

Offering Memorandum

Southgate Medical Arts Building I-III

21100 Southgate Park Blvd, Maple Heights, OH 44122



Signature
HEALTH



Cuyahoga County Court of Common Pleas
JUVENILE DIVISION



OHIO COLLEGE
PREPARATORY SCHOOL

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OFFERING PROCESS

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- OFFERING PRICE
- STUDY PERIOD
- CLOSING PERIOD
- EARNEST MONEY DEPOSIT
- CONTINGENCIES
- REFERENCES
- DOCUMENTATION OF PREVIOUSLY COMPLETED TRANSACTIONS
- SOURCES OF FUNDS
- (EQUITY AND DEBT, IF APPLICABLE)
- CONSENTS AND/OR APPROVALS NEEDED
- ANY OTHER INFORMATION HAVING A DIRECT BEARING ON THE INVESTOR'S ABILITY TO CLOSE THE PROPOSED TRANSACTION

OFFERING PROCEDURE

Seller and agent will assess the qualifications of any party submitting a non-binding letter of intent in accordance with the seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to, price, timing of closing, and the perceived ability of the investor to complete the transaction.

GUIDED PROPERTY TOURS

Property tours will be available only by appointment and arranged through Marcus & Millichap. Inquiries should be directed to the listing agents.

IMPORTANT NOTICE FOR POTENTIAL BUYERS

Tenants of this property shall not be contacted directly concerning this information and all inquiries or questions need to be channeled through the listing agents per Ownerships' direction to avoid disruptions.



PROPERTY ANALYSIS

OFFERING PRICE
\$5,490,000

CURRENT CAP RATE
8.79%

PRO FORMA CAP RATE
13.18%

LEVERED IRR
24.56%

UNLEVERED IRR
15.11%

NET OPERATING INCOME
\$483,034

IMPORTANT NOTICE FOR POTENTIAL BUYERS

Tenant of this property shall not be contacted directly concerning this information and all inquiries or questions need to be channeled through the listing agents per Ownerships' direction to avoid disruptions.

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 21100 Southgate Park Blvd, Maple Heights, Ohio. Southgate Medical Arts Buildings I-III is a five-story, Class B office complex situated on 3.6 acres, offering 291 parking spaces. The property is 81.35% occupied, allowing for upside. The building is occupied by a diverse tenant mix, including education, healthcare and government services.

Ohio College Preparatory School, a charter school, leases 46.6% of the building under a gross lease with rental escalations. There are 219 students attending grades K-8. The student-teacher ration is 12 to 1. Founded in 2014, the school is a long-term tenant.

Signature Health, a behavioral health provider, leases 29.6% of the space under a triple-net lease structure with scheduled rental increases and one 1-year renewal option. Signature Health also holds a right-of-first refusal. The facility provides primary care, addiction recovery, mental health services, as well as a pharmacy and a laboratory. Signature Health employs over 100 staff members at this facility. They have also recently invested over \$1 million in tenant improvements.

Juvenile Court Probation occupies 5.2% of the building under a gross lease structure. The lease is backed by Cuyahoga County with a Fitch Ratings of AA+.

Located along Southgate Park Boulevard, the property benefits from strong local traffic and excellent visibility. The boulevard intersects key roads such as Northfield Road, Sunnyslope Road, and Warrensville Center Road, and offers multiple points of ingress and egress. The site provides quick connectivity to major highways, including I-480 and the I-271 interchange, making it highly accessible. The surrounding Maple Heights area is a southeastern suburb of Cleveland, characterized by a mix of commercial uses, including offices, retail centers, and medical services.

Nearby amenities include Home Depot, Foreman Mills, Giant Eagle, Advance Auto Parts, and Sub City, enhancing the convenience for tenants and visitors alike.

- Immediate Access to I-480 (147,115 VPD) and I-271 (140,280 VPD)
- Number of Businesses in a 5-mile radius: 8,200
- Total Employees in a 5-mile radius: 128,196
- Abundant Parking
- General Commercial Zone
- Located in an Opportunity Zone

FINANCIAL ANALYSIS

SUMMARY

Sale Price	\$5,490,000
Price Per Square Foot	\$57.03
CAP Rate	8.79%
Pro Forma CAP Rate	13.18%
Occupancy	81.35%

PROPERTY DESCRIPTION

Year Built	1960
Gross Building Area	96,262
Rentable Building Area	91,885
Total Lot Size	3.6 Acres
Zoning	General Commercial
Parcel Numbers	783-22-004 / 783-22-006

OPERATING STATEMENT

	CURRENT YEAR 1 2026	PSF YEAR 1 2026
Scheduled Base Rental Income	\$789,944	\$8.21
Expense Reimbursement Income		
CAM	\$347,940	\$3.64
Other Income - (TI PMT) 12/2/2027	\$249,096	\$2.59
Potential Gross Revenue	\$970,373	\$10.08
Effective Gross Revenue	\$970,373	\$10.08

OPERATING EXPENSES

CAM	\$347,940	\$3.61
Management Fee	\$34,983	\$0.36
Real Estate Taxes	\$81,295	\$0.84
Insurance	\$23,121	\$0.24
Total Expenses	\$487,339	\$5.06
Net Operating Income	\$483,034	\$5.02

PROPERTY LEVEL RETURNS AND VALUE UNLEVERED

	MONTHLY	ANNUAL
Unlevered IRR	15.93%	15.11%
Unlevered EMx	2.52x	2.98x
Avg. Free-and-Clear Return (CFO)	10.69%	12.03%
Present Value Discounted @ 11.23%	\$7,397,051	\$7,099,331
Year 1 Stabilized Value @ 9.23% NOI Cap Rate	-	\$5,079,415
Year 1 Stabilized Value @ 9.23% NOI Cap Rate	-	\$5,079,415

PROPERTY LEVEL RISK AND RETURNS -LEVERED

	MONTHLY	ANNUAL
Levered IRR	26.43%	24.56%
Levered EMx	3.35x	4.96x
Avg. Cash-on-Cash Return (CFAF)	14.60%	17.48%
Min. DSCR	-36.11x	0.18x
Avg. DSCR	2.40x	2.40x
Year 1 DSCR	1.61x	1.58x
Min Debt Yield	-266.11%	1.36%
Avg. Debt Yield	18.68%	18.68%
Year 1 Debt Yield	13.24%	13.00%

Note: Proforma CAP Rate reflects Year 2 at a 6% vacancy factor and includes stabilization costs for vacant unit, 17,955 SF.



CASH FLOW											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	YEAR 11
For the Years Ending	Jan-2026	Jan-2027	Jan-2028	Jan-2029	Jan-2030	Jan-2031	Jan-2032	Jan-2033	Jan-2034	Jan-2035	Jan-2035
Rental Revenue											
Potential Base Rent	\$540,848	\$877,356	\$1,125,285	\$1,148,559	\$1,172,328	\$1,198,633	\$1,231,658	\$1,257,236	\$1,283,624	\$1,310,241	\$1,332,832
Concessions		\$35,638	-	-	-	\$31,691	\$70,848	-	-		\$34,999
Total Tenant Revenue	\$540,848	\$841,718	\$1,125,285	\$1,148,559	\$1,172,328	\$1,166,942	\$1,160,810	\$1,257,236	\$1,283,624	\$1,310,241	\$1,297,833
Other Income											
Total Other Revenue	\$180,429	\$240,805	\$246,825	\$252,995	\$259,320	\$265,803	\$272,448	\$279,260	\$286,241	\$293,397	\$300,732
TI Reimbursement	\$249,096	\$249,096									
Total Potential Gross Income	\$947,793	\$1,331,619	\$1,372,109	\$1,401,554	\$1,431,648	\$1,432,745	\$1,433,258	\$1,536,496	\$1,569,865	\$1,603,638	\$1,598,565
Effective Gross Revenue	\$970,373	\$1,331,619	\$1,372,109	\$1,401,554	\$1,431,648	\$1,432,745	\$1,433,258	\$1,536,496	\$1,569,865	\$1,603,638	\$1,598,565
Operating Expenses											
CAM Total	\$347,940	\$356,639	\$365,554	\$374,693	\$384,061	\$393,662	\$403,504	\$413,591	\$423,931	\$434,529	\$445,393
Management Fee	\$34,983	\$35,858	\$36,754	\$37,673	\$38,615	\$39,580	\$40,570	\$41,584	\$42,623	\$43,689	\$44,781
Real Estate Taxes	\$81,295	\$83,327	\$85,411	\$87,546	\$89,734	\$91,978	\$94,277	\$96,634	\$99,050	\$101,526	\$104,064
Insurance	\$23,121	\$23,699	\$24,292	\$24,899	\$25,521	\$26,159	\$26,813	\$27,484	\$28,171	\$28,875	\$29,597
Total Operating Expenses	\$487,339	\$499,522	\$512,011	\$524,811	\$537,931	\$551,379	\$565,164	\$579,293	\$593,775	\$608,620	\$623,835
Net Operating Income	\$483,034	\$832,096	\$860,099	\$876,743	\$893,717	\$881,366	\$868,094	\$957,203	\$976,090	\$995,018	\$974,730
Leasing Costs											
Tenant Improvements	-	\$340,986	-	-	-	\$447,153	\$627,971	-	-	-	-
Leasing Commissions	-	\$85,532	-	-	-	\$76,059	\$170,036	-	-	-	-
Capital Reserves	\$19,252	\$19,637	\$20,030	\$20,431	\$20,839	\$21,256	\$21,681	\$22,115	\$22,557	\$23,008	\$23,469
Total Capital Expenditures	\$19,252	\$446,155	\$20,030	\$20,431	\$20,839	\$544,468	\$819,688	\$22,115	\$22,557	\$23,008	\$215,673
Total Expenses	\$506,591	\$945,678	\$532,041	\$545,242	\$558,770	\$1,095,847	\$1,384,852	\$601,408	\$616,333	\$631,628	\$839,487
Cash Flow from Operations	\$463,782	\$385,941	\$840,069	\$856,312	\$872,878	\$336,898	\$48,406	\$935,088	\$953,532	\$972,010	\$759,078

Assumptions:

- Future Tenant Assumptions:
- New Tenant: T.I. Allowance \$30. PSF / Leasing Commissions 6% / Free Rent 3 Months
- Renew T.I. Allowance \$10.00 PSF / Leasing Commissions 4% / Free Rent 1 Month
- Market Rent: \$12.74 PSF Net for Spec Space 17,995 & Assumption is Ohio College Prep School will continue on same increases per their current lease.

RENT ROLL											
TENANT SUITE LEASE DATES LEASE TERM TENURE	INITIAL BUILDING SHARE	LEASE PERIOD LEASE STATUS MARKET LEASING LEASE TYPE	RATE PER YR. AMOUNT PER YR RATE PER MONTH AMOUNT PER MONTH RENTAL VALUE PER YR.	RENT CHANGES ON	RENT CHANGES TO \$/SF ANNUAL	RENT CHANGES TO \$/SF MONTHLY	FREE RENT DATE	FREE RENT MONTHS	TI RATE \$/SF TOTAL AMOUNT	LEASING COMMISSIONS RATE \$/SF TOTAL AMOUNT	RENEWAL ASSUMPTION MARKET % REASBORB OPTION
1. Juvenile Court Probation Suite: 003 7/1/2008 - 12/31/2027 19 Years 6 Months Freehold	4,980. 5.17%	Base Contract New MLA Retail Gross	\$15.50 \$77,196 \$1.29 \$6,433 \$54,780	Jan-2026 Jan-2027	\$16.00 \$16.50	\$1.33 \$1.38	None	None	\$0	\$0	Market 90.00%
1. Juvenile Court Probation Suite: 003 1/1/2028 - 12/31/2032 5 Years Freehold	4,980. 5.17%	Market Speculative New MLA Retail Gross	\$15.49 \$77,136 \$1.29 \$6,428 \$77,136	Jan-2029 Jan-2030 Jan-2031 Jan-2032	\$15.95 \$16.43 \$16.93 \$17.43	\$1.33 \$1.37 \$1.41 \$1.45	Jan-28	0.3 Months	\$11.50 \$57,270	\$5.73 \$28,532	Market 90.00%
1. Juvenile Court Probation Suite: 003 1/1/2033 - 12/31/2037 5 Years Freehold	4,980. 5.17%	Market Speculative New MLA Retail Gross	\$17.96 \$89,422 \$1.50 \$7,452 \$89,422	Jan-2034 Jan-2035 Jan-2036 Jan-2037	\$18.49 \$19.05 \$19.62 \$20.21	\$1.54 \$1.59 \$1.64 \$1.68	Jan-33	0.3 Months	\$11.50 \$57,270	\$6.64 \$33,076	Market 90.00%
2. Signature Health Suite: 004 12/3/2017 - 12/2/2027 10 Years Freehold	28,450. 29.55%	Base Contract Signature Health Options Retail NNN	\$3.91 \$111,336 \$0.33 \$9,278 \$312,950	Dec-2025 Dec-2026	\$3.99 \$4.07	\$0.33 \$0.34	None	None	\$0.00	\$0.00	Market 90.00%
3. Signature Health (Option 1) Suite: 004 12/3/2027 - 12/2/2032 5 Years Freehold	28,450. 29.55%	Option Option Signature Health Options Retail NNN	\$12.00 \$341,400 \$1.00 \$28,450 \$332,009	Dec-2028 Dec-2029 Dec-2030 Dec-2031	\$12.24 \$12.48 \$12.73 \$12.99	\$1.02 \$1.04 \$1.06 \$1.08	Continue Prior	None	\$0.00	\$0.00	Market 90.00%
4. Signature Health (Option 2) Suite: 004 12/3/2032 - 12/2/2037 5 Years Freehold	28,450. 29.55%	Option Option New MLA Retail NNN	\$13.25 \$376,933 \$1.10 \$31,411 \$384,889	Dec-2033 Dec-2034 Dec-2035 Dec-2036	\$13.51 \$13.78 \$14.06 \$14.34	\$1.13 \$1.15 \$1.17 \$1.20	None	None	\$0.00	\$0.00	Market 90.00%



TENANT PROFILE

The Cuyahoga County Juvenile Court Probation office maintains a probation office in Maple Heights at: 21100 Southgate Park Boulevard, Maple Heights, OH 4413. This office handles pre- and post-adjudication supervision, case planning, home and school visits, and coordination with families, schools, and community partners.

Probation Services & Programs

The court's probation department offers a spectrum of services, including.

Supervision units: The Southeast (Maple Heights) unit oversees youth in this area, providing regular check-ins, motivational interviewing, use of incentives/sanctions, and family-school-law enforcement collaboration.

Probation Investigations: Officers prepare risk assessments, social history reports, and recommendations to assist judicial decisions.

Probation Support Services (PSS): This is the family's entry point to probation—including fingerprint/DNA collection and unit assignment

Community Service: Courts order community service, then probation staff place and track youth completing hours at non-profits like thrift shops, food banks, and more.

Home Detention: GPS monitoring with strict supervision, permitting school, medical, religious activities, and work (with court approval).

Residential Placement: For cases requiring more intensive intervention, youth may be placed in licensed therapeutic state facilities.



J Cuyahoga County Court of Common Pleas
JUVENILE DIVISION

TENANT PROFILE

TENANT WEBSITE

Who We Are

Signature Health Maple Heights is a non-profit Federally-Qualified Health Center (FQHC) providing integrated physical and behavioral health care.

Signature Health - Maple Heights is a drug and alcohol rehab located in Maple Heights, Ohio. They provide outpatient addiction treatment and medication-assisted therapy.

Addiction-related services provided at Signature Health include medication-assisted treatment (MAT), mental health care, an intensive outpatient program, and a partial hospitalization program.

Partial Hospitalization Program (PHP) The PHP consists of at least three hours of face-to-face sessions for three days each week. This program is also for individuals struggling with mental health issues. The goal is for participants to be able to function in their home environment at the highest level with minimal symptoms. PHP consists of group and one-on-one counseling. Sessions include psychoeducation that focuses on relapse triggers, wellness activities, anger management, and components of addiction recovery approaches.

Intensive Outpatient Program (IOP) The IOP is a structured and intensive treatment program that is held in a non-residential setting. Program participants attend group therapy for three hours a day, several days per week. Counseling and education topics include relapse prevention, stress management, anger management, and wellness.

On-Site Pharmacy - Fill your prescriptions at Signature Health Pharmacy, with pick up, free mailing and delivery options available.
Laboratory - On-site blood draws and lab services make screenings simple and convenient for our patients.
Transportation Assistance - Yes, to qualifying patients.

Building Hours

Monday-Thursday | 7:45am-7:00pm (telehealth available later)

Friday | 7:45 am -5:00pm

Walk-In Hours

Mental Health/Addiction Recovery New Patient Assessment | Monday-Friday | Arrive between 9:00am-4:00pm

Primary Care New or Established Patients | Monday-Friday | Arrive 30 minutes prior to the Primary Care closing time listed

Notice: Weapons Detection Screening

For the safety and security of our patients, visitors and team members, Signature Health has implemented a weapons detection system. Individuals entering the health center will be subject to screening.



Signature
HEALTH



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TENANT PROFILE

TENANT WEBSITE

Ohio College Preparatory School is here to guide your student through their learning. We will work with your scholar to develop their own goals and own their progress towards meeting them. We recognize that many students experienced challenges during the pandemic and we are committed to working hard to close those gaps and push students to excel. We are very family-centered and community-rooted and look forward to a productive and successful school year.

Nova O'Callaghan, Principal

Nova O'Callaghan joined Ohio College Preparatory School in 2022 with 27 years of experience as an educator, including 17 years working in school administration. She is a warm and welcoming school leader with a strong reputation for supporting students and families, and a vision for engaging students in deep and rich learning opportunities. Prior to joining ACCEL Schools, Ms. O'Callaghan served for nine years as principal at Eagle Elementary School, a public charter school in Akron. She holds double Bachelor's degrees in Teaching and in Education from the University of Western Sydney as well as a Master's degree in Education from Australian Catholic University.

Community School

Ohio College Preparatory School is a public, community school. We are our own school district sponsored by the Ohio Council of Community Schools (OCCS) which provides oversight and enforces academic, fiscal, and legal accountability. We are managed by ACCEL Schools, a high performing network of over 50 charter schools located throughout the United States.

Community Schools (Charter Schools) offer families an alternative to the local public school. Community schools are tuition-free, open to all students in the county, and focused on meeting student needs for success. Community schools are among the top-performing schools in the nation. Read more about charter schools.

Founded in 2014, ACCEL Schools is a K-12 public charter school management organization (CMO) serving students across the United States in brick-and-mortar, virtual, and hybrid school settings. We focus on improving academic outcomes of students regardless of geographic location or socioeconomic factors. The leadership team at ACCEL Schools has a combined 1000+ years of experience as global school management operators with expertise in curriculum research and design, assessment, student support services, and education consulting. Our entire team fundamentally believes that all children deserve a great education and students should be supported as they pursue a wide variety of post-secondary options. Our robust technology increases engagement, access to resources, efficiencies, and academic results helping our students become productive global citizens.



PROPERTY PHOTOS

Signature
HEALTH



OHIO COLLEGE
PREPARATORY SCHOOL

Cuyahoga County
Juvenile Court
Probation

21100 Southgate Park Blvd.







OHIO COLLEGE
INDEPENDENT LEARNING

EXIT ONLY

OHIO COLLEGE
INDEPENDENT LEARNING



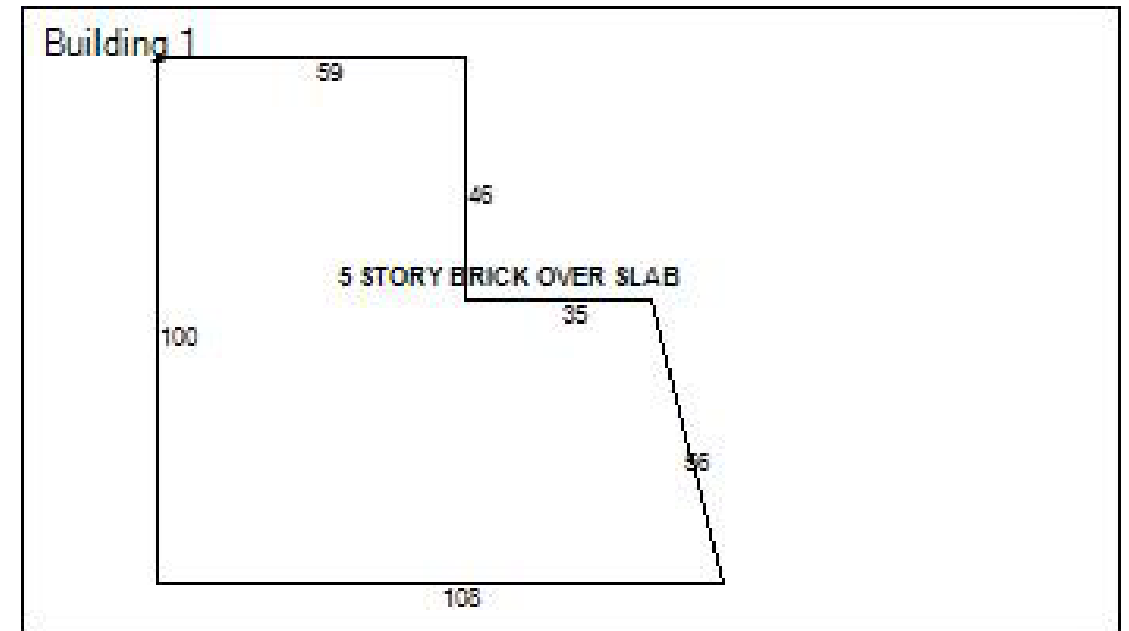
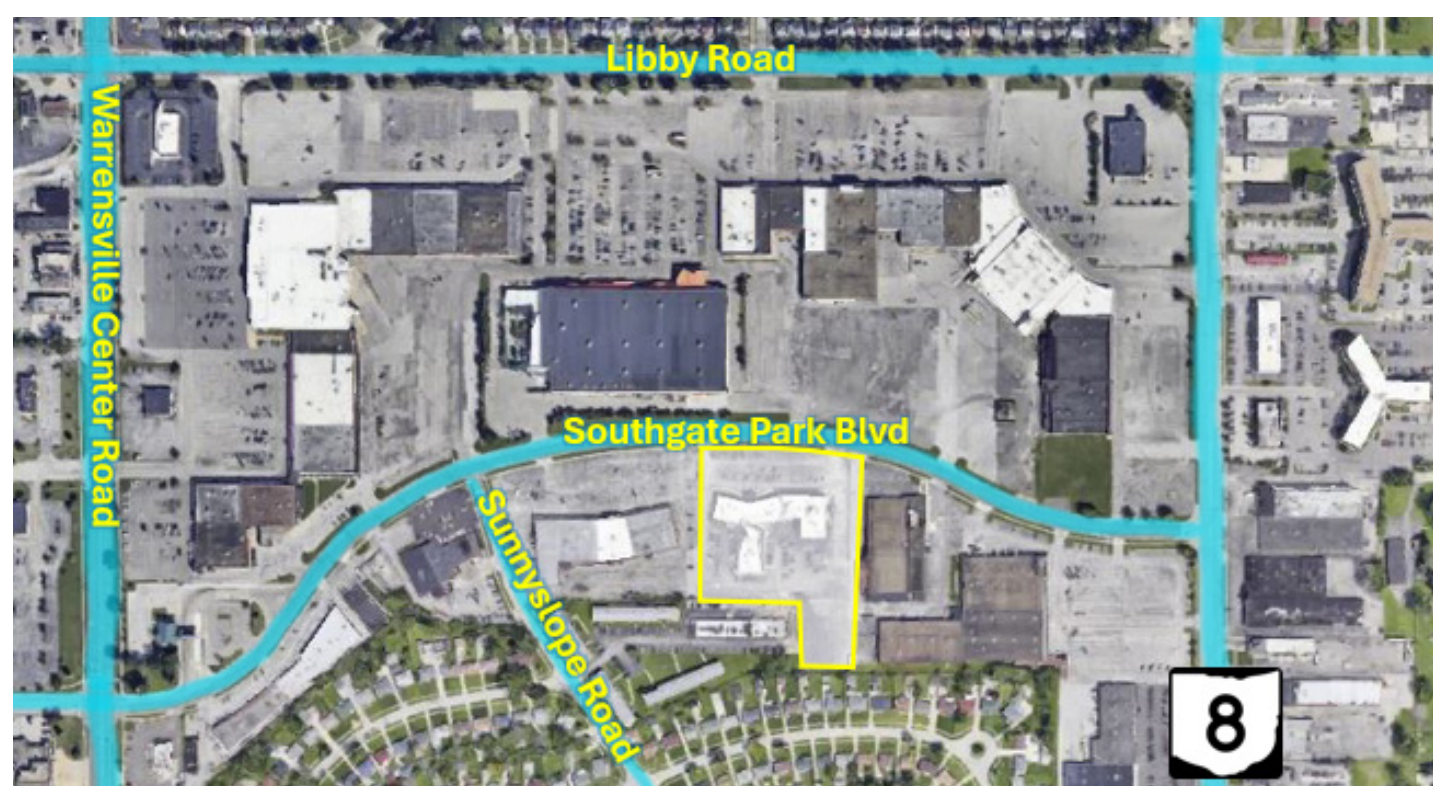




PROPERTY OVERVIEW

PROPERTY OVERVIEW

Gross Square Feet:	96,262
Rentable	91,885
Year Built /Renovated:	1960
Acreage:	3.6 Acres
County:	Cuyahoga
Zoning :	Commercial
Stories:	3
Parking:	291 (3.02/1,000sf)
Land Use:	4420- Med Clinic / Offices
Parcels:	783-22-004 / 783-22-006



Cuyahoga Community College

EMBRACE
PET INSURANCE

University Hospitals
The Science of Health. The Art of Compassion.

43

82,047 VPD

Emery Road

NU LIFE FITNESS CAMP

TACO BELL

MINUTEMEN STAFFING

amazon

ALDI

MILES
FARMERS MARKET
FRESH PRODUCE & MUCH MORE

SUBWAY

WESTERN RESERVE WINES

Glick Dental Associates
General and Family Dentistry
&
Glick Dental Implant Center

INTERSTATE
480

48,868 VPD

Southgate Medical Arts Buildings I-III

Northfield RD - 14,768 VPD

INTERSTATE
271

56,330 VPD

422

17

9,096 VPD

O'Reilly AUTO PARTS

BEAUTY EXCHANGE BEAUTY SUPPLY

boost mobile

KeyBank

Star Beauty

cricket wireless

Advance Americ

FORMAN FURNACE

ASHLEY STEWART

Pizza Hut

THE HOME DEPOT

SHOPPERS WORLD

SUBWAY

DOLLAR TREE

total wireless

Aaron's Rent to Own

Advance Auto Parts

octapharma plasma

Rockside Road - 19,745 VPD

BHUDCO

Amplify.

Z | S

First National Bank

Bearcats Stadium

Aurora Road

Richmond Road

Broadway Ave

Lee Road

MARKET OVERVIEW



OHIO COLLEGE
PINEBLUFF, MISSISSIPPI

EXIT ONLY

OHIO COLLEGE
PINEBLUFF, MISSISSIPPI

[VIEW WEBSITE](#)

Maple Heights, Ohio, is a first-ring suburb of Cleveland with a rich history dating back to its founding in 1915. For more than a century, generations of families have built their lives here, fostering a strong, close-knit community that continues to grow and thrive. Today, nearly 25,000 residents proudly call Maple Heights' 5.17 square miles home.

Ideally located just nine miles from both Downtown Cleveland and the University Circle employment centers. With easy access to Interstates 480, 271, and 77, Cleveland Hopkins International Airport and major employment hubs such as Downtown Cleveland, University Circle, Independence, Mayfield Heights, and Solon are all within a 20 minute drive. The city is also home to the Norfolk Southern Intermodal rail yard, a vital hub that links freight traffic from the Port of Cleveland to commercial trucking and interstate rail networks across the region.

In addition to its strategic location, Maple Heights features vibrant retail corridors where residents and visitors enjoy a mix of locally owned shops, popular eateries, and national retailers, making the city both a convenient and welcoming place to live, work, and visit.

The City features a robust parks system with over 40 acres of active and passive parks, Cleveland Metroparks, and close proximity to the Cuyahoga Valley National Park. Throughout the summer, the parks are full of life, including the City-sponsored Music in the Park which features some of the best in local live music. In Summer 2020, the City welcomed the first bike lanes in the City on Dunham Road, providing bike access to the National Park. Plans for more bike lanes are underway.

Connectivity & Transit

Transportation options are strong: multiple airports including Cleveland Hopkins International, Amtrak rail service to major cities, and the scenic Cuyahoga Valley Scenic Railroad. Public transit is provided via RTA bus and rail across the county.



DEMOGRAPHIC SUMMARY

POPULATION	<u>5 MILES</u>	<u>10 MILES</u>	<u>15 MILES</u>
2029 Population	176,327	669,088	1,166,140
2024 Estimate	178,766	678,813	1,180,262
2020 Census	182,934	698,594	1,212,955
Daytime Population - 2024	219,413	847,428	1,375,765

HOUSEHOLD INCOME	<u>5 MILES</u>	<u>10 MILES</u>	<u>15 MILES</u>
Average	\$83,148	\$88,712	\$89,991
Median	\$49,164	\$49,989	\$50,499
Per Capita	\$35,393	\$37,546	\$38,703

<u>HOUSEHOLDS</u>	<u>5 MILES</u>	<u>10 MILES</u>	<u>15 MILES</u>
2029 Households	78,256	294,531	521,639
2024 Households	78,654	296,824	524,544
2020 Households	79,230	300,146	528,812
2010 Households	77,805	298,587	515,913

MAJOR EMPLOYERS

1. L T V Steel Company Inc	13,500
2. Mentor REM	10,255
3. Compass Group USA Investments	5,011
4. Parker-Hannifin Corporation-Parker	4,558
5. Homeplace Holdings Inc-Homeplace	4,100
6. Robinson Health System Inc-Robinson Health Affiliates	3,542
7. Bob Evans Farms Inc-Bob Evans	3,353
8. Progressive Casualty Insur Co-Progressive Insurance	3,300
9. Veterans Health Administration-Louis Stokes Cleveland Vamc	3,200
10. Lincoln Electric Company	3,200
11. Geon Company	3,200
12. Joann Inc-Jo-Ann Fabrics & Crafts	3,010
13. Forest City Realty Trust Inc	2,909
14. Sotera Health Topco Parent LP	2,900
15. University Hsptals Clvland Medical-University Hospitals Health System	2,886
16. Tenable Protective Services Inc	2,835
17. Servicelink Field Services LLC	2,611
18. Servus LLC	2,600
19. Dots LLC	2,500
20. Riverside Partners LLC-Riverside Company	2,463
21. Progressive Specialty Insurance Co-Progressive Insurance	2,462
22. Cleveland State University-C S U	2,400
23. Michigan Equipment Corporation	2,269
24. Global Crossing NA Holdings	2,265
25. Consolidated Coatings Corp	2,193



Exclusively Listed by:
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