

INVESTMENT OPPORTUNITY



BORALLY SQUARE ♦ 27297 CHARDON ROAD ♦ WILLOUGHBY HILLS, OHIO

KOWIT & COMPANY
6009-B Landerhaven Drive
Mayfield Heights, Ohio 44124
Phone: 216.514.1400

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REAL ESTATE GROUP
WWW.KOWITREALESTATE.COM

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PROPERTY HIGHLIGHTS

- ♦ Great investment and owner/user opportunity; 100% leased
- ♦ Property includes a free standing Chase Bank and an adjacent 3 tenant building
- ♦ Convenient to shopping, hotels, I-90, I-271 & SR 2



DEMOGRAPHICS		
Estimated Population	Average Household Income	Daytime Employees
3 Miles: 52,356	3 Miles: \$63,558	3 Miles: 33,579
5 Miles: 109,825	5 Miles: \$64,312	5 Miles: 66,630
7 Miles: 183,434	7 Miles: \$86,254	7 Miles: 99,340

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PROPERTY IMAGES

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AERIAL

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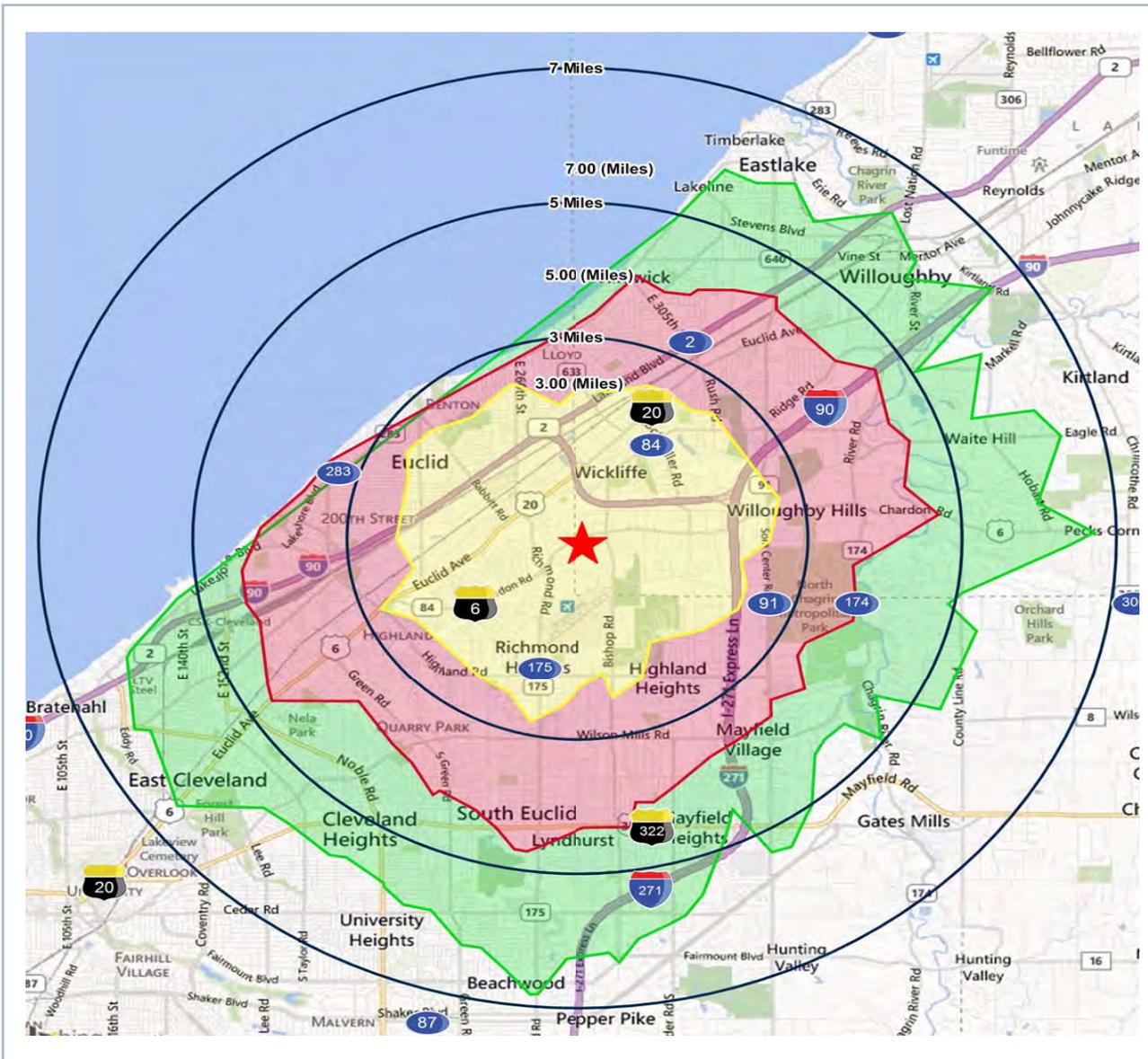
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AREA MAP

BORALLY SQUARE ♦ 27297 CHARDON ROAD ♦ WILLOUGHBY HILLS, OHIO

AREA MAP HIGHLIGHTS

- ♦ Mile Rings & Drive Times
- 3,5,7 Mile Rings
- 3,5,7 Minute Drive Times



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BORALLY SQUARE

DEMOGRAPHICS

BORALLY SQUARE ❖ 27297 CHARDON ROAD ❖ WILLOUGHBY HILLS, OHIO

27297 Chardon Road

Willoughby Hills, Ohio

	3 Miles	5 Miles	7 Miles	5.00 (Miles)	
POPULATION	2013 Estimated Population	77,879	194,877	309,953	130,349
	2018 Projected Population	75,599	189,062	300,562	126,593
	2010 Census Population	78,809	197,256	313,792	131,883
	2000 Census Population	82,265	211,283	348,902	139,542
	Projected Annual Growth 2013 to 2018	-0.6%	-0.6%	-0.6%	-0.6%
	Historical Annual Growth 2000 to 2013	-0.4%	-0.6%	-0.9%	-0.5%
	2013 Median Age	41.6	41.7	41.5	42.1
HOUSEHOLDS	2013 Estimated Households	34,980	87,949	136,934	58,140
	2018 Projected Households	34,021	85,472	132,965	56,574
	2010 Census Households	35,393	89,005	138,613	58,810
	2000 Census Households	36,500	93,036	148,602	60,839
	Projected Annual Growth 2013 to 2018	-0.5%	-0.6%	-0.6%	-0.5%
	Historical Annual Growth 2000 to 2013	-0.3%	-0.4%	-0.6%	-0.3%
RACE AND ETHNICITY	2013 Estimated White	58.9%	60.5%	58.1%	61.2%
	2013 Estimated Black or African American	36.5%	35.1%	37.5%	34.7%
	2013 Estimated Asian or Pacific Islander	2.1%	2.1%	2.1%	1.8%
	2013 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%	0.1%
	2013 Estimated Other Races	2.4%	2.2%	2.2%	2.2%
	2013 Estimated Hispanic	1.7%	1.7%	1.7%	1.6%
INCOME	2013 Estimated Average Household Income	\$56,814	\$56,332	\$59,865	\$57,084
	2013 Estimated Median Household Income	\$48,594	\$47,351	\$48,292	\$48,447
	2013 Estimated Per Capita Income	\$25,707	\$25,614	\$26,660	\$25,662
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.9%	2.8%	3.1%
	2013 Estimated Some High School (Grade Level 9 to 11)	7.3%	7.5%	7.9%	7.1%
	2013 Estimated High School Graduate	32.9%	31.6%	30.0%	33.2%
	2013 Estimated Some College	24.1%	23.6%	23.0%	23.5%
	2013 Estimated Associates Degree Only	7.1%	7.8%	7.2%	7.8%
	2013 Estimated Bachelors Degree Only	15.8%	16.3%	17.0%	15.7%
	2013 Estimated Graduate Degree	9.7%	10.4%	12.1%	9.7%
BUSINESS	2013 Estimated Total Businesses	2,784	7,574	11,852	5,026
	2013 Estimated Total Employees	39,867	93,916	147,975	67,094
	2013 Estimated Employee Population per Business	14.3	12.4	12.5	13.3
	2013 Estimated Residential Population per Business	28.0	25.7	26.2	25.9

DEMO HIGHLIGHTS

❖ Estimated Population

3 Miles: 77,897
5 Miles: 194,877
7 Miles: 309,953

❖ Average Household Income

3 Miles: \$56,814
5 Miles: \$56,332
7 Miles: \$59,865

❖ Daytime Employees

3 Miles: 39,887
5 Miles: 93,918
7 Miles: 147,975

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