

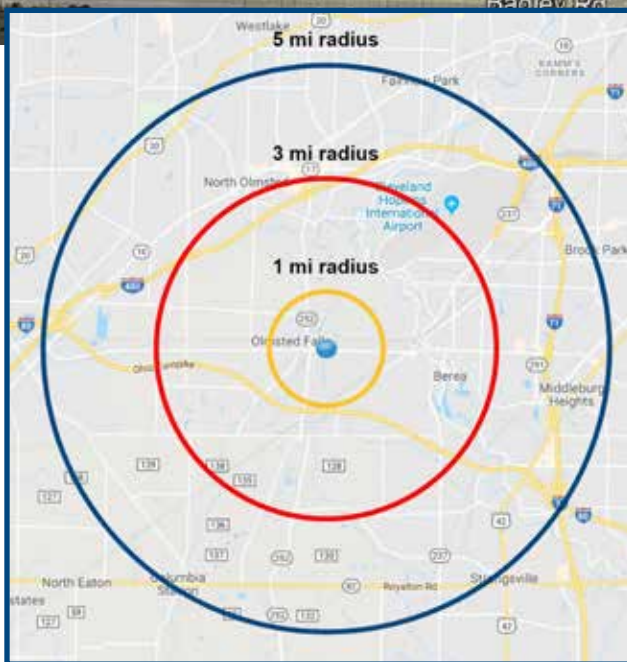
FOR SALE 1500 W. BAGLEY RD.

Berea, Ohio 44017

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PRICE
REDUCTION

SITE



PROPERTY HIGHLIGHTS

- > 1.5 Acres available - Zoned Commercial
- > Minutes away from Baldwin Wallace College and Downtown Berea
- > 11,850 VPD on West Bagley Road
- > Over \$90k Household Income within a 1-mile radius
- > Nearly 80k employees within a 5-mile radius

DEMOGRAPHICS	1 mile	3 mile	5 mile
Total Population	4,435	51,581	129,723
Total Daytime Employees	3,180	19,464	79,841
Average Household Income	\$96,121	\$83,046	\$86,742

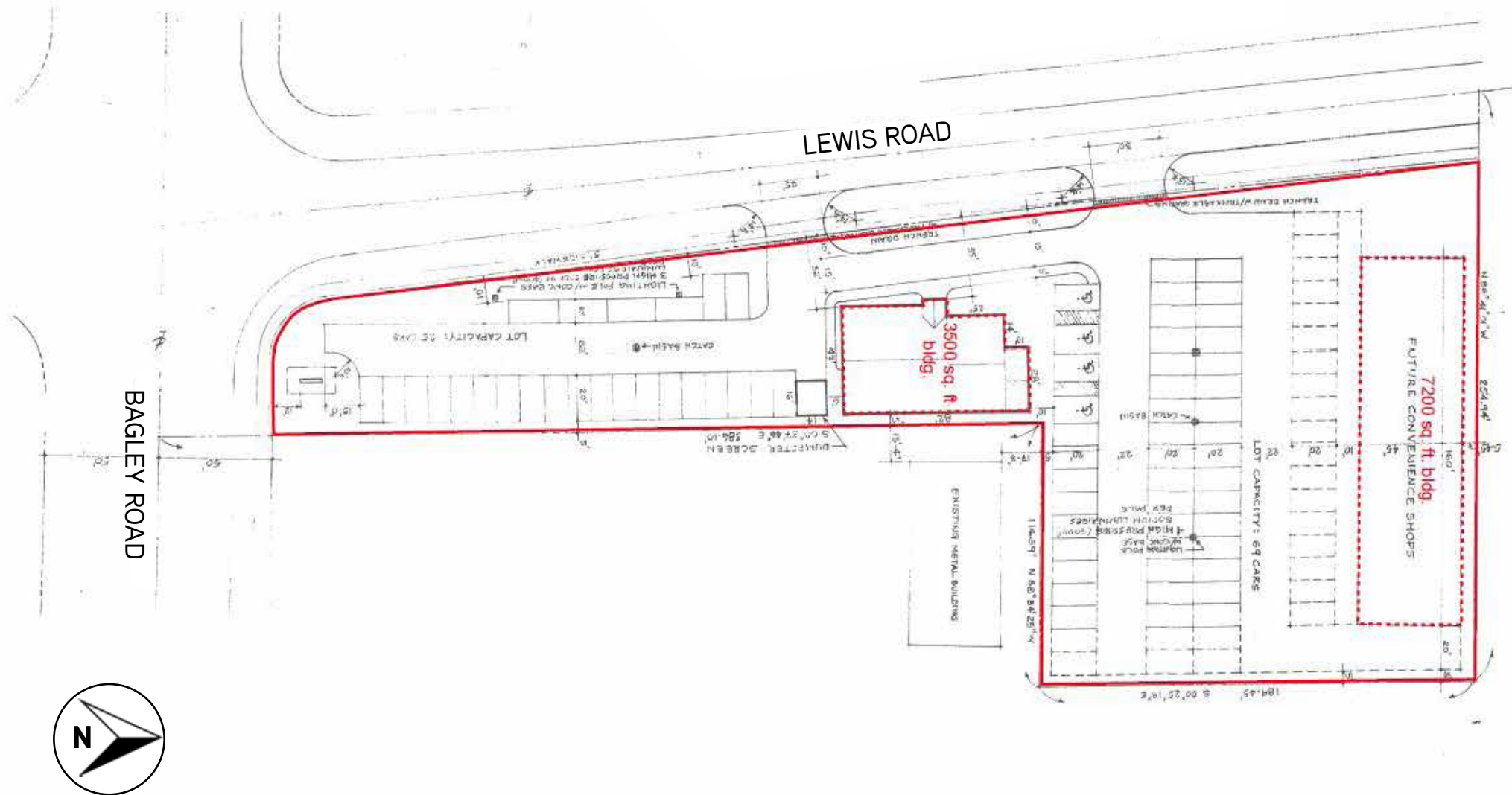
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PROPOSED SITE PLAN

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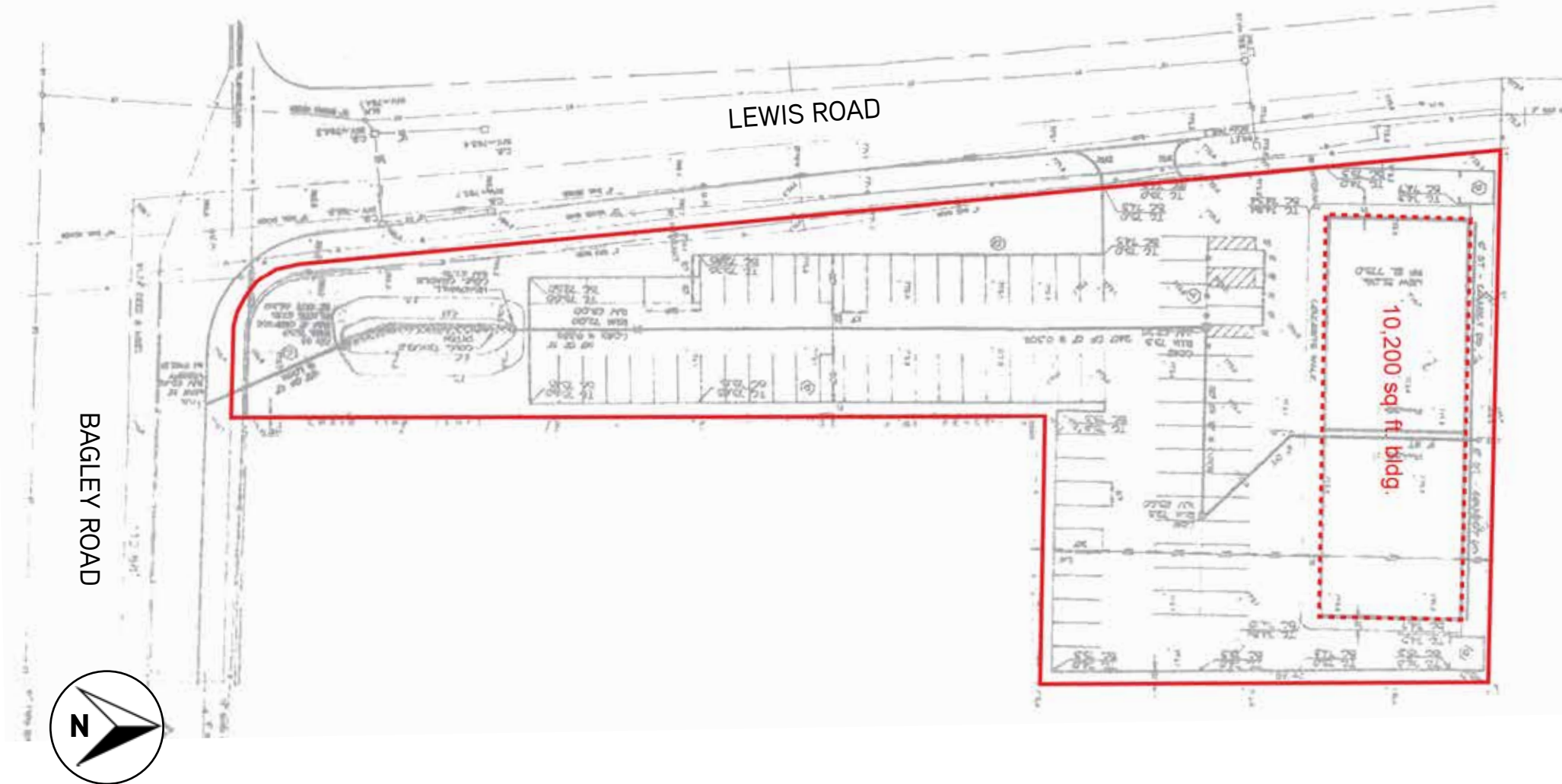
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MARKET AERIAL

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