

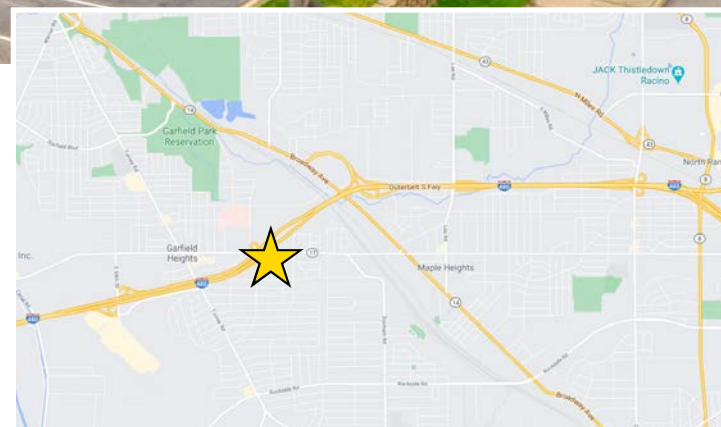
FOR SALE

1,688 SF – 7,331 SF Office/Medical Condominiums 13201 Granger Road, Garfield Heights, OH 44125



PROPERTY OVERVIEW

- Condos range in size from 1,688 sf to 7,331 SF
- Built in 2005
- Located off I-480 and Granger Road
- Easy exit off I-480
- Great opportunity for owner user, medical office, gym/yoga studio or professionals



[View in Google Maps](#)



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Dyann Davison

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Andrew Chess

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SUITE 2



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SUITES 5,6,7,8



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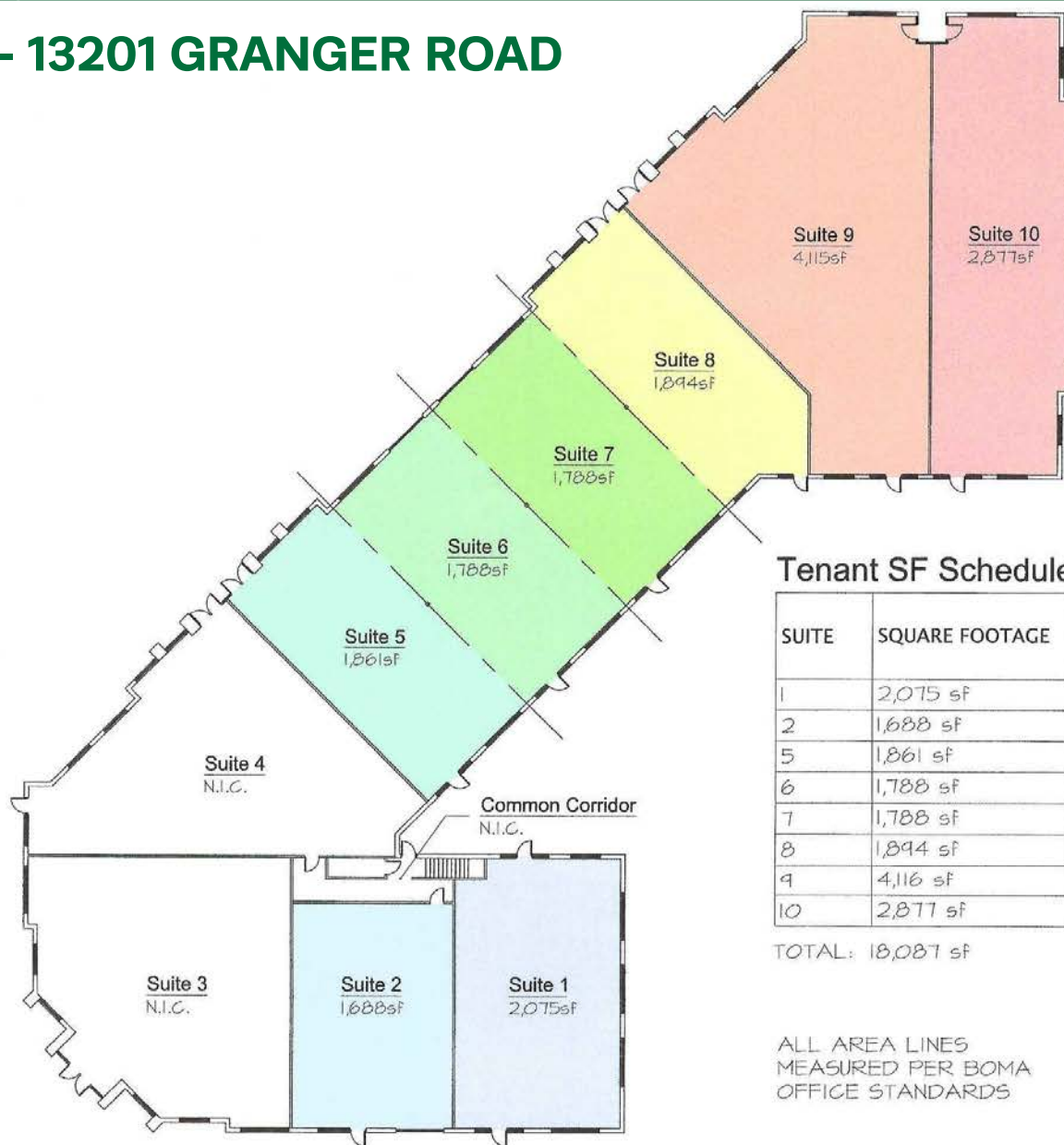
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SITE PLAN – 13201 GRANGER ROAD



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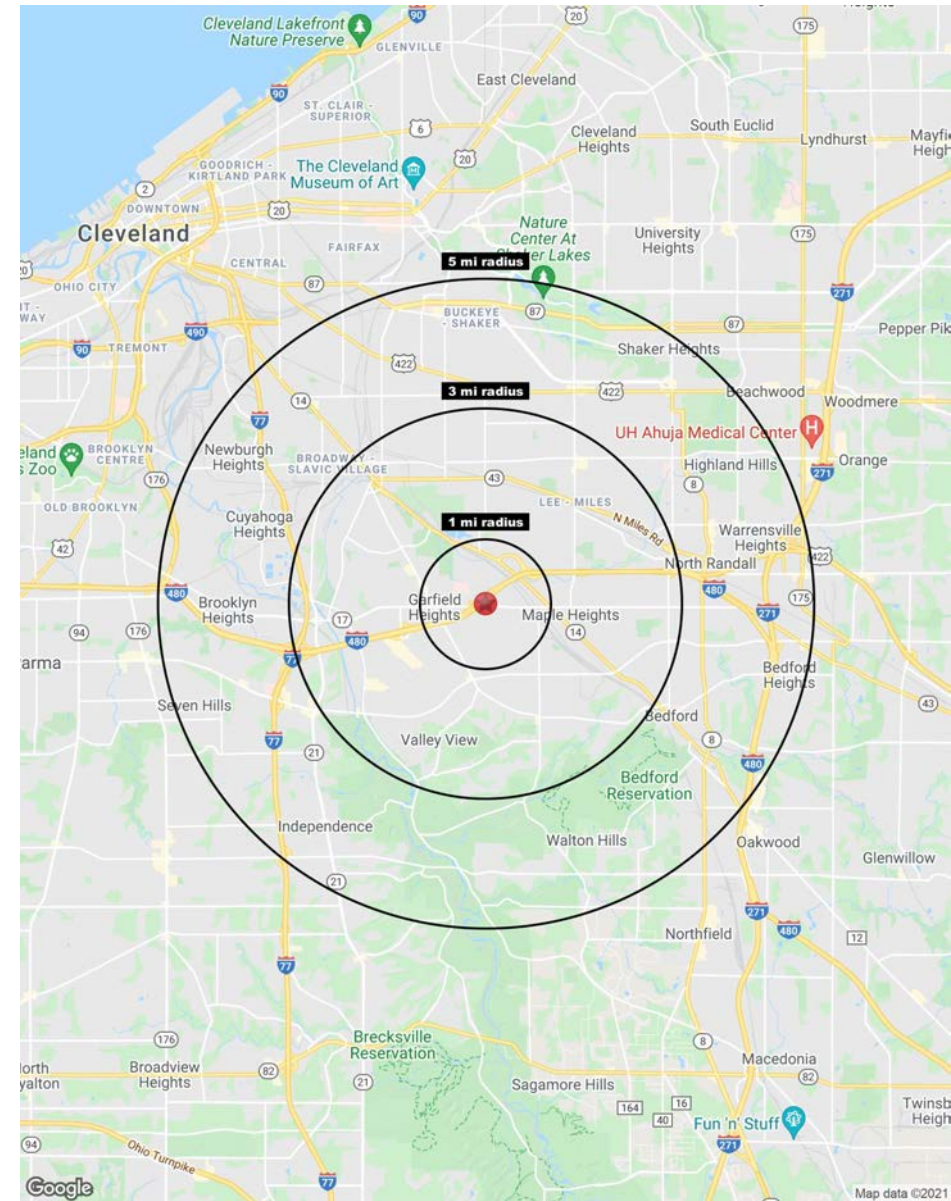
Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.4177/-81.5909

13201 Granger Rd Cleveland, OH 44125	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	13,424	93,328	218,608
2026 Projected Population	13,065	89,572	209,618
2010 Census Population	14,061	98,876	229,400
2000 Census Population	14,778	114,961	271,930
Projected Annual Growth 2021 to 2026	-0.5%	-0.8%	-0.8%
Historical Annual Growth 2000 to 2021	-0.4%	-0.9%	-0.9%
2021 Median Age	38.9	39.8	40.1
Households			
2021 Estimated Households	5,600	39,240	94,559
2026 Projected Households	5,522	38,167	91,845
2010 Census Households	5,786	41,020	97,789
2000 Census Households	6,181	45,624	109,926
Projected Annual Growth 2021 to 2026	-0.3%	-0.5%	-0.6%
Historical Annual Growth 2000 to 2021	-0.4%	-0.7%	-0.7%
Race and Ethnicity			
2021 Estimated White	62.8%	31.7%	32.9%
2021 Estimated Black or African American	32.3%	64.1%	61.9%
2021 Estimated Asian or Pacific Islander	1.9%	1.2%	1.7%
2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2021 Estimated Other Races	2.9%	2.9%	3.2%
2021 Estimated Hispanic	2.9%	2.2%	2.7%
Income			
2021 Estimated Average Household Income	\$62,767	\$54,543	\$62,442
2021 Estimated Median Household Income	\$51,238	\$44,020	\$47,567
2021 Estimated Per Capita Income	\$26,343	\$23,004	\$27,122
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.5%	2.7%
2021 Estimated Some High School (Grade Level 9 to 11)	8.0%	10.1%	8.9%
2021 Estimated High School Graduate	40.4%	36.9%	33.3%
2021 Estimated Some College	25.6%	26.3%	24.3%
2021 Estimated Associates Degree Only	8.3%	9.4%	9.0%
2021 Estimated Bachelors Degree Only	9.6%	9.4%	12.4%
2021 Estimated Graduate Degree	6.2%	5.4%	9.5%
Business			
2021 Estimated Total Businesses	302	2,801	8,290
2021 Estimated Total Employees	4,085	38,292	129,799
2021 Estimated Employee Population per Business	13.5	13.7	15.7
2021 Estimated Residential Population per Business	44.4	33.3	26.4



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