

**FOR LEASE**

# Inline Space - West Valley Plaza

455 W Bagley Road, Berea, OH 44017



## PROPERTY OVERVIEW

- Multiple inline spaces available for lease, from 1,200 SF to 10,006 SF
- Unit #2 is 4,205 SF and is a fully-equipped restaurant end cap with patio
- Excellent traffic counts on Bagley Road: 27,480 VPD in front of center
- Well-established neighborhood center anchored by Marc's
- Co-tenants include: Pet Supplies Plus, Chase Bank, and Citizens Bank

## Demographic Snapshot *(2020 Estimated)*

	1 Mile	3 Miles	5 Miles
Population	10,011	44,779	150,634
Households	4,356	19,385	66,167
Median HH Inc	\$63,566	\$66,088	\$69,166
Average HH Inc	\$75,439	\$82,289	\$86,240
Daytime Pop	4,670	31,196	91,572

[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.

**Greg Slyman**

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### SUMMARY PROFILE

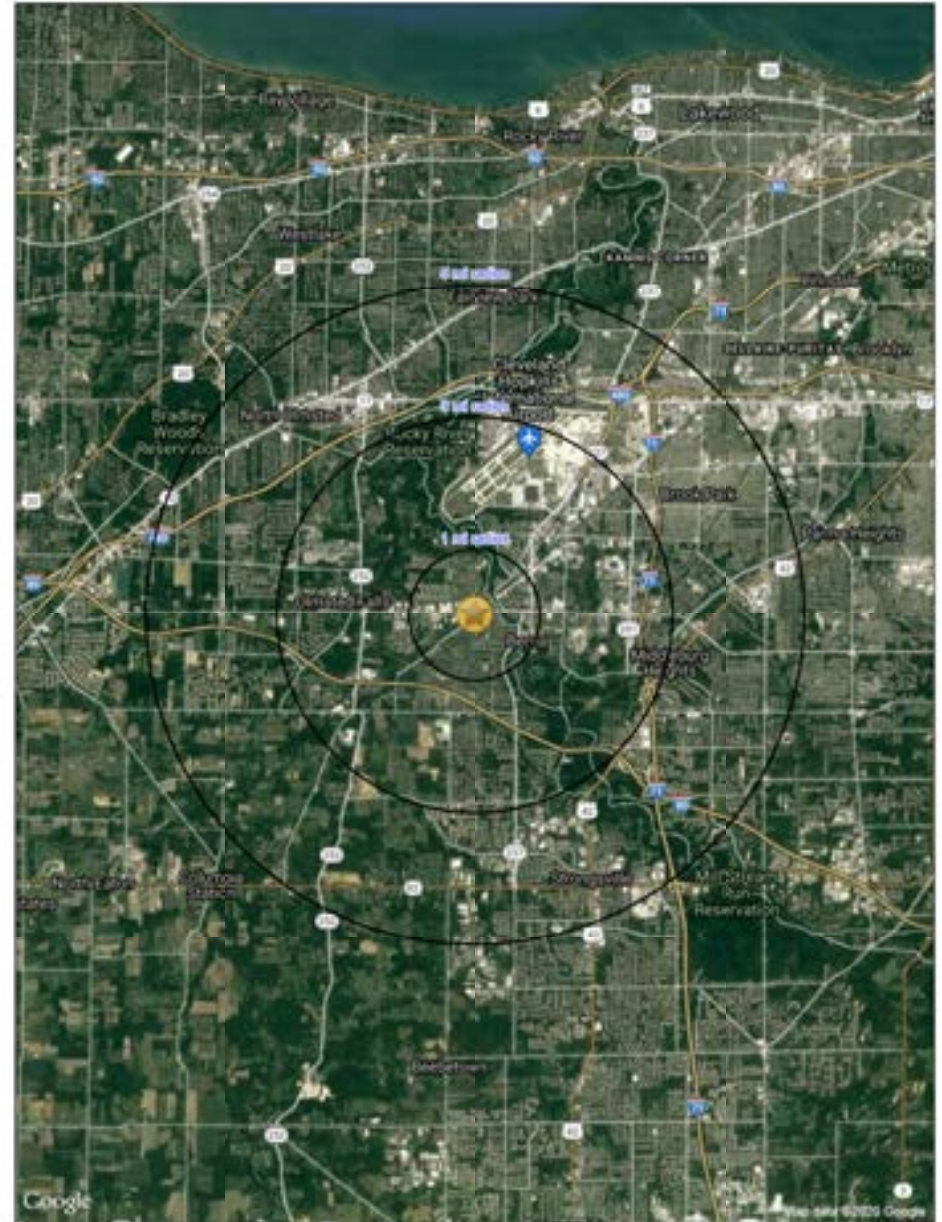
2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.372/-81.8698

455 W Bagley Rd Berea, OH 44017		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	10,011	44,779	150,634
	2025 Projected Population	9,570	43,191	146,462
	2010 Census Population	10,524	45,884	153,797
	2000 Census Population	10,188	45,690	152,225
	Projected Annual Growth 2020 to 2025	-0.9%	-0.7%	-0.6%
	Historical Annual Growth 2000 to 2020	-	-	-
HOUSEHOLDS	2020 Median Age	39.6	42.4	42.9
	2020 Estimated Households	4,356	19,385	66,167
	2025 Projected Households	4,056	18,221	62,814
	2010 Census Households	4,329	18,782	63,783
	2000 Census Households	4,110	17,933	60,782
	Projected Annual Growth 2020 to 2025	-1.4%	-1.2%	-1.0%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	0.3%	0.4%	0.4%
	2020 Estimated White	86.6%	88.7%	88.0%
	2020 Estimated Black or African American	7.6%	6.1%	5.1%
	2020 Estimated Asian or Pacific Islander	2.2%	2.2%	3.7%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2020 Estimated Other Races	3.4%	2.9%	3.1%
INCOME	2020 Estimated Hispanic	4.1%	3.6%	4.3%
	2020 Estimated Average Household Income	\$75,439	\$82,289	\$86,240
	2020 Estimated Median Household Income	\$63,566	\$66,088	\$69,166
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$33,212	\$35,955	\$38,023
	2020 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.6%	2.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.5%	4.7%	4.4%
	2020 Estimated High School Graduate	26.2%	28.1%	29.0%
	2020 Estimated Some College	25.5%	23.1%	22.2%
	2020 Estimated Associates Degree Only	7.4%	7.9%	8.3%
BUSINESS	2020 Estimated Bachelors Degree Only	19.3%	21.7%	21.3%
	2020 Estimated Graduate Degree	14.6%	12.9%	12.5%
	2020 Estimated Total Businesses	475	2,094	6,312
	2020 Estimated Total Employees	4,670	31,196	91,572
	2020 Estimated Employee Population per Business	9.8	14.9	14.5
	2020 Estimated Residential Population per Business	21.1	21.4	23.9

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



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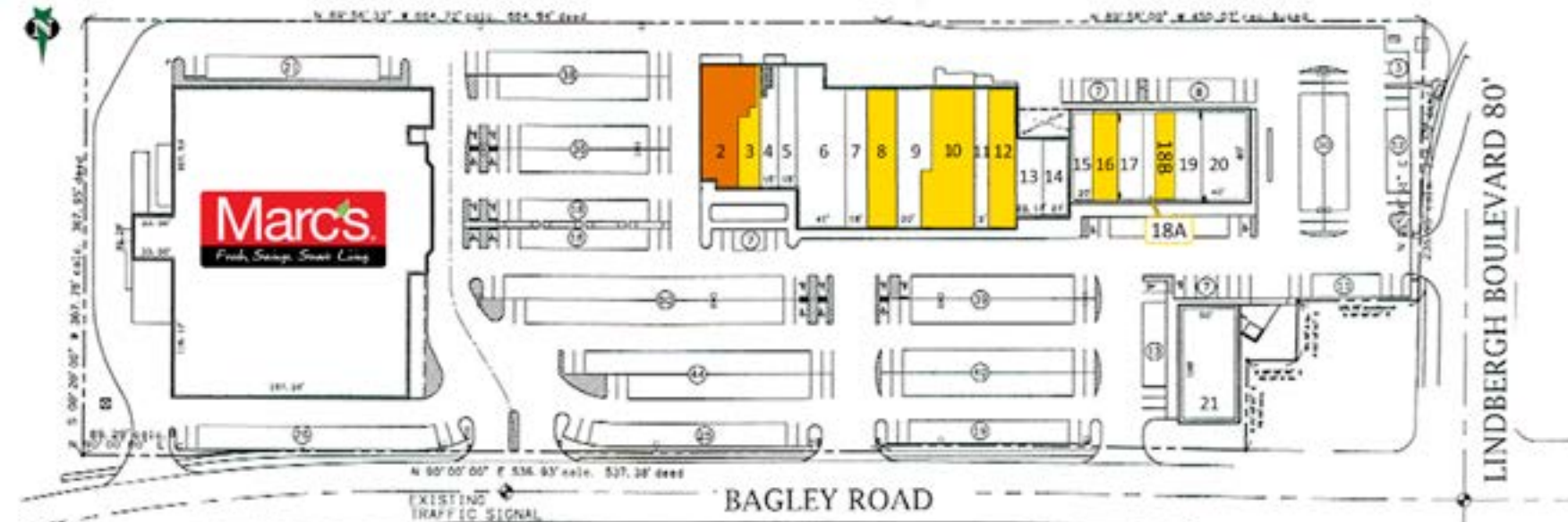
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UNIT #	STREET #	%	LEASABLE AREA	DIMENSIONS	LESSEE (TRADE NAME)
1	371	51.62	55,806	263 x 197.33	Marc's Discount Drug
2	379	3.90	4,205	(32 x 105.25) + (14 x 44) - (5.42 x 7.5) + (32.67 x 8)	DEAL PENDING
3	381	1.22	1,319	(18 x 105.25) - (14 x 44) + (5.42 x 7.5)	AVAILABLE
4	387	1.23	1,328	(15 x 105.25) - (10.58 x 27.5) + (5.42 x 7.5)	Best Cuts
5	421	1.46	1,579	15 x 105.25	Subway
6	413	5.00	5,408	(41 x 120.25) + (24.5 x 19.5)	Hallmark
7	417	2.00	2,165	18 x 120.25	T-Mobile
8	419	2.78	3,006	25 x 120.25	AVAILABLE
9	421	2.89	3,123	(20 x 120.25) + (10.25 x 70)	Chase Bank
10	425	4.34	4,694	(45 x 120.25) - 10.25 x 70)	AVAILABLE
11	429	1.28	1,383	11.5 x 120.25	Plaza Barber
12	431	2.61	2,826	23.5 x 120.25	AVAILABLE
13	433	1.39	1,508	22.17 x 68	R&T Nails
14	435	1.45	1,564	23 x 68	Marco's Pizza
15	437	1.48	1,600	20 x 80	Mootown Creamery
16	439	1.48	1,600	20 x 80	AVAILABLE
17	441	1.48	1,600	20 x 80	The UPS Store
18-A	443	1.11	1,200	15 x 80	Berea Nutrition
18-B	443	1.11	1,200	15 x 80	AVAILABLE
19	443	2.59	2,800	35 x 80	CS Johns Jewelers
20	443	2.96	3,200	40 x 80	Citizens Bank
21	443	4.62	5,000	50 x 100	Pet Supplies Plus
<b>TOTAL:</b>		<b>100.00%</b>	<b>108,114 SF</b>		
LL-1		Excluded	Excluded	(10.58 x 27.5) - (5.42 x 7.5)	Meter Room (245 SF)



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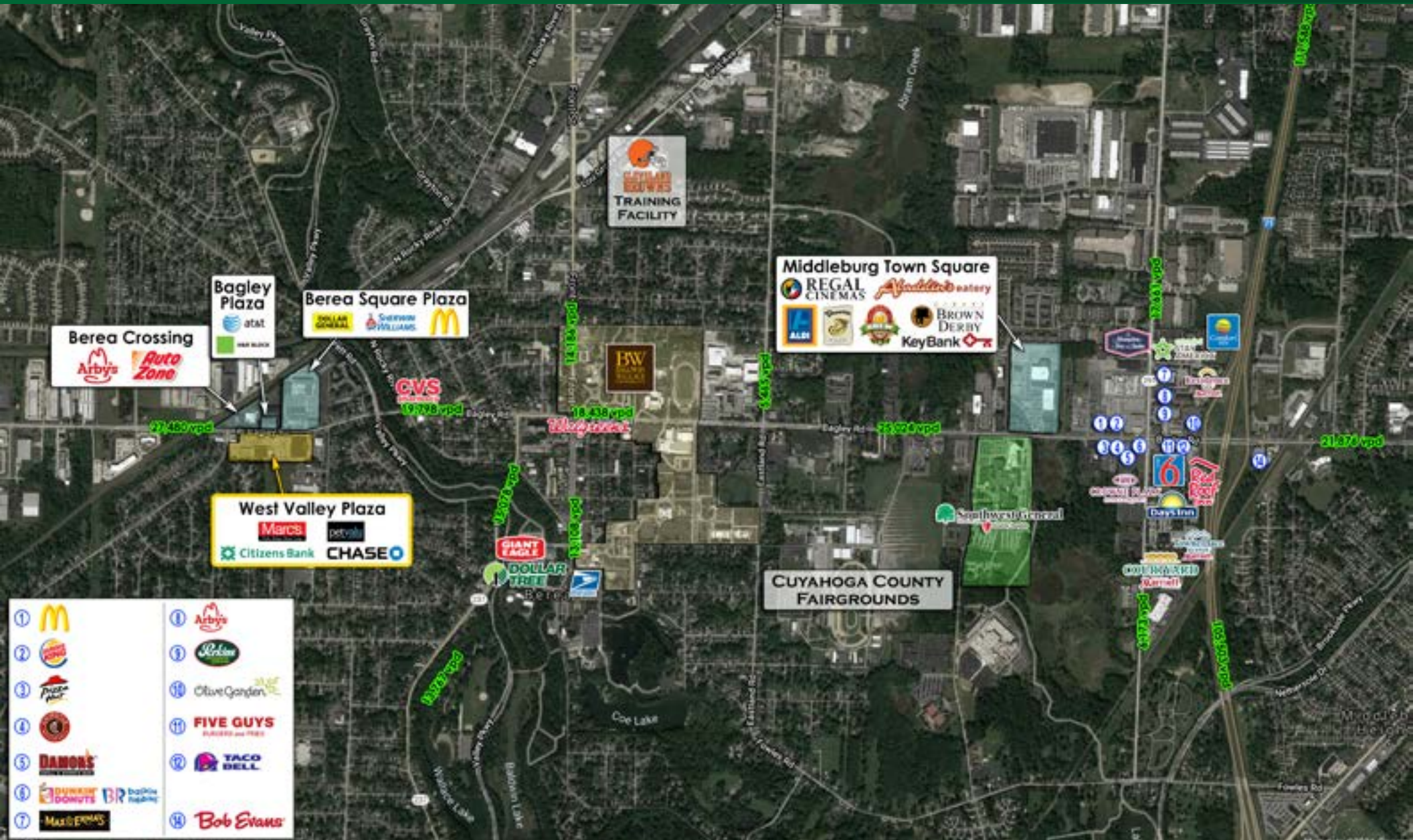
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