

FOR LEASE

0.757 Acres for Ground Lease/Retail 21250 & 21240 Rockside Rd., Bedford, OH 44146



PROPERTY OVERVIEW

- 0.757 Acres for Ground Lease/Retail
- Retail Use on Rockside Road
- Seconds from Bedford Auto Mile
- Easy Access to I-480 & I-271
- Adjacent Neighbors are Advanced Auto Parts and National Tire and Battery
- Strong Retail Demographics
- Offered for Lease at: \$49,000 per year

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,810	67,471	170,156
Households	5,393	30,010	72,680
Median HH Income	\$47,231	\$46,808	\$57,008
Average HH Income	\$54,229	\$59,180	\$77,424
Daytime Population	5,323	40,082	128,516

[View in Google Maps](#)



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.

David Stover, SIOR

📞 216.839.2012

✉ DavidStover@HannaCRE.com

FOR LEASE

0.757 Acres for Ground Lease/Retail
21250 & 21240 Rockside Rd., Bedford, OH 44146



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.

David Stover, SIOR

📞 216.839.2012

✉ DavidStover@HannaCRE.com

FOR LEASE

0.757 Acres for Ground Lease/Retail

21250 & 21240 Rockside Rd., Bedford, OH 44146

SUMMARY PROFILE

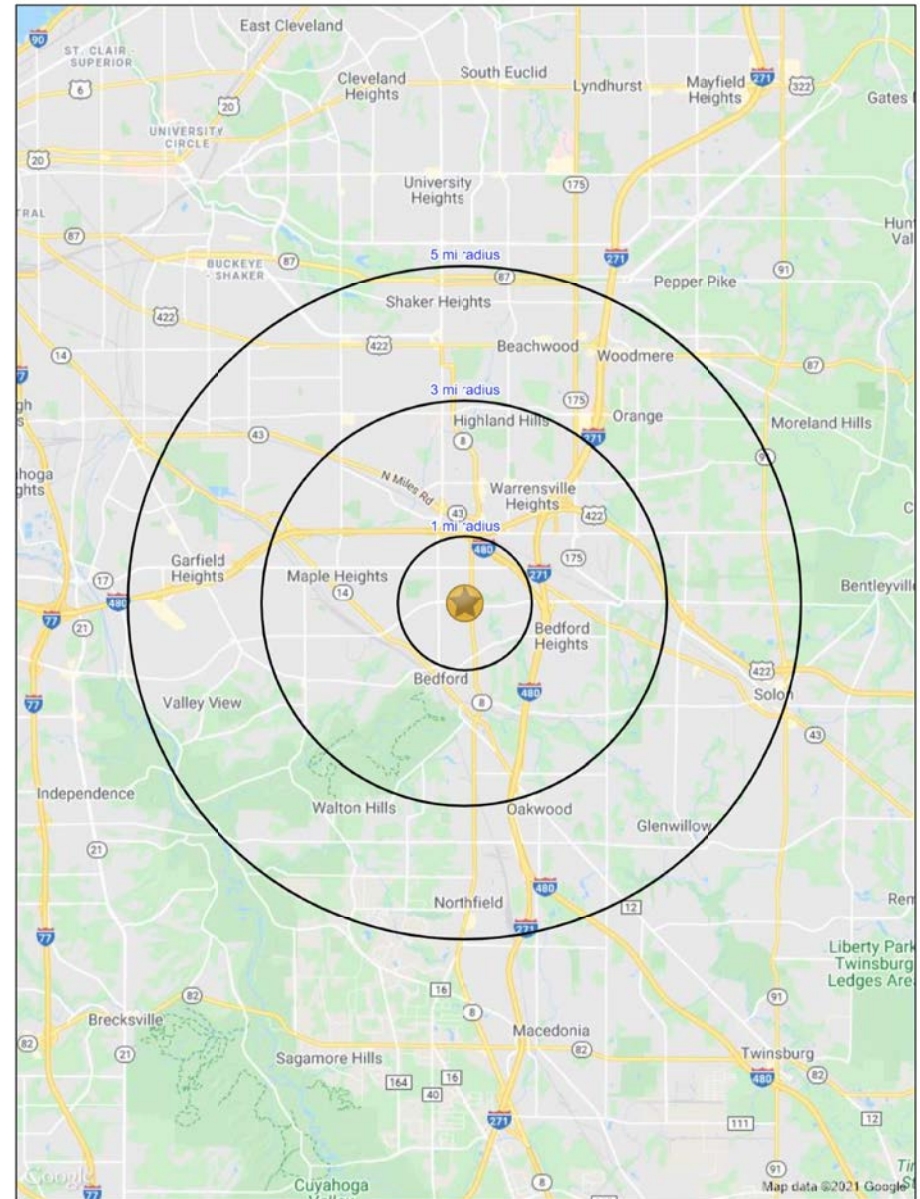
2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.4093/-81.5297

21250 Rockside Rd		1 mi radius	3 mi radius	5 mi radius
Bedford, OH 44146				
POPULATION	2020 Estimated Population	11,810	67,471	170,156
	2025 Projected Population	11,073	63,811	163,937
	2010 Census Population	12,453	70,748	177,860
	2000 Census Population	13,456	77,839	196,038
	Projected Annual Growth 2020 to 2025	-1.2%	-1.1%	-0.7%
	Historical Annual Growth 2000 to 2020	-0.6%	-0.7%	-0.7%
HOUSEHOLDS	2020 Median Age	40.8	41.0	41.9
	2020 Estimated Households	5,393	30,010	72,680
	2025 Projected Households	5,125	28,812	71,089
	2010 Census Households	5,593	31,067	74,808
	2000 Census Households	5,892	32,753	79,287
	Projected Annual Growth 2020 to 2025	-1.0%	-0.8%	-0.4%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	-0.4%	-0.4%	-0.4%
	2020 Estimated White	28.3%	25.8%	36.3%
	2020 Estimated Black or African American	67.4%	69.6%	58.1%
	2020 Estimated Asian or Pacific Islander	1.1%	1.3%	2.5%
	2020 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2020 Estimated Other Races	3.1%	3.2%	2.9%
INCOME	2020 Estimated Hispanic	2.2%	2.2%	2.2%
	2020 Estimated Average Household Income	\$54,229	\$59,180	\$77,424
	2020 Estimated Median Household Income	\$47,231	\$46,808	\$57,008
	2020 Estimated Per Capita Income	\$24,807	\$26,584	\$33,240
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.9%	2.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.6%	7.6%	7.1%
	2020 Estimated High School Graduate	37.8%	35.3%	31.4%
	2020 Estimated Some College	23.9%	27.0%	23.9%
	2020 Estimated Associates Degree Only	11.6%	10.4%	8.9%
	2020 Estimated Bachelors Degree Only	10.5%	11.3%	14.4%
BUSINESS	2020 Estimated Graduate Degree	7.7%	6.5%	12.1%
	2020 Estimated Total Businesses	467	3,169	9,310
	2020 Estimated Total Employees	5,323	40,082	128,516
	2020 Estimated Employee Population per Business	11.4	12.6	13.8
	2020 Estimated Residential Population per Business	25.3	21.3	18.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

David Stover, SIOR

216.839.2012

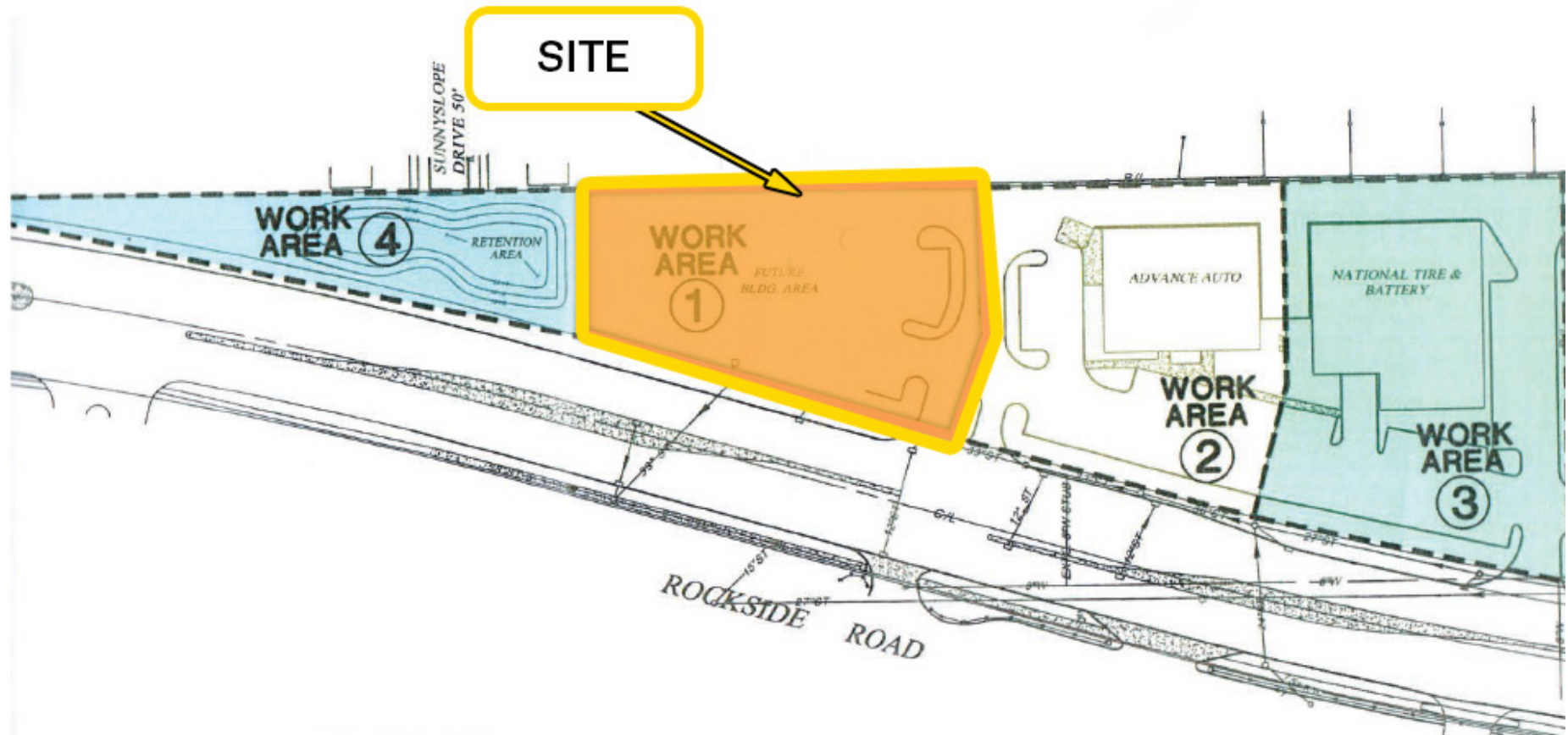
DavidStover@HannaCRE.com

FOR LEASE

0.757 Acres for Ground Lease/Retail

21250 & 21240 Rockside Rd., Bedford, OH 44146

SITE SURVEY



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.

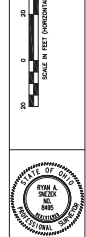
David Stover, SIOR

📞 216.839.2012

✉ DavidStover@HannaCRE.com

0.757 Acres for Ground Lease/Retail
21250 & 21240 Rockside Rd., Bedford, OH 44146

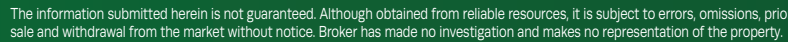
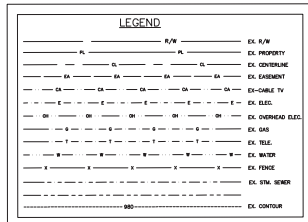
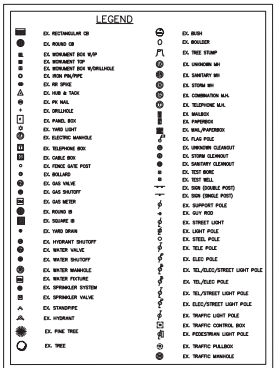
**21250 & 21240 ROCKSIDE ROAD
BEDFORD, OHIO
PP# 811-24-003**



STEPHEN HOVANCSEK & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
 TWO MERT DRIVE
RICHMOND HEIGHTS, OHIO 44143
PH: (216) 731-6255 FAX: (216) 731-4483

**EXISTING FEATURES
SITE PLAN FOR
MEADOWBROOK AUTO CENTER**

IF WE ARE PROVIDED ADDITIONAL INFORMATION BY UTILITY COMPANIES AFTER THE DATE
OF THIS SUBMITTAL OUR OFFICE WILL SEND REVISIONS TO THE SURVEY.



David Stover, SIOR
 216.839.2012
 DavidStover@HannaCRE.com

FOR LEASE

0.757 Acres for Ground Lease/Retail 21250 & 21240 Rockside Rd., Bedford, OH 44146



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.

David Stover, SIOR

📞 216.839.2012

✉ DavidStover@HannaCRE.com