

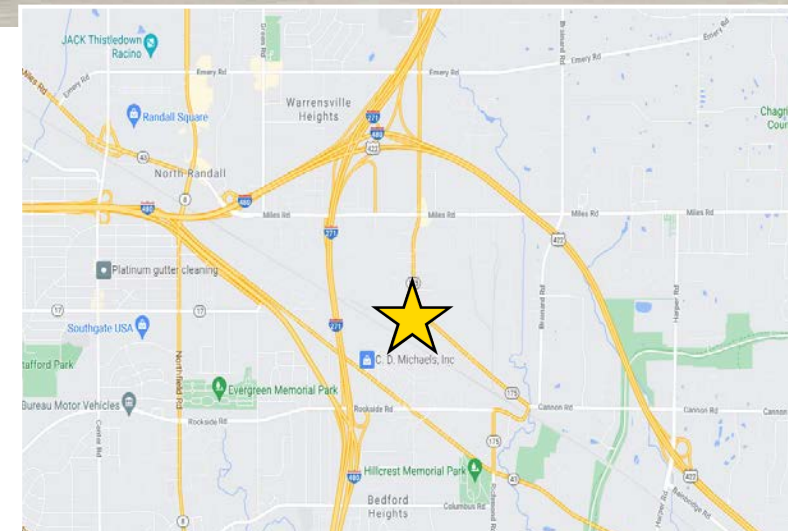
FOR LEASE

7,000–25,600 SF Office/Showroom/Warehouse
5201 Richmond Rd., Bedford Heights, OH 44146



PROPERTY OVERVIEW

- State of the Art Office Space (Class A Space)
- Visibility on Richmond Road
- Bedford Heights Building District
- Loading to Suit
- 16' Clear Height in Warehouse
- **Lease Rates: \$5.50 – \$16.50/SF**



[View in Google Maps](#)



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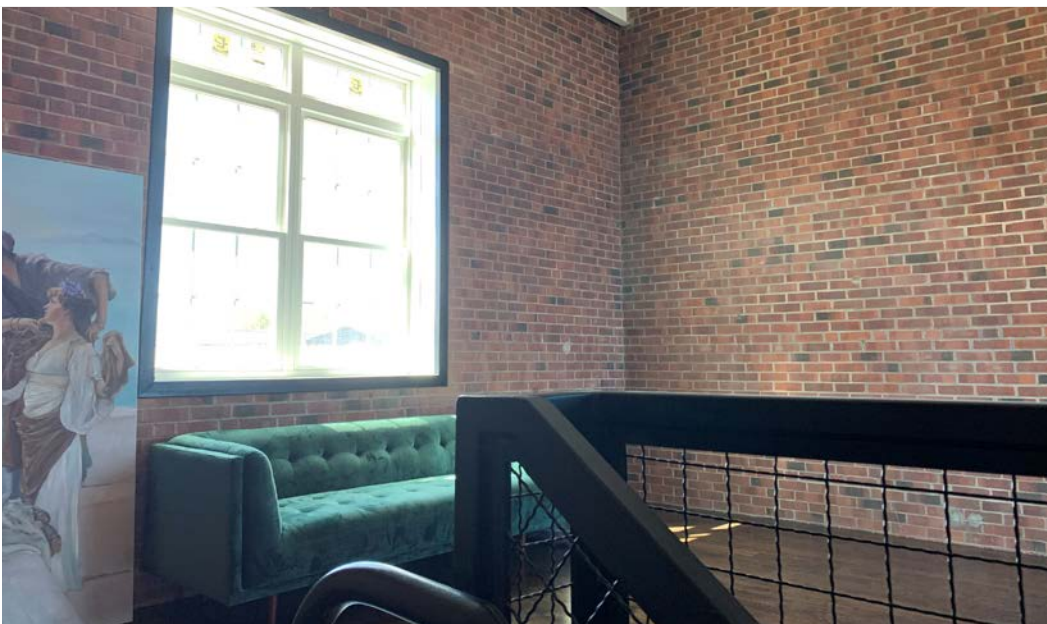
David Stover, SIOR

216.839.2012

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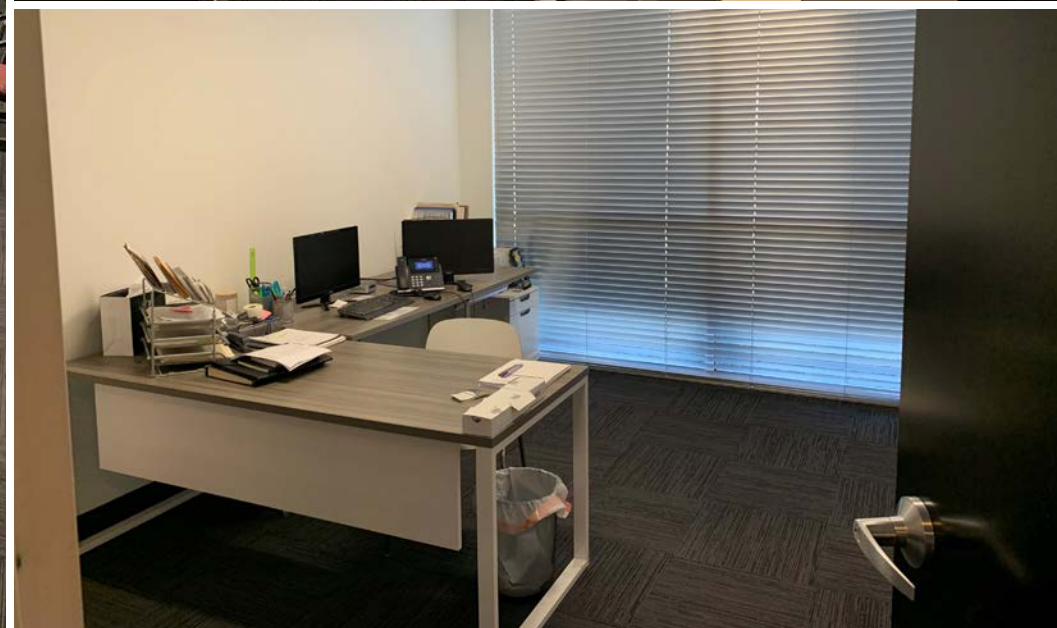
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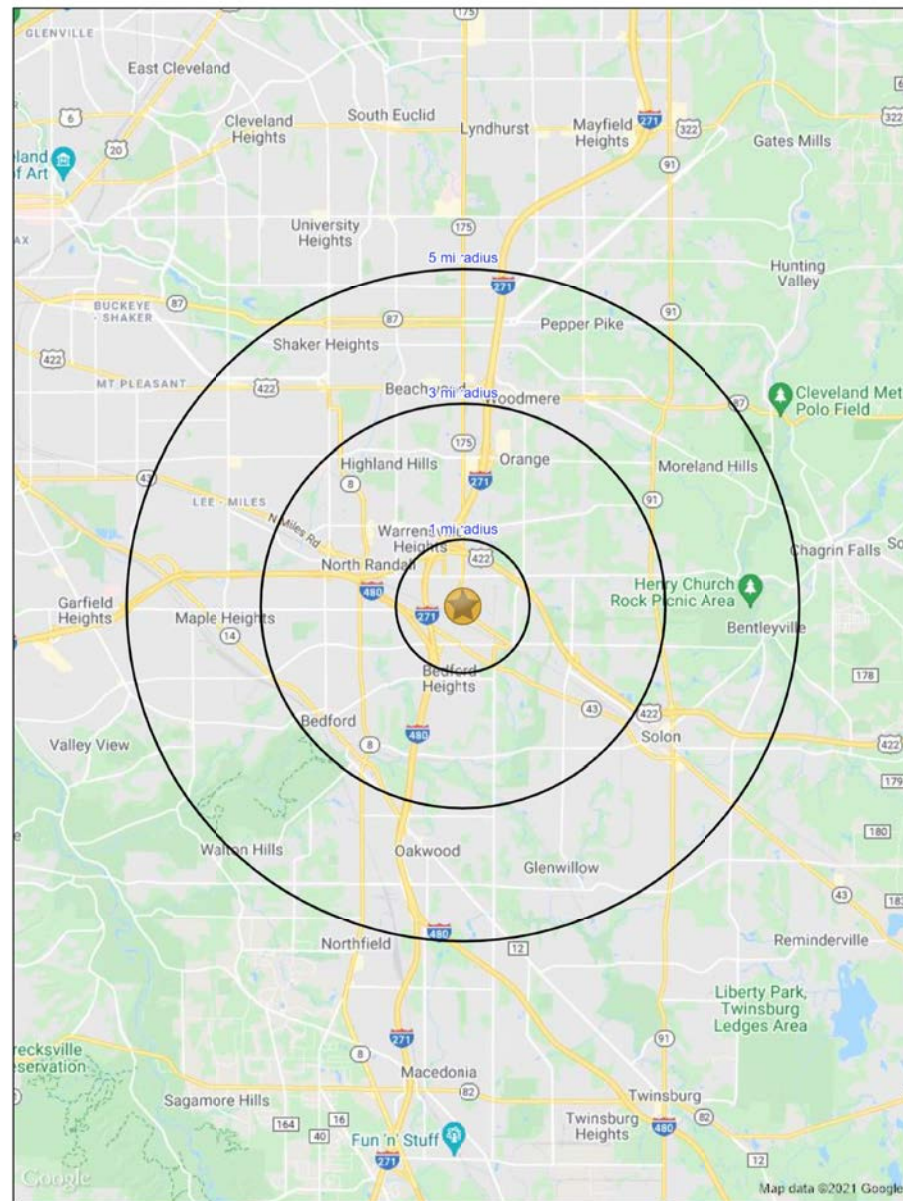
SUMMARY PROFILE

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

Lat/Lon: 41.4178/-81.4978

5201 Richmond Rd		RS1		
Bedford Heights, OH 44146		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	3,013	50,048	146,676
	2026 Projected Population	2,918	48,771	143,394
	2010 Census Population	2,939	51,435	151,596
	2000 Census Population	2,904	55,073	162,569
	Projected Annual Growth 2021 to 2026	-0.6%	-0.5%	-0.4%
	Historical Annual Growth 2000 to 2021	0.2%	-0.4%	-0.5%
	2021 Median Age	39.1	41.5	43.0
HOUSEHOLDS	2021 Estimated Households	1,386	21,663	62,213
	2026 Projected Households	1,360	21,358	61,607
	2010 Census Households	1,334	21,934	63,335
	2000 Census Households	1,256	22,395	65,691
	Projected Annual Growth 2021 to 2026	-0.4%	-0.3%	-0.2%
	Historical Annual Growth 2000 to 2021	0.5%	-0.2%	-0.3%
RACE AND ETHNICITY	2021 Estimated White	27.2%	32.0%	39.7%
	2021 Estimated Black or African American	66.6%	62.3%	53.7%
	2021 Estimated Asian or Pacific Islander	2.4%	2.3%	3.4%
	2021 Estimated American Indian or Native Alaskan	-	0.2%	0.2%
	2021 Estimated Other Races	3.7%	3.2%	3.0%
	2021 Estimated Hispanic	4.3%	2.5%	2.3%
INCOME	2021 Estimated Average Household Income	\$62,611	\$75,469	\$95,947
	2021 Estimated Median Household Income	\$44,074	\$56,995	\$67,797
	2021 Estimated Per Capita Income	\$28,993	\$33,010	\$40,891
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.3%	1.6%
	2021 Estimated Some High School (Grade Level 9 to 11)	7.7%	6.9%	6.1%
	2021 Estimated High School Graduate	28.5%	31.3%	27.3%
	2021 Estimated Some College	27.9%	24.8%	22.2%
	2021 Estimated Associates Degree Only	11.7%	10.0%	8.6%
	2021 Estimated Bachelors Degree Only	13.7%	14.3%	17.2%
	2021 Estimated Graduate Degree	9.3%	11.4%	17.0%
BUSINESS	2021 Estimated Total Businesses	707	3,569	8,263
	2021 Estimated Total Employees	14,864	59,748	122,565
	2021 Estimated Employee Population per Business	21.0	16.7	14.8
	2021 Estimated Residential Population per Business	4.3	14.0	17.7

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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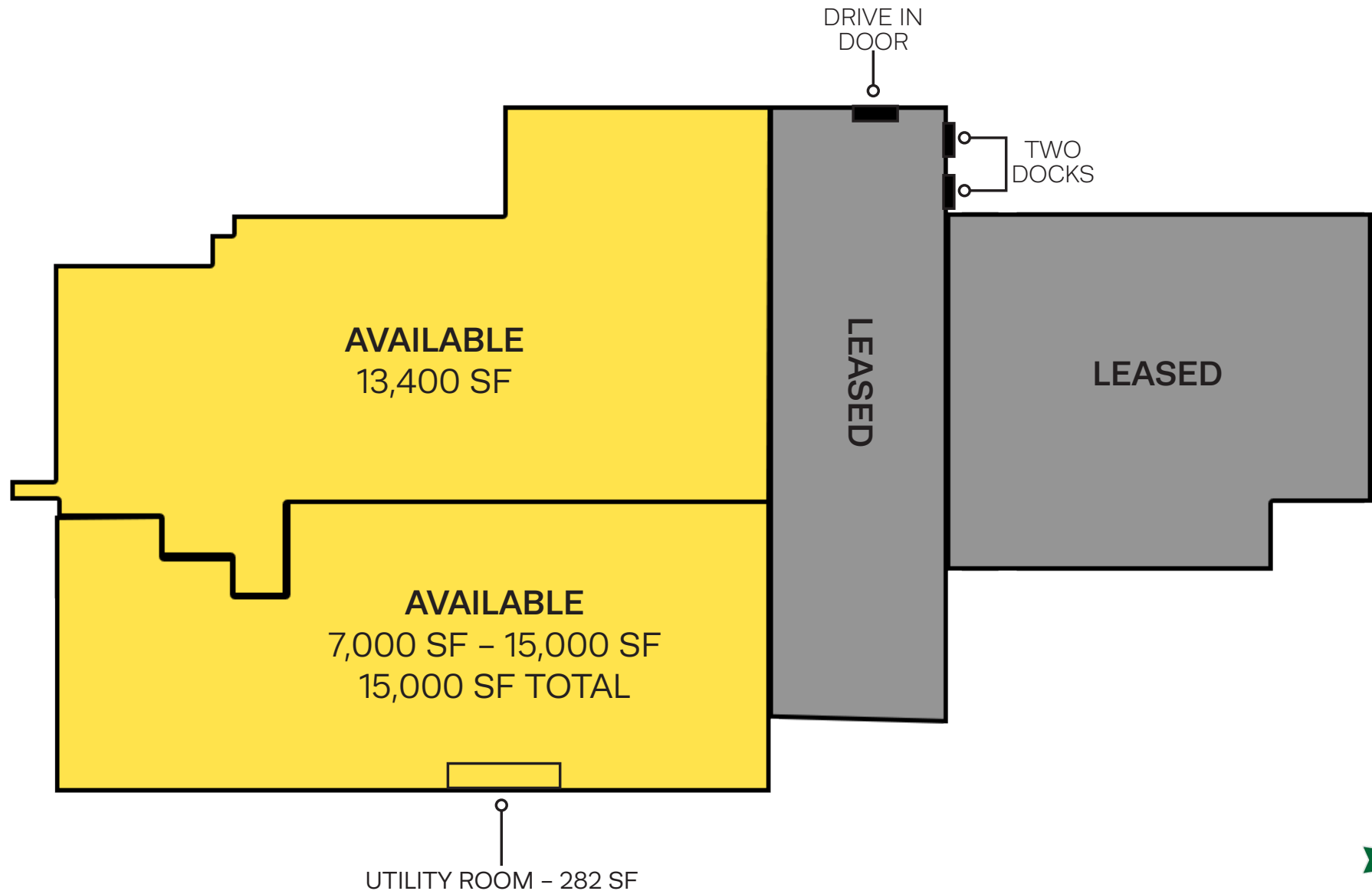
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FLOOR PLAN



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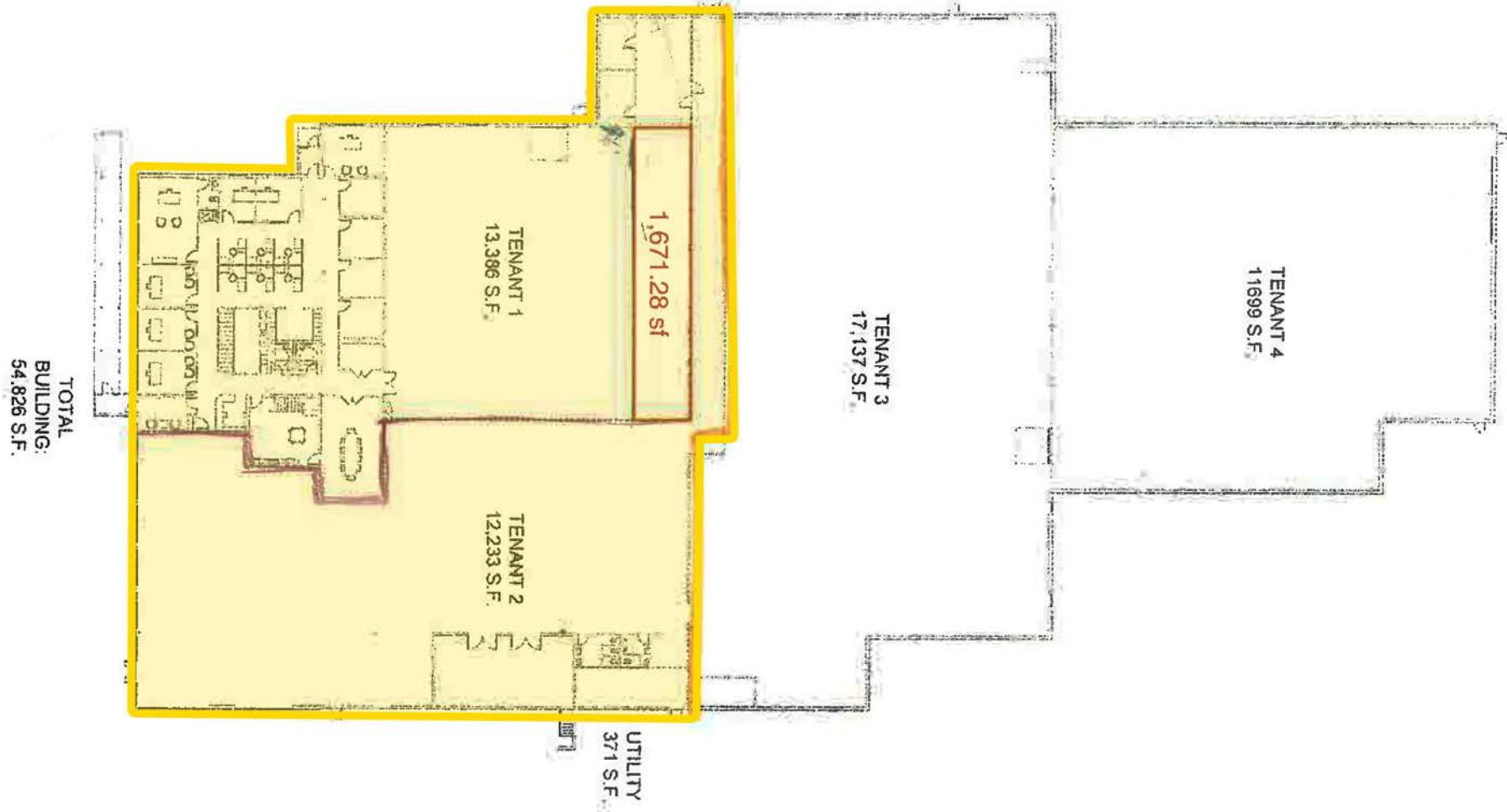
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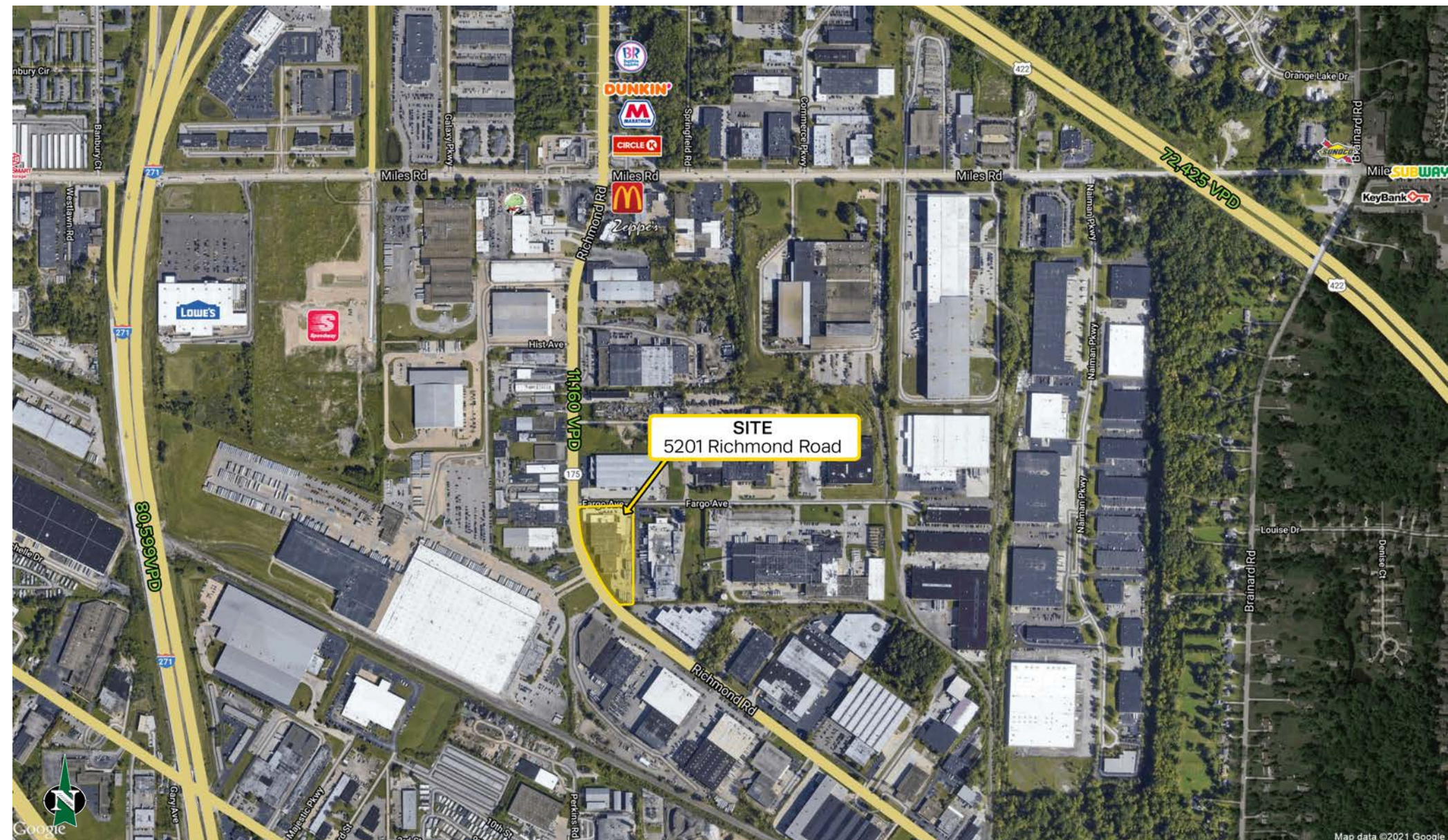
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