 5 to 9 yrs	118	6.1%	1,378	5.3%	3,990	5.7%
Age 10 to 14 yrs	135	7.0%	1,630	6.3%	4,576	6.6%
Age 15 to 19 yrs	147	7.6%	1,748	6.8%	4,783	6.9%
Age 20 to 24 yrs	101	5.2%	1,535	5.9%	4,039	5.8%
Age 25 to 29 yrs	71	3.7%	1,381	5.3%	3,609	5.2%
Age 30 to 34 yrs	70	3.6%	1,319	5.1%	3,554	5.1%
Age 35 to 39 yrs	111	5.8%	1,522	5.9%	4,045	5.8%
Age 40 to 44 yrs	139	7.2%	1,855	7.2%	4,854	7.0%
Age 45 to 49 yrs	171	8.9%	2,071	8.0%	5,538	7.9%
Age 50 to 54 yrs	168	8.7%	2,134	8.3%	5,704	8.2%
Age 55 to 59 yrs	159	8.2%	1,884	7.3%	5,008	7.2%
Age 60 to 64 yrs	121	6.3%	1,579	6.1%	4,168	6.0%
Age 65 to 69 yrs	106	5.5%	1,213	4.7%	3,272	4.7%
Age 70 to 74 yrs	77	4.0%	983	3.8%	2,593	3.7%
Age 75 to 79 yrs	57	3.0%	861	3.3%	2,217	3.2%
Age 80 to 84 yrs	43	2.2%	739	2.9%	1,982	2.8%
Age 85 yrs plus	30	1.6%	622	2.4%	1,770	2.5%
Male Median Age	43.0 yrs		41.7 yrs		41.3 yrs	
Age 19 yrs or less	505	26.2%	6,160	23.8%	17,308	24.8%
Age 20 to 64 years	1,111	57.6%	15,280	59.1%	40,519	58.2%
Age 65 years Plus	314	16.3%	4,418	17.1%	11,833	17.0%
Males per 100 Females (2009)						
Overall Comparison	95		89		87	
Age 0 to 4 yrs	122	55.0%	107	51.7%	105	51.3%
Age 5 to 9 yrs	97	49.3%	93	48.2%	95	48.7%
Age 10 to 14 yrs	99	49.7%	108	51.8%	107	51.8%
Age 15 to 19 yrs	111	52.5%	110	52.3%	107	51.6%
Age 20 to 24 yrs	107	51.7%	104	51.0%	101	50.3%
Age 25 to 29 yrs	109	52.1%	99	49.7%	94	48.4%
Age 30 to 34 yrs	83	45.5%	93	48.2%	90	47.4%
Age 35 to 39 yrs	92	47.9%	88	46.8%	85	46.0%
Age 40 to 44 yrs	91	47.6%	94	48.5%	89	47.1%
Age 45 to 49 yrs	96	49.0%	92	47.9%	88	46.7%
Age 50 to 54 yrs	90	47.4%	90	47.4%	88	46.8%
Age 55 to 59 yrs	110	52.3%	87	46.4%	84	45.6%
Age 60 to 64 yrs	80	44.5%	86	46.3%	84	45.7%
Age 65 to 69 yrs	108	51.8%	85	46.0%	82	45.2%
Age 70 to 74 yrs	89	47.0%	76	43.2%	74	42.4%
Age 75 to 79 yrs	74	42.6%	68	40.4%	67	40.0%
Age 80 to 84 yrs	76	43.3%	61	37.8%	63	38.6%
Age 85 yrs plus	49	33.0%	47	31.8%	45	31.2%
Age 19 yrs or less	106	51.4%	104	51.1%	104	50.9%
Age 20 to 39 yrs	97	49.2%	96	48.9%	92	48.0%
Age 40 to 64 yrs	93	48.2%	90	47.3%	87	46.4%
Age 65 years Plus	82	45.2%	68	40.3%	66	39.8%

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Commercial Real Estate Services, Worldwide.

Lat/Lon: 41.54552/-81.45809

41.545520 -81.458090

	1 Mile		3 Miles		5 Miles	
Household Type (2009)						
Total Households	1,517		24,987		67,484	
Households with Children	468	30.9%	6,029	24.1%	17,427	25.8%
Average Household Size	2.61		2.18		2.18	
Est. Household Density	483.37	<i>psm</i>	884.10	<i>psm</i>	859.73	<i>psm</i>
Population Family	3,580	90.3%	44,297	80.7%	119,096	79.4%
Population Non-Family	377	9.5%	10,087	18.4%	28,200	18.8%
Population Group Qtrs	8	0.2%	532	1.0%	2,649	1.8%
Family Households	1,156	76.2%	15,193	60.8%	40,686	60.3%
<i>Married Couple Hhlds</i>	974	84.2%	11,967	78.8%	30,224	74.3%
<i>Other Family Hhlds</i>	183	15.8%	3,225	21.2%	10,462	25.7%
Family Households With Children	466	40.3%	6,002	39.5%	17,340	42.6%
<i>Married Couple With Children</i>	382	81.9%	4,372	72.8%	11,255	64.9%
<i>Other Family Hhlds With Children</i>	84	18.1%	1,630	27.2%	6,085	35.1%
Family Households No Children	690	59.7%	9,191	60.5%	23,346	57.4%
<i>Married Couple No Children</i>	592	85.7%	7,595	82.6%	18,968	81.3%
<i>Other Family Households No Children</i>	98	14.3%	1,595	17.4%	4,377	18.7%
Average Family Household Size	3.10		2.92		2.93	
Average Family Income	\$116,499		\$93,427		\$92,205	
Median Family Income	\$92,786		\$87,255		\$83,049	
Non-Family Households	361	23.8%	9,794	39.2%	26,798	39.7%
Non-Family Hhlds With Children	2	0.7%	27	0.3%	87	0.3%
Non-Family Hhld No Children	358	99.3%	9,768	99.7%	26,711	99.7%
<i>N-F Hhld Lone Person No Children</i>	322	89.3%	8,969	91.6%	24,371	90.9%
Lone Male Householder	134	41.7%	3,540	39.5%	9,528	39.1%
Lone Female Householder	188	58.3%	5,429	60.5%	14,843	60.9%
<i>N-F Hhld 2+ Persons No Children</i>	36	10.0%	798	8.1%	2,340	8.7%
Average Non-Family Hhld Size	1.04		1.03		1.05	
Marital Status (2009)						
(15 Years or Older)	3,266		46,194		125,138	
Never Married	752	23.0%	10,915	23.6%	31,092	24.8%
Now Married	2,038	62.4%	25,572	55.4%	65,634	52.4%
Previously Married	477	14.6%	9,708	21.0%	28,412	22.7%
Separated	56	11.8%	975	10.0%	4,003	14.1%
Widowed	256	53.7%	4,839	49.8%	12,513	44.0%
Divorced	164	34.5%	3,893	40.1%	11,896	41.9%
Educational Attainment (2009)						
Adult Population (25 Years or Older)	2,788		39,844		107,903	
Elementary (0 to 8)	84	3.0%	817	2.0%	2,405	2.2%
Some High School (9 to 11)	114	4.1%	2,343	5.9%	6,764	6.3%
High School Graduate (12)	648	23.3%	11,047	27.7%	30,306	28.1%
Some College (13 to 16)	504	18.1%	7,656	19.2%	21,029	19.5%
Associate Degree Only	158	5.7%	2,599	6.5%	7,816	7.2%
Bachelor Degree Only	648	23.2%	8,764	22.0%	22,438	20.8%
Graduate Degree	632	22.7%	6,618	16.6%	17,146	15.9%
Any College + (Some College or higher)	1,942	69.6%	25,638	64.3%	68,429	63.4%
College Degree + (Bachelor Degree or higher)	1,280	45.9%	15,382	38.6%	39,583	36.7%

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Commercial Real Estate Services, Worldwide.

Lat/Lon: 41.54552/-81.45809

41.545520 -81.458090

	1 Mile		3 Miles		5 Miles	
Housing (2009)						
Total Housing Units	1,710		28,118		75,864	
Housing Units, Occupied	1,517	88.7%	24,987	88.9%	67,484	89.0%
Housing Units, Owner-Occupied	1,190	78.4%	15,307	61.3%	41,816	62.0%
Housing Units, Renter-Occupied	328	21.6%	9,680	38.7%	25,668	38.0%
Housing Units, Vacant	192	10.1%	3,131	10.0%	8,381	9.9%
Total Housing Units (2000)	1,601		26,974		74,499	
Historical Annual Change (2000-2009)	108	0.8%	1,144	0.5%	1,365	0.2%
Household Size (2009)						
Total Households	1,517		24,987		67,484	
1 Person Household	322	21.2%	8,969	35.9%	24,371	36.1%
2 Person Households	556	36.7%	8,447	33.8%	22,614	33.5%
3 Person Households	258	17.0%	3,490	14.0%	9,524	14.1%
4 Person Households	223	14.7%	2,550	10.2%	6,722	10.0%
5 Person Households	114	7.5%	1,113	4.5%	3,002	4.4%
6 Person Households	30	2.0%	293	1.2%	847	1.3%
7+ Person Households	13	0.9%	124	0.5%	403	0.6%
Household Stability (2009)						
Total Households	1,517		24,987		67,484	
In current residence < 1 year	183	12.1%	3,644	14.6%	10,752	15.9%
In current residence 1-2 years	254	16.7%	4,677	18.7%	13,108	19.4%
In current residence 3-5 years	226	14.9%	4,155	16.6%	11,678	17.3%
In current residence 6-10 years	253	16.7%	3,640	14.6%	9,534	14.1%
In current residence > 10 years	601	39.6%	8,871	35.5%	22,412	33.2%
Turnover (% Annual Residential Turnover)		12.1%		14.6%		15.9%
Stability (% In Current Residence 5+ Years)		56.3%		50.1%		47.3%
Median Years in Residence		7.7 yrs		6.6 yrs		5.8 yrs
Household Vehicles (2009)						
Total Vehicles Available	3,020		43,417		111,026	
Household: 0 Vehicles Available	59	3.9%	2,096	8.4%	6,815	10.1%
Household: 1 Vehicles Available	401	26.4%	10,172	40.7%	27,922	41.4%
Household: 2 Vehicles Available	735	48.5%	9,108	36.4%	23,671	35.1%
Household: 3+ Vehicles Available	323	21.3%	3,612	14.5%	9,076	13.4%
Average Per Household		2.0 Vehicles		1.7 Vehicles		1.6 Vehicles
Owner Occupied Hhlds Vehicles	2,572	85.2%	29,841	68.7%	79,485	71.6%
Average Per Owner Household		2.2 Vehicles		1.9 Vehicles		1.9 Vehicles
Renter Occupied Hhlds Vehicles	447	14.8%	13,576	31.3%	31,541	28.4%
Average Per Renter Household		1.4 Vehicles		1.4 Vehicles		1.2 Vehicles
Travel Time (2000)						
Worker Base (16 Years or Older)	2,026		28,975		78,999	
Travel to Work in 14 Minutes or Less	657	32.4%	8,195	28.3%	20,252	25.6%
Travel to Work in 15 to 29 Minutes	813	40.1%	11,762	40.6%	32,318	40.9%
Travel to Work in 30 to 59 Minutes	408	20.1%	7,106	24.5%	20,904	26.5%
Travel to Work in 60 Minutes or More	62	3.0%	827	2.9%	2,787	3.5%
Work at Home	87	4.3%	1,085	3.7%	2,738	3.5%
Average Travel Time to Work		19.5 mins		21.2 mins		22.2 mins

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Commercial Real Estate Services, Worldwide.

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41.545520 -81.458090

	1 Mile		3 Miles		5 Miles	
Transportation To Work (2000)						
Work Base	2,026		28,975		78,999	
Drive to Work Alone	1,770	87.4%	25,043	86.4%	66,353	84.0%
Drive to Work in Carpool	103	5.1%	1,757	6.1%	5,611	7.1%
Travel to Work - Public Transportation	24	1.2%	504	1.7%	2,701	3.4%
Drive to Work on Motorcycle	-	-	-	-	5	-
Bicycle to Work	1	0.1%	31	0.1%	65	0.1%
Walk to Work	18	0.9%	394	1.4%	1,143	1.4%
Other Means	23	1.1%	162	0.6%	383	0.5%
Work at Home	87	4.3%	1,085	3.7%	2,738	3.5%
Daytime Demos (2009)						
Total Number of Businesses	249		2,591		6,441	
Total Number of Employees	14,476		46,334		104,501	
Company Headqtrs: Businesses	10	3.8%	36	1.4%	52	0.8%
Company Headqtrs: Employees	9,494	65.6%	13,021	28.1%	22,232	21.3%
Employee Population per Business	58.2 to 1		17.9 to 1		16.2 to 1	
Residential Population per Business	15.9 to 1		21.2 to 1		23.3 to 1	
Est. Adj. Daytime Demographics (Age16+)	15,688		64,384		154,374	
Labor Force (2009)						
Labor: Population Age 16+	3,210		45,492		123,268	
Unemployment Rate		3.2%		4.2%		4.2%
Labor Force Total: Males	1,544	48.1%	21,078	46.3%	56,141	45.5%
Male civilian employed	1,022	66.2%	13,895	65.9%	36,313	64.7%
Male civilian unemployed	72	4.7%	1,049	5.0%	2,765	4.9%
Males in Armed Forces	-	-	8	-	23	-
Males not in labor force	450	29.1%	6,126	29.1%	17,040	30.4%
Labor Force Total: Females	1,667	51.9%	24,414	53.7%	67,126	54.5%
Female civilian employed	977	58.6%	13,540	55.5%	37,058	55.2%
Female civilian unemployed	29	1.8%	855	3.5%	2,434	3.6%
Females in Armed Forces	-	-	-	-	-	-
Females not in labor force	660	39.6%	10,020	41.0%	27,634	41.2%
Employment Force Change (2000-2009)	-27	-1.3%	-1,537	-5.3%	-5,608	-7.1%
Male Change (2000-2009)	-33	-3.1%	-1,069	-7.1%	-3,348	-8.4%
Female Change (2000-2009)	6	0.6%	-468	-3.3%	-2,261	-5.7%
Occupation (2000)						
Occupation: Population Age 16+	2,026		28,971		78,979	
Occupation Total: Males	1,055	52.1%	14,964	51.7%	39,661	50.2%
Occupation Total: Females	971	47.9%	14,008	48.3%	39,319	49.8%
Mgmt, Business, & Financial Operations	388	19.2%	5,228	18.0%	12,667	16.0%
Professional and Related	610	30.1%	7,417	25.6%	20,219	25.6%
Service	198	9.8%	3,505	12.1%	10,078	12.8%
Sales and Office	604	29.8%	8,723	30.1%	23,168	29.3%
Farming, Fishing, & Forestry	-	-	19	0.1%	42	0.1%
Construction, Extraction, & Maintenance	127	6.3%	1,583	5.5%	4,359	5.5%
Production, Transport, & Material Moving	99	4.9%	2,497	8.6%	8,445	10.7%
White Collar		79.1%		73.8%		71.0%
Blue Collar		20.9%		26.2%		29.0%

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41.545520 -81.458090						
	1 Mile		3 Miles		5 Miles	
Units In Structure (2000)						
Total Units	1,601		26,974		74,499	
1 Detached Unit	1,392	86.9%	17,948	66.5%	48,217	64.7%
1 Attached Unit	45	2.8%	828	3.1%	3,241	4.4%
2 Units	5	0.3%	141	0.5%	1,429	1.9%
3 to 4 Units	5	0.3%	178	0.7%	781	1.0%
5 to 9 Units	137	8.5%	949	3.5%	3,037	4.1%
10 to 19 Units	9	0.5%	438	1.6%	2,543	3.4%
20 to 49 Units	1	-	738	2.7%	2,666	3.6%
50 or more Units	8	0.5%	5,754	21.3%	12,475	16.7%
Mobile Home or Trailer	-	-	-	-	107	0.1%
Other Structure	-	-	-	-	2	-
Homes Built By Year (2000)						
Homes Built 1999 to 2000	27	1.7%	246	0.9%	336	0.5%
Homes Built 1995 to 1998	41	2.5%	565	2.1%	1,261	1.7%
Homes Built 1990 to 1994	116	7.2%	1,075	4.0%	2,287	3.1%
Homes Built 1980 to 1989	186	11.6%	1,824	6.8%	5,042	6.8%
Homes Built 1970 to 1979	306	19.1%	4,777	17.7%	10,844	14.6%
Homes Built 1960 to 1969	431	26.9%	7,049	26.1%	15,879	21.3%
Homes Built 1950 to 1959	301	18.8%	7,006	26.0%	21,586	29.0%
Homes Built 1940 to 1949	140	8.7%	2,754	10.2%	9,518	12.8%
Homes Built Before 1939	53	3.3%	1,679	6.2%	7,745	10.4%
Median Age of Homes	30.4 yrs		35.7 yrs		39.4 yrs	
Home Values (2000)						
Owner Specified Housing Units	1,341		17,044		45,677	
Home Values \$1,000,000 or More	-	-	53	0.3%	168	0.4%
Home Values \$750,000 to \$999,999	2	0.2%	58	0.3%	180	0.4%
Home Values \$500,000 to \$749,999	16	1.2%	211	1.2%	646	1.4%
Home Values \$400,000 to \$499,999	41	3.1%	323	1.9%	861	1.9%
Home Values \$300,000 to \$399,999	201	15.0%	931	5.5%	2,056	4.5%
Home Values \$250,000 to \$299,999	145	10.8%	864	5.1%	2,027	4.4%
Home Values \$200,000 to \$249,999	314	23.4%	1,665	9.8%	3,024	6.6%
Home Values \$175,000 to \$199,999	218	16.3%	1,737	10.2%	2,956	6.5%
Home Values \$150,000 to \$174,999	124	9.2%	2,338	13.7%	4,147	9.1%
Home Values \$125,000 to \$149,999	147	11.0%	3,497	20.5%	6,959	15.2%
Home Values \$100,000 to \$124,999	102	7.6%	3,255	19.1%	9,736	21.3%
Home Values \$90,000 to \$99,999	6	0.4%	1,147	6.7%	5,017	11.0%
Home Values \$80,000 to \$89,999	5	0.4%	528	3.1%	3,688	8.1%
Home Values \$70,000 to \$79,999	17	1.3%	225	1.3%	2,066	4.5%
Home Values \$60,000 to \$69,999	-	-	69	0.4%	931	2.0%
Home Values \$50,000 to \$59,999	-	-	21	0.1%	579	1.3%
Home Values \$35,000 to \$49,999	-	-	39	0.2%	436	1.0%
Home Values \$25,000 to \$34,999	2	0.1%	50	0.3%	125	0.3%
Home Values \$10,000 to \$24,999	-	-	34	0.2%	64	0.1%
Home Values \$0 to \$9,999	-	-	-	-	13	-
Owner Occupied Median Home Value	\$226,270		\$169,232		\$152,391	
Renter Occupied Median Rent	\$886		\$640		\$597	

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	1 Mile		3 Miles		5 Miles	
Consumer Expenditure (Annual Total)						
Total Household Expenditure (2009)	\$113 M		\$1.42 B		\$3.78 B	
Total Non-Retail Expenditures (2009)	\$65.2 M		\$817 M		\$2.17 B	
Total Retail Expenditures (2009)	\$47.5 M		\$602 M		\$1.60 B	
Apparel (2009)	\$5.45 M		\$67.8 M		\$181 M	
Contributions (2009)	\$4.92 M		\$56.5 M		\$149 M	
Education (2009)	\$3.11 M		\$36.1 M		\$95.5 M	
Entertainment (2009)	\$6.39 M		\$79.6 M		\$212 M	
Food And Beverages (2009)	\$16.5 M		\$213 M		\$570 M	
Furnishings And Equipment (2009)	\$5.19 M		\$63.7 M		\$169 M	
Gifts (2009)	\$3.33 M		\$39.6 M		\$105 M	
Health Care (2009)	\$6.44 M		\$85.2 M		\$228 M	
Household Operations (2009)	\$4.45 M		\$52.7 M		\$139 M	
Miscellaneous Expenses (2009)	\$1.80 M		\$23.5 M		\$62.9 M	
Personal Care (2009)	\$1.61 M		\$20.5 M		\$54.6 M	
Personal Insurance (2009)	\$1.29 M		\$15.2 M		\$40.1 M	
Reading (2009)	\$372 K		\$4.70 M		\$12.5 M	
Shelter (2009)	\$22.0 M		\$275 M		\$732 M	
Tobacco (2009)	\$615 K		\$8.67 M		\$23.4 M	
Transportation (2009)	\$21.8 M		\$280 M		\$745 M	
Utilities (2009)	\$7.29 M		\$96.4 M		\$258 M	
Consumer Expenditure (per Household per Month)						
Total Household Expenditure (2009)	\$6,187		\$4,731		\$4,666	
Total Non-Retail Expenditures (2009)	\$3,581	57.9%	\$2,724	57.6%	\$2,685	57.6%
Total Retail Expenditures (2009)	\$2,606	42.1%	\$2,006	42.4%	\$1,980	42.4%
Apparel (2009)	\$299	4.8%	\$226	4.8%	\$223	4.8%
Contributions (2009)	\$270	4.4%	\$188	4.0%	\$184	3.9%
Education (2009)	\$171	2.8%	\$121	2.5%	\$118	2.5%
Entertainment (2009)	\$351	5.7%	\$266	5.6%	\$262	5.6%
Food And Beverages (2009)	\$909	14.7%	\$712	15.0%	\$704	15.1%
Furnishings And Equipment (2009)	\$285	4.6%	\$212	4.5%	\$209	4.5%
Gifts (2009)	\$183	3.0%	\$132	2.8%	\$129	2.8%
Health Care (2009)	\$354	5.7%	\$284	6.0%	\$282	6.0%
Household Operations (2009)	\$244	4.0%	\$176	3.7%	\$172	3.7%
Miscellaneous Expenses (2009)	\$99	1.6%	\$79	1.7%	\$78	1.7%
Personal Care (2009)	\$88	1.4%	\$68	1.4%	\$67	1.4%
Personal Insurance (2009)	\$71	1.1%	\$51	1.1%	\$50	1.1%
Reading (2009)	\$20	0.3%	\$16	0.3%	\$15	0.3%
Shelter (2009)	\$1,210	19.6%	\$917	19.4%	\$904	19.4%
Tobacco (2009)	\$34	0.5%	\$29	0.6%	\$29	0.6%
Transportation (2009)	\$1,199	19.4%	\$933	19.7%	\$921	19.7%
Utilities (2009)	\$400	6.5%	\$322	6.8%	\$319	6.8%

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