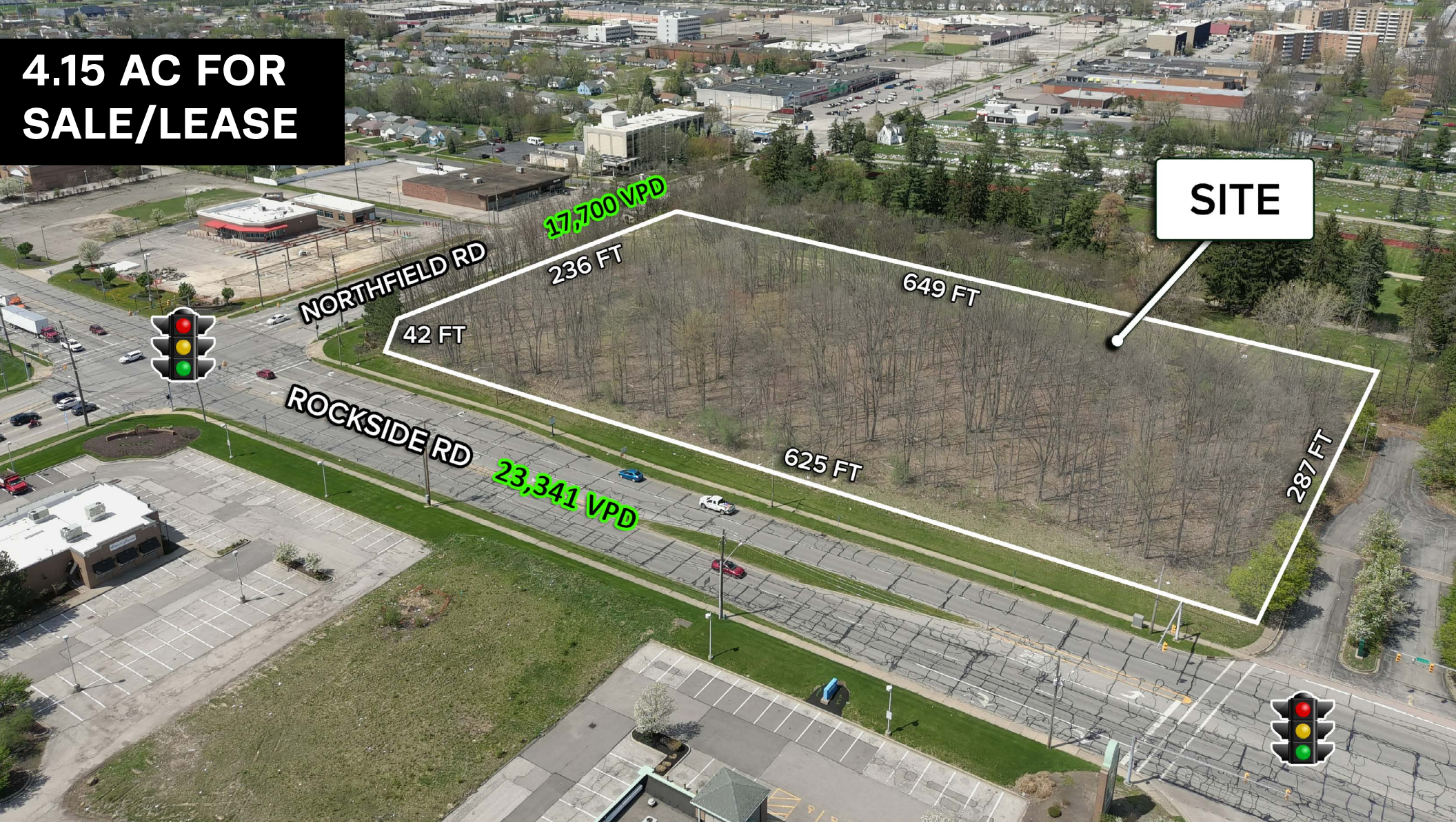


**4.15 AC FOR
SALE/LEASE**



SITE

17,700 VPD

NORTHFIELD RD

236 FT

649 FT

42 FT

ROCKSIDE RD

23,341 VPD

625 FT

287 FT



LAND AVAILABLE IN BEDFORD
BEDFORD, OH 44146

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4.15 AC FOR SALE/LEASE IN BEDFORD

Bedford, OH 44146

PROPERTY OVERVIEW

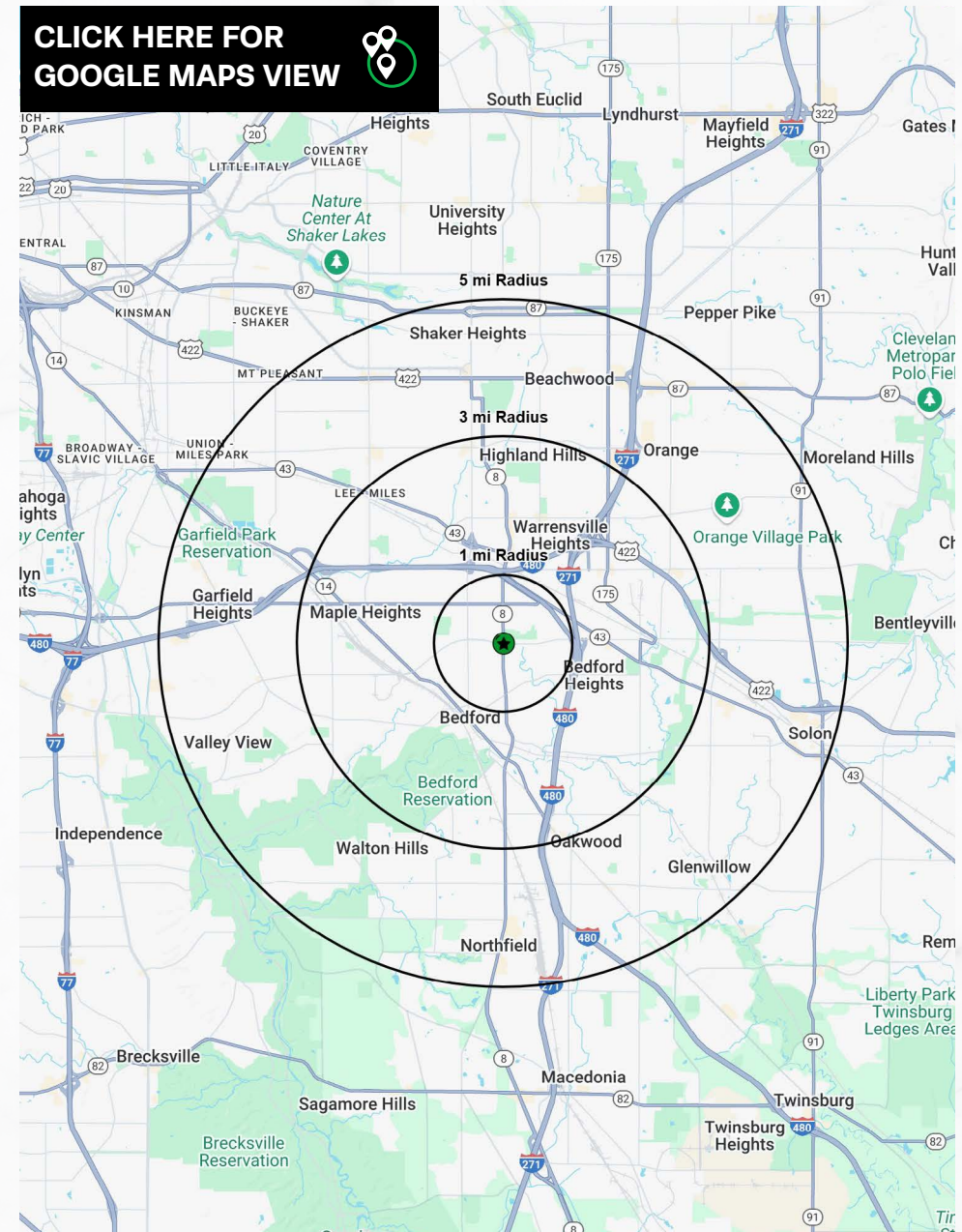
PROPERTY SUMMARY

- 4.15 Acres on the NE Corner Rockside Rd & Northfield Rd
- **Asking/sale price:** \$1M
- **Lease price:** \$150,000
- Great freeway access
- Frontages on both Northfield Rd and Rockside Rd
- Parcel can be split into multiple parcels
- Sewer: sanitary and storm
- Zoned: general retail
- Utilities: gas, water, electric
- Real estate taxes: \$9,520

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	10,945	67,134	170,298
HOUSEHOLDS	5,165	31,094	75,159
AVERAGE HH INCOME	\$72,007	\$72,489	\$98,120
MEDIAN HH INCOME	\$57,892	\$54,140	\$68,941
DAYTIME POPULATION	8,028	66,680	183,828

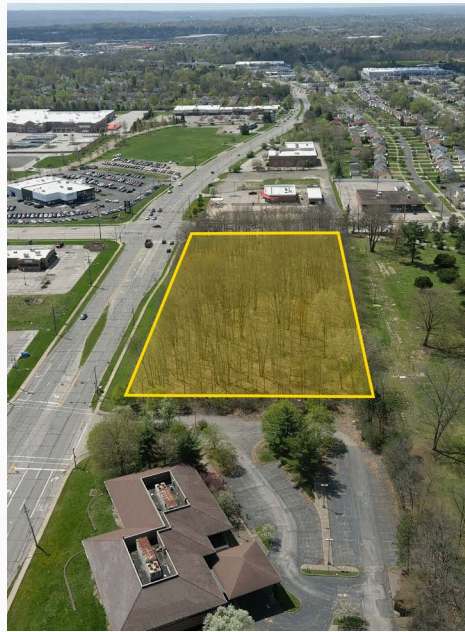
[CLICK HERE FOR
GOOGLE MAPS VIEW](#)



4.15 AC FOR SALE/LEASE IN BEDFORD

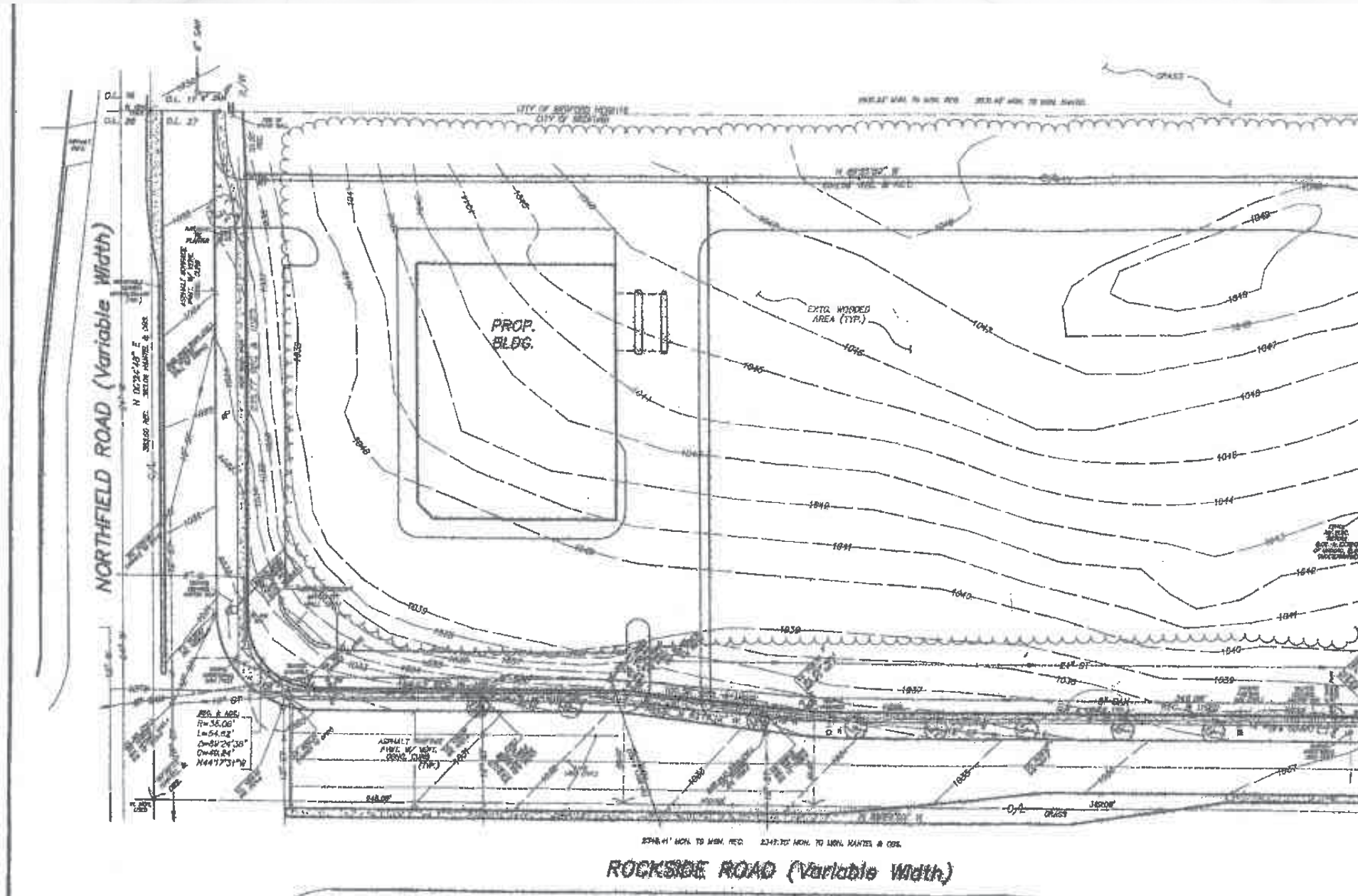
Bedford, OH 44146

PICTURES



Bedford, OH 44146

SITE PLAN – PARCEL



Bedford, OH 44146

SITE PLAN – PARCEL



4.15 AC FOR SALE/LEASE IN BEDFORD

Bedford, OH 44146

MACRO AERIAL

