

**FOR SALE**

**38,247 SF Industrial Building on 1.27 Acres**  
**11440 Brookpark Rd., Brooklyn, OH 44130**



## PROPERTY OVERVIEW

- 38,247 SF on 1.27 Acres with frontage on Brookpark Rd
- User building or Redevelopment Opportunity
- Excellent visibility on Brookpark Rd
- Convenient access to I-480, I-71 and Cleveland Hopkins Airport
- Contractors dream to fix up and add value
- 10', 16' and 21' clear height
- One dock and two drive-in doors
- 2, 5, & 10 ton cranes
- **Offered for Sale at: \$995,000**



[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**



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## Summary Profile

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

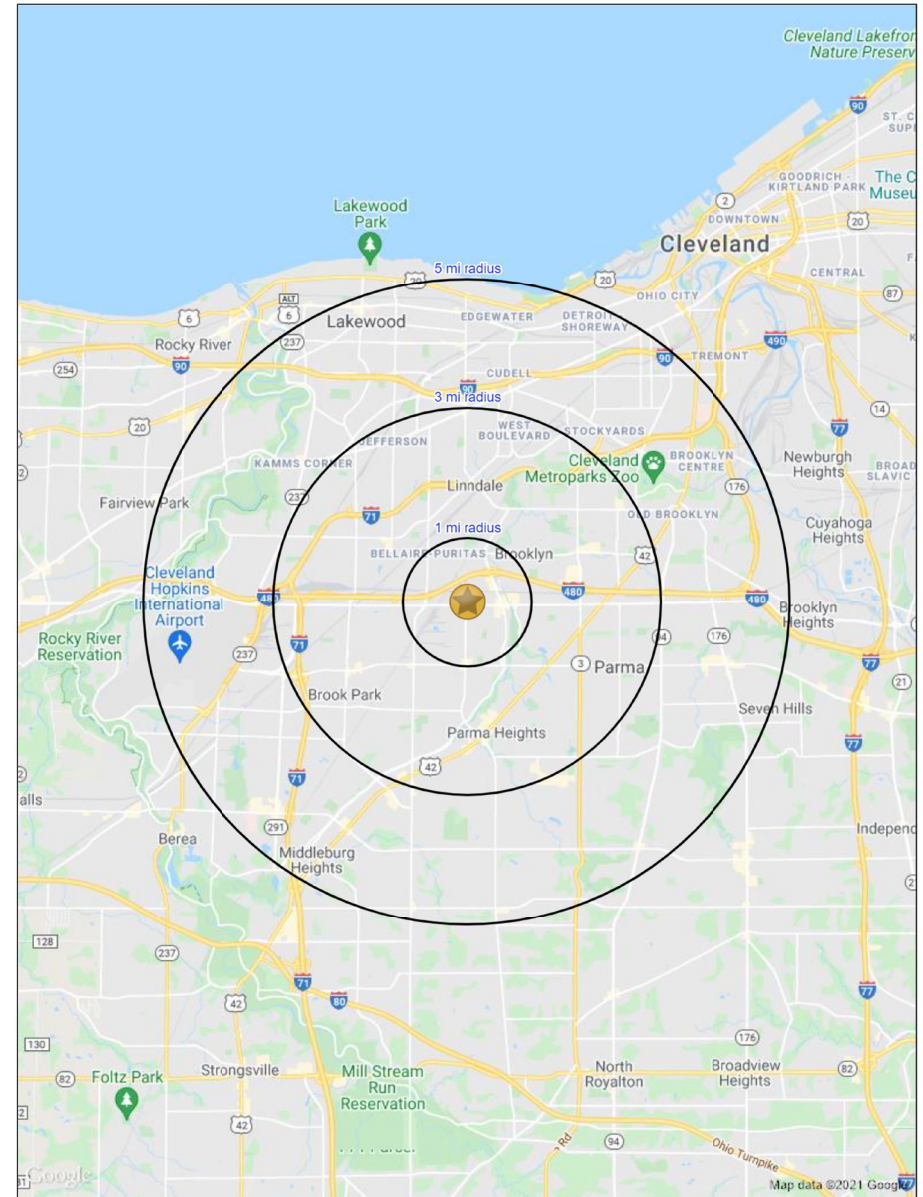
Lat/Lon: 41.4192/-81.7682

11440 Brookpark Rd Cleveland, OH 44130	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	6,404	124,532	335,580
2026 Projected Population	6,199	121,011	324,881
2010 Census Population	6,800	131,930	352,993
2000 Census Population	7,522	139,308	380,468
Projected Annual Growth 2021 to 2026	-0.6%	-0.6%	-0.6%
Historical Annual Growth 2000 to 2021	-0.7%	-0.5%	-0.6%
2021 Median Age	38.9	39.0	38.7
<b>Households</b>			
2021 Estimated Households	2,858	54,040	146,116
2026 Projected Households	2,809	53,206	143,359
2010 Census Households	2,985	56,413	151,355
2000 Census Households	3,254	58,629	159,668
Projected Annual Growth 2021 to 2026	-0.3%	-0.3%	-0.4%
Historical Annual Growth 2000 to 2021	-0.6%	-0.4%	-0.4%
<b>Race and Ethnicity</b>			
2021 Estimated White	73.6%	78.2%	76.3%
2021 Estimated Black or African American	13.9%	10.3%	11.0%
2021 Estimated Asian or Pacific Islander	3.8%	3.1%	2.9%
2021 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2021 Estimated Other Races	8.3%	8.1%	9.4%
2021 Estimated Hispanic	11.2%	12.4%	14.3%
<b>Income</b>			
2021 Estimated Average Household Income	\$70,780	\$65,428	\$66,764
2021 Estimated Median Household Income	\$49,216	\$51,348	\$50,900
2021 Estimated Per Capita Income	\$31,592	\$28,433	\$29,172
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	4.9%	4.4%	4.7%
2021 Estimated Some High School (Grade Level 9 to 11)	9.3%	8.6%	8.3%
2021 Estimated High School Graduate	40.9%	37.2%	32.7%
2021 Estimated Some College	23.4%	22.4%	22.0%
2021 Estimated Associates Degree Only	6.7%	8.9%	8.5%
2021 Estimated Bachelors Degree Only	9.6%	13.0%	16.0%
2021 Estimated Graduate Degree	5.2%	5.5%	7.8%
<b>Business</b>			
2021 Estimated Total Businesses	362	3,395	9,670
2021 Estimated Total Employees	9,361	49,344	129,550
2021 Estimated Employee Population per Business	25.8	14.5	13.4
2021 Estimated Residential Population per Business	17.7	36.7	34.7

©2021, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions S/2021, TIGER Geography - RS1

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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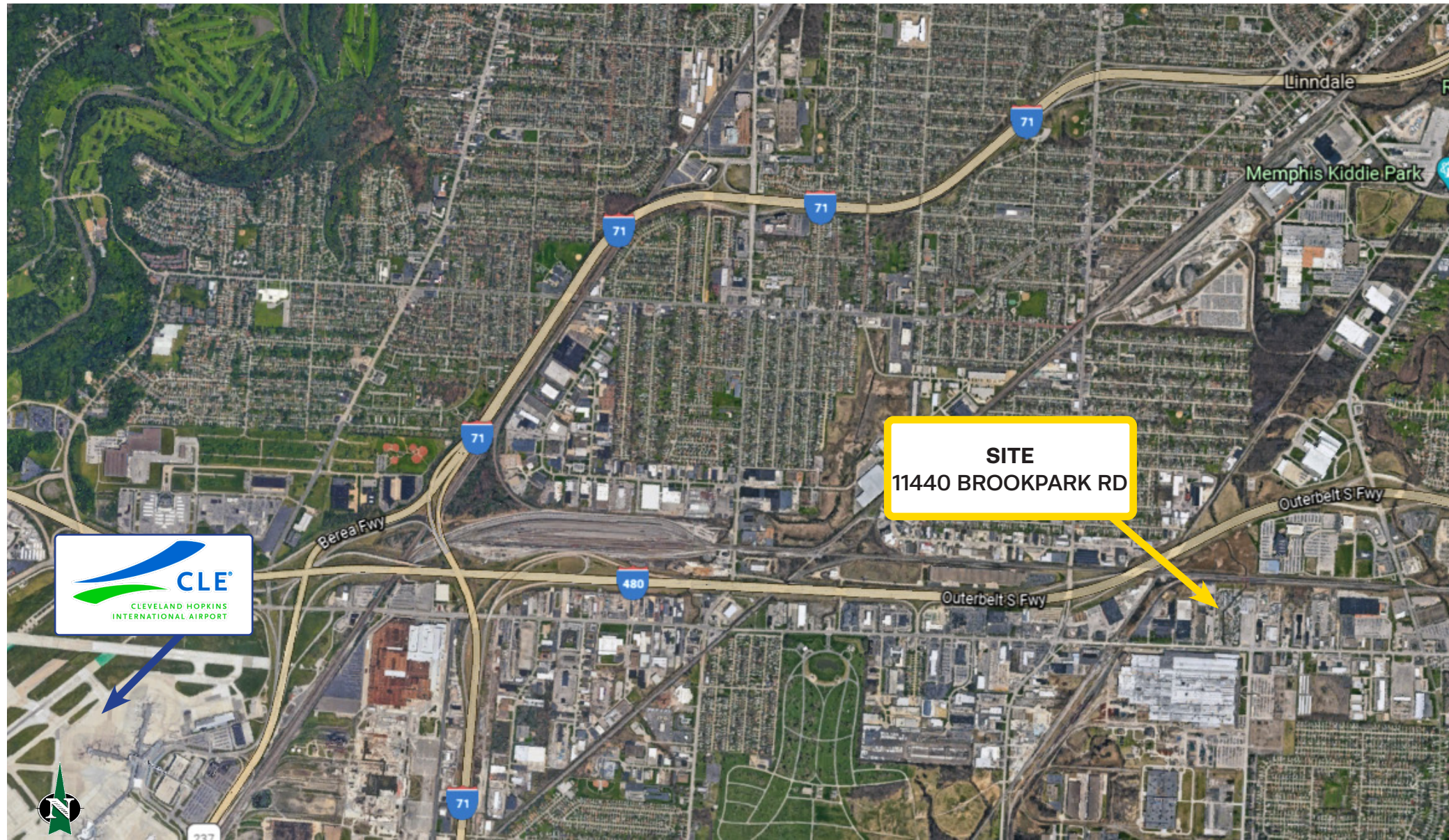
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