

FOR SALE | FOR LEASE | GROUND LEASE

# High Profile 2,490 SF former Bank on 1.35 AC

6530 YORK ROAD, PARMA HEIGHTS, OH 44130

RETAIL



## PROPERTY INFO

- + 2,490 SF signalized former bank for sale, for lease or ground lease on 1.35 AC
- + Sale Price - \$525,000 **\$400,000**
- + High traffic counts of 21,237 VPD (Source: ODOT TIMS)
- + Pearl & York is the busiest intersection in the City of Parma Heights with 50,001 VPD (Source: Parma Heights City website)
- + Site dimensions: 255' x 292'
- + Zoned: Class C Commercial
- + Minutes from Shops of Parma redevelopment; tenants include Walmart, Dicks, Marc's, JCP, Fitworks, Ulta, Panera, Mission BBQ, Piada & more!
- + Minutes from Cuyahoga Community College main campus
- + Dense population of 102,974 people in a 3 mile radius
- + Daytime population of 92,572 people in a 3 mile radius

## CONTACT US

### Kevin Moss

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### CBRE, Inc.

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[www.cbre.com/cleveland](http://www.cbre.com/cleveland)

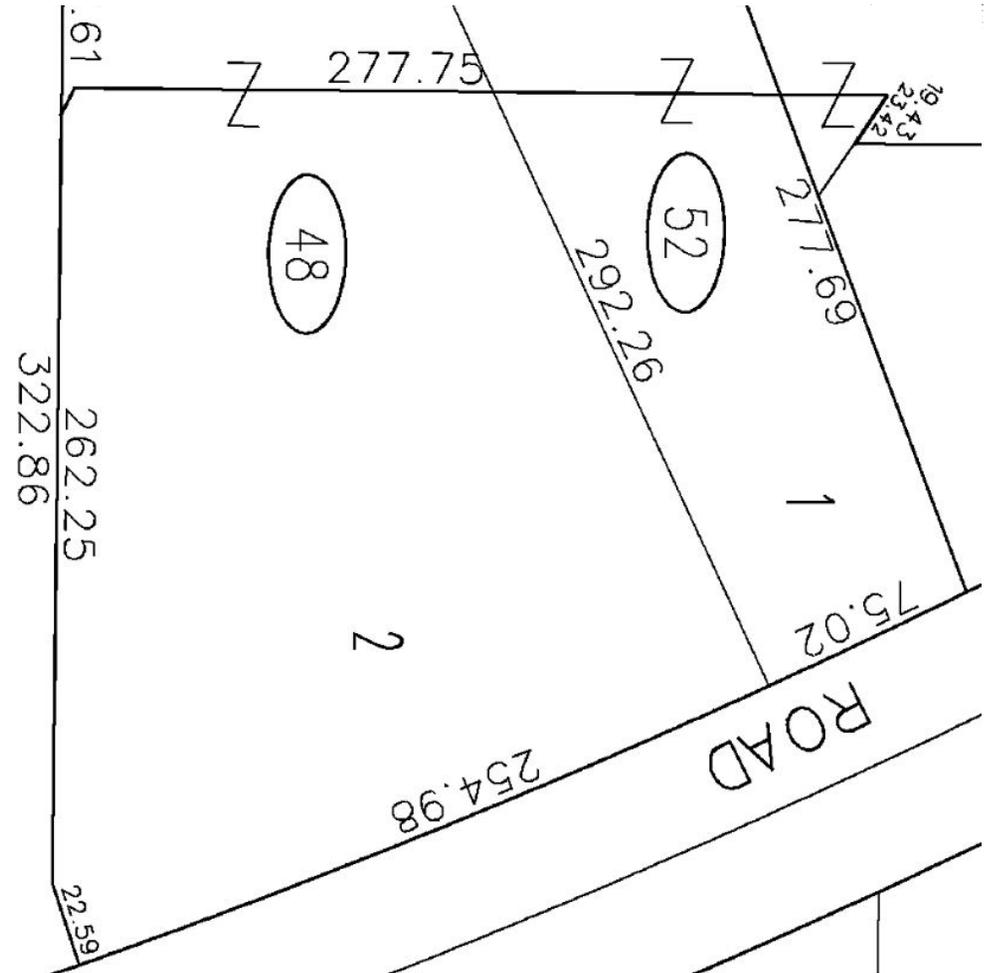
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## DEMOS - BROCHURE

6530 YORK RD

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2017 Population - Current Year Estimate	16,112	102,974	254,692
2022 Population - Five Year Projection	15,952	101,272	250,917
2010 Population - Census	16,170	105,389	259,269
2000 Population - Census	16,894	110,273	269,391
2010-2017 Annual Population Growth Rate	-0.05%	-0.32%	-0.25%
2017-2022 Annual Population Growth Rate	-0.20%	-0.33%	-0.30%
<b>DAYTIME POPULATION</b>			
<b>2017 Daytime Population</b>	<b>10,568</b>	<b>92,572</b>	<b>230,998</b>
Daytime Workers	2,155 20.4%	41,551 44.9%	103,683 44.9%
Daytime Residents	8,413 79.6%	51,021 55.1%	127,315 55.1%
<b>HOUSEHOLD INCOME</b>			
<b>2017 Households</b>	<b>7,644</b>	<b>44,874</b>	<b>109,311</b>
Under \$15,000	1,098 14.4%	4,528 10.1%	12,402 11.3%
\$15,000-\$24,999	1,213 15.9%	5,241 11.7%	13,063 12.0%
\$25,000-\$34,999	818 10.7%	4,916 11.0%	12,194 11.2%
\$35,000-\$49,999	1,152 15.1%	7,114 15.9%	16,981 15.5%
\$50,000-\$74,999	1,502 19.6%	9,335 20.8%	21,868 20.0%
\$75,000-\$99,999	855 11.2%	6,404 14.3%	14,574 13.3%
\$100,000-\$149,999	787 10.3%	5,632 12.6%	13,312 12.2%
\$150,000-\$199,999	148 1.9%	1,042 2.3%	2,907 2.7%
\$200,000 and Over	71 0.9%	661 1.5%	2,010 1.8%
2017 Average Household Income	\$54,380	\$62,090	\$62,067
2022 Average Household Income	\$63,080	\$71,245	\$71,107
2017 Median Household Income	\$42,824	\$51,108	\$50,011
2022 Median Household Income	\$50,022	\$56,806	\$55,265
2017 Per Capita Income	\$25,477	\$27,220	\$27,013
2022 Per Capita Income	\$29,599	\$31,328	\$31,012
<b>EDUCATION</b>			
<b>2017 Population 25 and Over</b>	<b>12,041</b>	<b>76,696</b>	<b>185,133</b>
HS and Associates Degrees	8,402 69.8%	53,180 69.3%	122,930 66.4%
Bachelor's Degree or Higher	2,512 20.9%	16,256 21.2%	41,891 22.6%
<b>EMPLOYMENT STATUS</b>			
<b>2017 Civilian Population 16+ in Labor Force</b>	<b>8,399</b>	<b>56,049</b>	<b>138,994</b>
2017 Employed Civilian Population 16+	7,860 93.6%	52,581 93.8%	129,222 93.0%
2017 Unemployed Population 16+	539 6.4%	3,468 6.2%	9,772 7.0%

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