

11,625 SF FORMER RESTAURANT W/ FULL PATIO AND VOLLEYBALL COURT!

7503 GRANGER ROAD, VALLEY VIEW, OHIO 44125

CBRE

FOR SALE | FOR LEASE



SITE

WARNER RD - 6,614 VPD

GRANGER RD - 18,072 VPD

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo
Vice President
216 535 0188
vince.mingo@cbre.com

THE OPPORTUNITY

- 11,625 SF Former Restaurant fully equipped with large patio and sand volleyball court for sale or lease!
- All Furniture, Fixtures and Equipment to remain with the space.
- Join nearby restaurant and retailers: Cozumel Mexican Restaurant, Big Boy, Shell Gas Station, Mr. Hero and Harry's Steakhouse
- Strong Combined Traffic Counts of 24,686 VPD on the corner of Granger Road and Warner Road
- High density area with 236,781 people within a 5-mile radius.



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QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

80,578



2025
POPULATION

64,909



2025
HOUSEHOLDS

27,516



2025
POPULATION
25 & OVER

45,835



2025
AVG. HOUSEHOLD
INCOME

\$80,723

AERIAL VIEW

Cleveland
7 MI AWAY

INTERSTATE
77
85,930
VPD

SITE

BRECKSVILLE RD - 12,623 VPD

GRANGER RD - 18,072 VPD

WARNER RD - 6,614 VPD

CBRE

AERIAL VIEW



Independence/ Rockside Rd RETAIL TRADE AREA

TRADE AREA INFO

Independence/Rockside Rd
(3 Miles)

- Population: 50,451
- Daytime Population: 67,439
- Total Households: 20,914
- Median HH Income: \$73,515
- Total Businesses: 3,421
- Total Employees: 53,850

MAJOR OFFICE BUILDINGS

3.2M Total SF
(Source, CoStar)

1. Crown Centre 1 - 315,000 SF
2. 6200 Oak Tree Blvd - 228,837 SF
3. Crown Centre 2 - 226,182 SF
4. Summit 2 - 205,592 SF
5. Summit 3 - 164,860 SF

HOTELS

14 Hotels/2,028 Rooms
(Source, CoStar)

- | | |
|-------------------------|--------------------------------|
| 1. Comfort Inn - 89 | 9. Extended Stay America - 000 |
| 2. Courtyard - 154 | 10. LaQuinta - 100 |
| 3. Ramada - 178 | 11. Red Roof inn - 108 |
| 4. Double Tree - 192 | 12. Residence Inn - 118 |
| 5. Embassy Suites - 271 | 13. Springhill Suites - 121 |
| 6. Hampton Inn - 115 | 14. Candlewood Suites - 91 |
| 7. Holiday Inn - 260 | 15. Ramada by Wyndham - 000 |
| 8. Home2 Suites - 105 | |

MAJOR EMPLOYERS

1. MetroHealth - 1,200
2. Weltman Weinberg & Reis - 1,000
3. Safeguard Properties - 1,000
4. Sirva - 600
5. Koinonia Homes - 500

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	1,903	64,909	236,781
2025 Daytime Population	4,672	80,578	224,204
2025 Average Household Income	\$81,808	\$80,723	\$74,664
2030 Average Household Income Projection	\$92,461	\$93,183	\$86,306
2025 Median Household Income	\$68,462	\$64,553	\$58,675
2025 Population 25 and Over	1,269	45,835	167,970

EXCLUSIVE CONTACTS:

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