

FOR LEASE OR BTS



Gibb's Butcher and Breads



POWERHOUSE GYM
Southwest General Medical
GHØST PEPPER
SALON PHD

Berea Square Plaza
DOLLAR GENERAL
ROSS
SHERWIN WILLIAMS
McDonald's
MAYA
BEREA SQUARE STORAGE FACILITY



21,602 vpd BAGLEY RD.



COLUMBIA RD.
8,503 vpd

SITE

LEWIS RD.

West Valley Plaza
SUBWAY
T-Mobile
Moe's Pizza
The UPS Store
Hallmark
CHASE
PET SUPPLIES PLUS
Citizens Bank
Marc's



Bagley & Lewis Rd

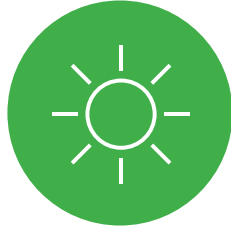
8152 Lewis Rd., Olmsted Falls, OH 44138
Vincenzo Calabrese & Greg Slyman

8152 Lewis Road

Olmsted Falls, OH 44138



TOTAL POPULATION
129,073



TOTAL DAYTIME POPULATION
74,758



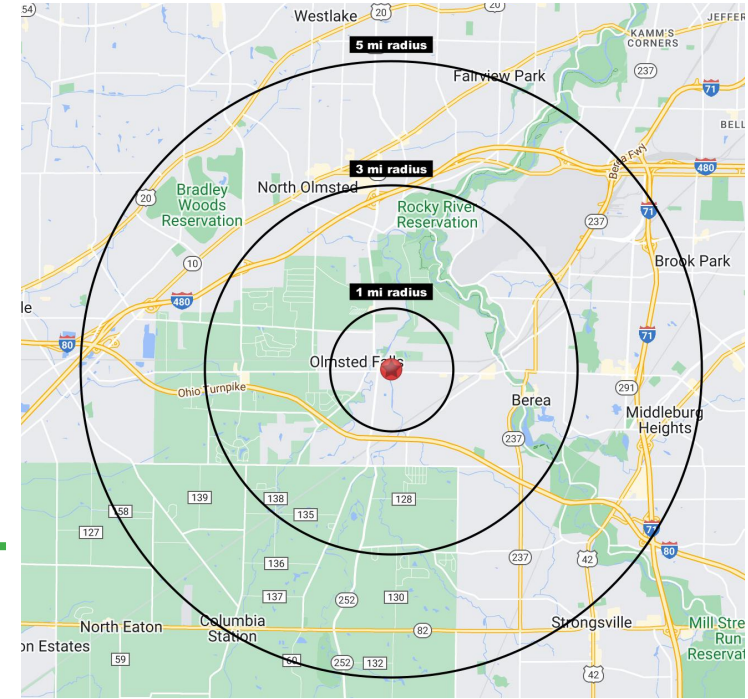
MEDIAN HH INCOME
\$76,381

2022 Population Summary

	1 Mile	3 Miles	5 Miles
Total Population	3,975	52,826	129,073
Households	1,609	22,263	54,793
Daytime Population	3,631	18,090	74,758

2022 Household Income

	1 Mile	3 Miles	5 Miles
Average Income	\$103,717	\$90,013	\$93,756
Median Income	\$91,789	\$75,388	\$76,381



PROPERTY INFORMATION

- 0.931 Acres at the corner of Bagley Road and Lewis Road on the commercial corridor of Olmsted Falls
- Potential to be expanded

Vincenzo Calabrese • vincenzocalabrese@hannacre.com • 216.861.5286

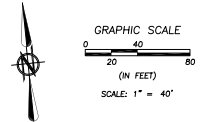
Greg Slyman • gregslyman@hannacre.com • 216.861.5290



8152 Lewis Road Olmsted Falls, OH 44138

ALTA/ACSM SUBURBAN LAND TITLE SURVEY

SITUATED IN THE VILLAGE OF OLMSTED FALLS, COUNTY OF CUYAHOGA, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL OLMSTED TOWNSHIP TRACT NUMBER 1
PREPARED: NOVEMBER 20, 2006



BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF BAGLEY ROAD WHICH WAS ASSUMED TO BE SOUTH 42° 57' 00" EAST

AS SURVEYED IN SEPTEMBER OF 2006

LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- TRUE PLACE OF BEGINNING
- RECORD
- RIGHT-OF-WAY LINE
- MEASURED
- EDGE OF PAVEMENT
- 58" IRON REBAR WITH CAP STAMPED "BRAMHALL 807" SET
- MONUMENT FOUND (AS INDICATED)
- IRON PIN PIPE FOUND (AS INDICATED)
- CATCH BASIN
- MANHOLE
- WATER VALVE
- SIGN
- HYDRANT
- GAS VALVE
- POWER POLE
- GAS SERVICE VALVE
- GUY ANCHOR
- WATER SERVICE VALVE
- GUARDRAIL
- CLEANOUT
- MAILBOX
- MASTER ARM

FLOOD ZONE DATA:
PARCEL IS PARTIALLY LOCATED WITHIN FLOOD ZONE "A" (AREA OF SPECIAL FLOOD HAZARDS AND WITHOUT BASE FLOOD ELEVATIONS DETERMINED) & FLOOD ZONE "D" (AREA OF MINIMAL FLOOD HAZARDS), AS SHOWN IN FEMA FIRM MAP COMMUNITY-PANEL 390672 0001 B, DATED JUNE 1, 1979. (FLOOD ZONE LOCATION AS SHOWN ON THIS MAP IS APPROXIMATE.)

EXISTING UNDERGROUND UTILITIES NOTE:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934-7878 (440) 934-7879 FAX

SHEET
2 OF 2
JOB NO.
06-2374

Vincenzo Calabrese • vincenzocalabrese@hannacre.com • 216.861.5286
Greg Slyman • gregslyman@hannacre.com • 216.861.5290



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.