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CHAGRIN BOULEVARD GROUND LEASE OPPORTUNITY

Beachwood, Ohio



HIGHLIGHTS

- **AVAILABLE:** 1.8 AC
- Zoning: U-7A
- Rare opportunity on Chagrin Boulevard
- High-profile, signalized intersection
- Ground lease or build to suit
- Over 23,000 daytime employees within a 5-minute drive time
- \$109,702 median household income within a 5-minute drive time

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2031 Projection	4,389	71,903	226,394
2026 Estimate	4,460	73,567	233,289
INCOME	1 MILE	3 MILE	5 MILE
2026 Average	\$189,508	\$155,136	\$116,504
2026 Median	\$130,088	\$95,804	\$74,561
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2026 Employees	13,966	46,905	90,184

LEASING INFORMATION
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25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

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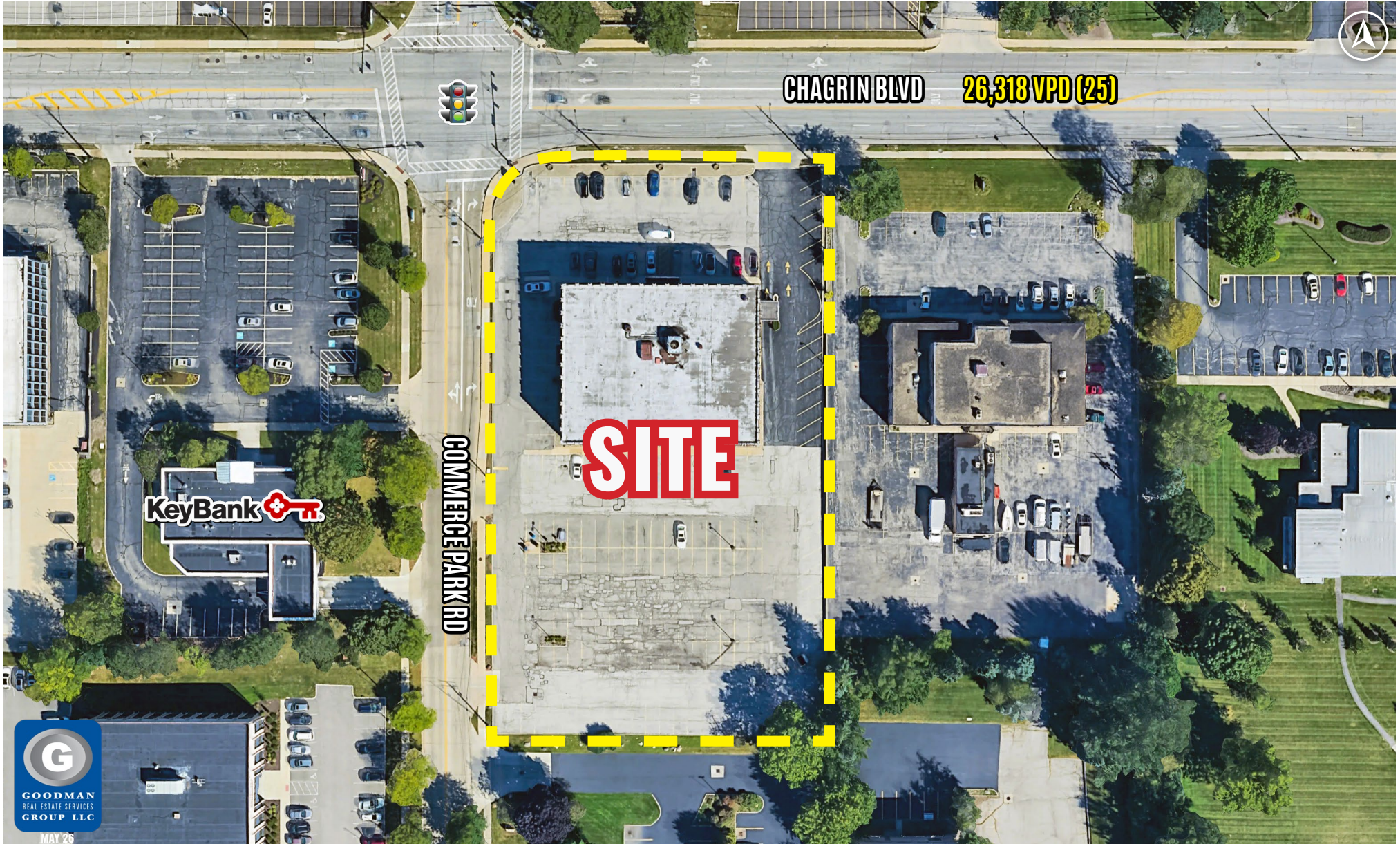
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