

**FOR SALE**

# Riverview Professional Building

507 East River St., Elyria, OH 44035

## Demographic Snapshot (2021 Estimated)

	1 Mile	3 Miles	5 Miles
Population	14,678	57,275	94,414
Households	6,388	24,299	39,629
Median HH Inc	\$45,503	\$52,032	\$57,547
Average HH Inc	\$54,916	\$62,595	\$68,010
Daytime Pop	6,975	24,889	36,982

**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.

## PROPERTY OVERVIEW

- 5,420 SF Freestanding Medical Office Available For Sale
- 2-Story building with ample parking spaces on site
- Located within University Hospital Medical Center Campus

**Cheng-Han Yu, CCIM**

216.861.5490

Cheng-HanYu@hannacre.com



**FOR SALE**

# Riverview Professional Building

507 East River St., Elyria, OH 44035



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.

**Cheng-Han Yu, CCIM**

📞 216.861.5490

✉ [Cheng-HanYu@hannacre.com](mailto:Cheng-HanYu@hannacre.com)

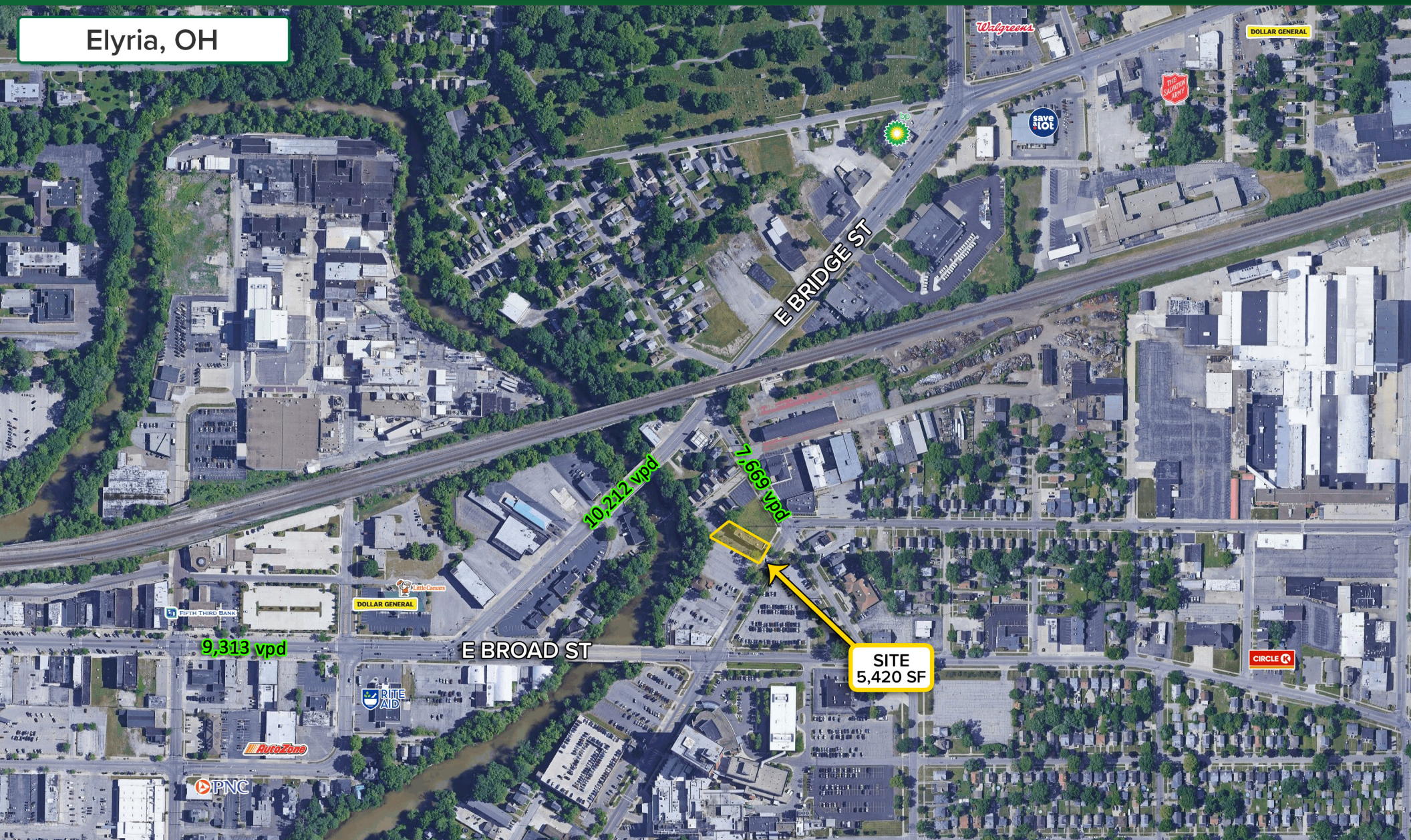


**FOR SALE**

# Riverview Professional Building

507 East River St., Elyria, OH 44035

Elyria, OH



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.

**Cheng-Han Yu, CCIM**

216.861.5490

Cheng-HanYu@hannacre.com

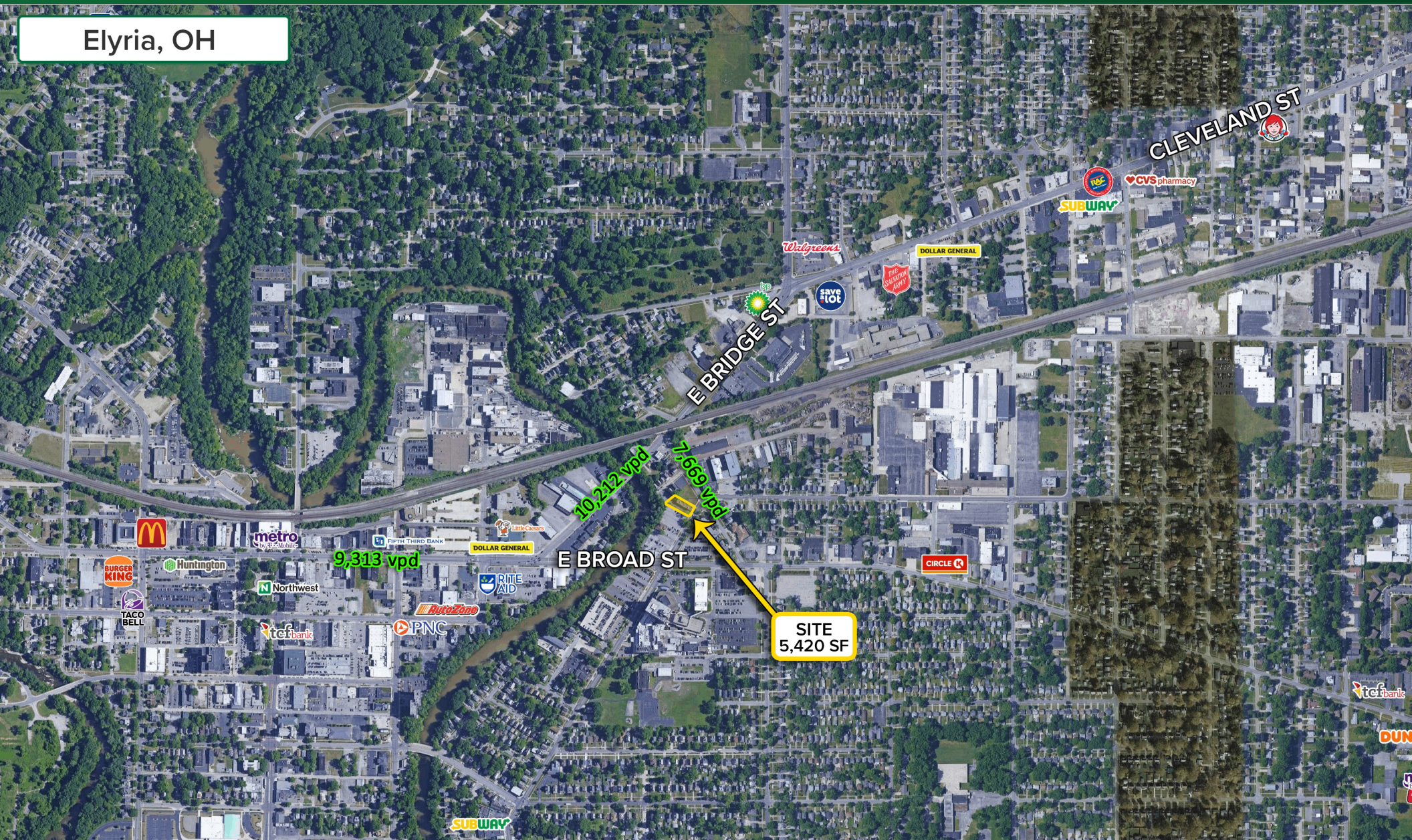


**FOR SALE**

# Riverview Professional Building

507 East River St., Elyria, OH 44035

Elyria, OH



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.

**Cheng-Han Yu, CCIM**

216.861.5490

Cheng-HanYu@hannacre.com







# FOR SALE

# Riverview Professional Building

## 507 East River St., Elyria, OH 44035

### Summary Profile

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



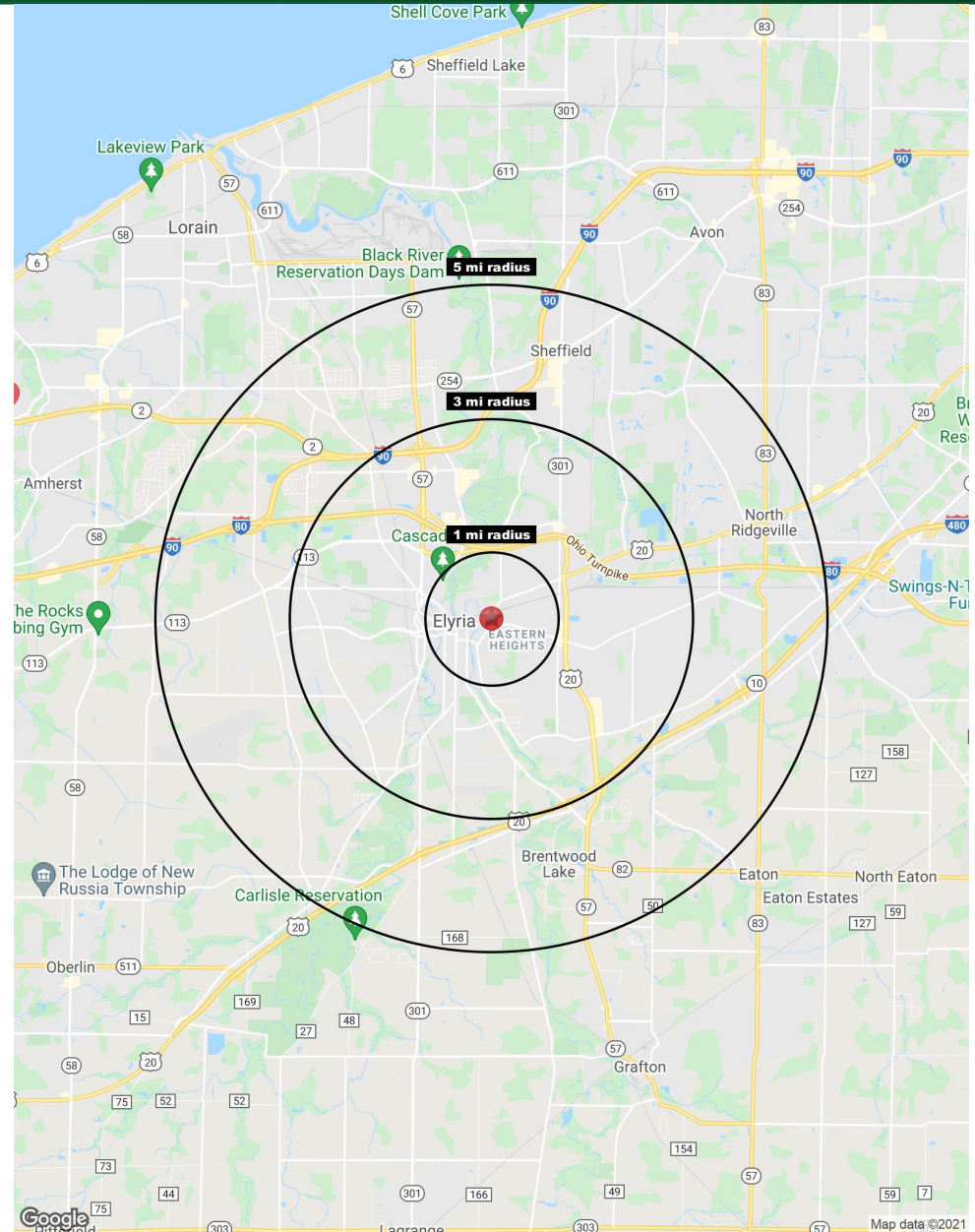
Lat/Lon: 41.3687/-82.0969

507 E River St Elyria, OH 44035	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	14,678	57,275	94,414
2026 Projected Population	14,243	56,716	95,486
2010 Census Population	15,011	56,502	90,467
2000 Census Population	16,265	56,794	86,024
Projected Annual Growth 2021 to 2026	-0.6%	-0.2%	0.2%
Historical Annual Growth 2000 to 2021	-0.5%	-	0.5%
2021 Median Age	38.3	39.4	40.4
<b>Households</b>			
2021 Estimated Households	6,388	24,299	39,629
2026 Projected Households	6,346	24,540	40,863
2010 Census Households	6,267	23,048	36,551
2000 Census Households	6,625	22,628	33,735
Projected Annual Growth 2021 to 2026	-0.1%	0.2%	0.6%
Historical Annual Growth 2000 to 2021	-0.2%	0.4%	0.8%
<b>Race and Ethnicity</b>			
2021 Estimated White	81.4%	78.0%	80.7%
2021 Estimated Black or African American	11.1%	14.1%	11.0%
2021 Estimated Asian or Pacific Islander	0.9%	1.3%	1.4%
2021 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2021 Estimated Other Races	6.2%	6.3%	6.5%
2021 Estimated Hispanic	5.2%	6.3%	8.7%
<b>Income</b>			
2021 Estimated Average Household Income	\$54,916	\$62,595	\$68,010
2021 Estimated Median Household Income	\$45,503	\$52,032	\$57,547
2021 Estimated Per Capita Income	\$24,049	\$26,685	\$28,677
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.1%	2.5%
2021 Estimated Some High School (Grade Level 9 to 11)	11.6%	9.6%	8.9%
2021 Estimated High School Graduate	35.3%	33.2%	32.2%
2021 Estimated Some College	25.7%	26.0%	24.1%
2021 Estimated Associates Degree Only	11.4%	12.1%	11.5%
2021 Estimated Bachelors Degree Only	8.9%	11.3%	13.8%
2021 Estimated Graduate Degree	4.9%	5.6%	7.0%
<b>Business</b>			
2021 Estimated Total Businesses	512	1,795	2,766
2021 Estimated Total Employees	6,975	24,889	36,982
2021 Estimated Employee Population per Business	13.6	13.9	13.4
2021 Estimated Residential Population per Business	28.7	31.9	34.1

© 2021, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2021, 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.

page 1 of 1



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.

## Cheng-Han Yu, CCIM

216.861.5490

Cheng-HanYu@hannacre.com