

FOR SALE



TARKINGTON AVE.

E 176th ST.

178th ST.

N MILES RD.

S MILES RD.

DUBLIN AVE.

Investment Property For Sale

18530-18700 South Miles Rd., Warrensville Heights, OH 44128

David Stover

18530-18700 South Miles Rd.

Warrensville Heights, OH 44128

SPACE

- 15,000 SF Facility on 1.65 Acres
- 36,000 SF Facility on 3.34 Acres

SALE PRICE

- Offered For Sale at: \$1,995,000

PROPERTY INFORMATION

- Investment Property for Sale
- Two Industrial Facilities fully leased
- Strong long term credit tenant 9.5% cap rate
- Docks
- Drive-in doors
- Convenient access to I-480 & I-271

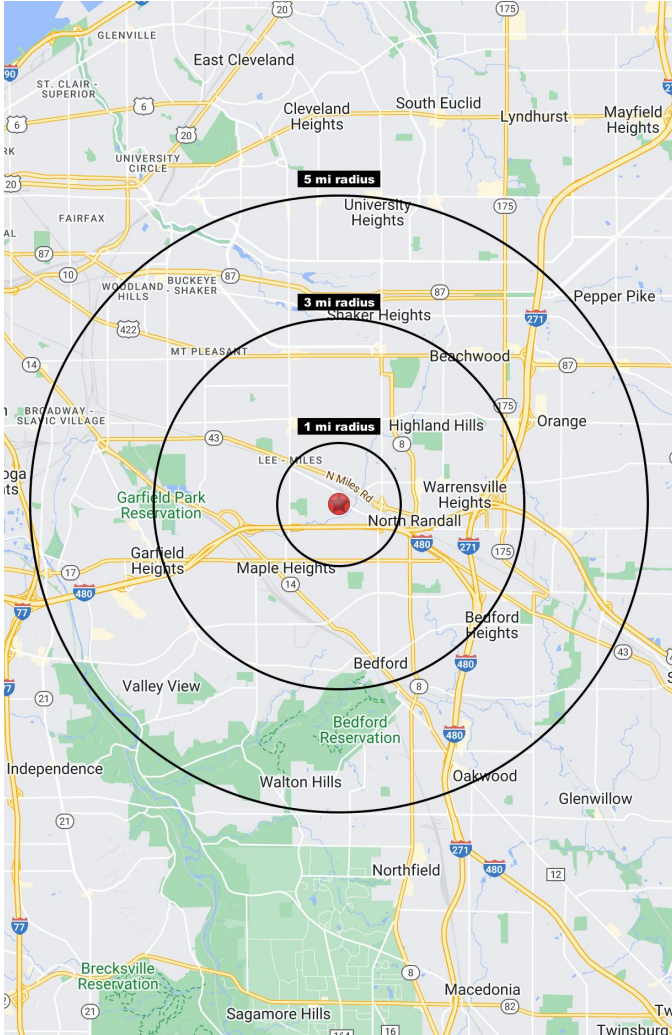


David Stover • davidstover@hannacre.com • 216.839.2012

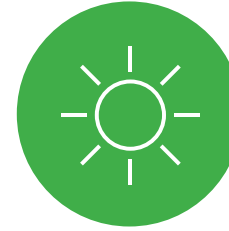


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TOTAL POPULATION
234,192



TOTAL DAYTIME POPULATION
129,440



AVG. HH INCOME
\$74,842

2022 Population Summary

	1 Mile	3 Miles	5 Miles
Total Population	10,978	114,108	234,192
Households	4,599	50,406	101,143
Daytime Population	4,387	53,442	129,440

2022 Household Income

	1 Mile	3 Miles	5 Miles
Average Income	\$56,860	\$60,924	\$74,842
Median Income	\$45,740	\$47,844	\$56,881

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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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