

# 20,000<sup>SF</sup> BUILDING FOR SALE

BEDFORD HEIGHTS, OHIO

5411 NORTHFIELD RD



# FACT SHEET

## BEDFORD HEIGHTS, OHIO

5411 NORTHFIELD RD

### Size and Location

5411 Northfield Road in Bedford Heights is a 20,000 square foot industrial flex building offering a strong mix of office and warehouse space within a well established commercial corridor. Previously occupied by Regal Carpet and Tile, the property is well suited for businesses that require efficient operations, accessibility, and room to grow.

- TOTAL BUILDING SIZE: 20,000 SF
- OFFICE SPACE: 6,000 SF
- WAREHOUSE SPACE: 14,000 SF
- LOT SIZE: 0.95 ACRES

### Key Features

- Clear heights ranging from 14 to 18 feet
- Oversized overhead door for efficient loading and access
- Solid brick construction with long term durability
- Functional layout that supports multiple operational uses
- Positioned for easy accessibility and flow for day to day operations
- Close proximity to I-271 & I-480 for regional access and distribution



Area Demographics	3 mi.	5 mi.	7 mi.
Total Population	69,495	174,318	337,666
Avg. Household Income	\$76,045	\$101,626	\$115,677
Daytime Employees	42,749	130,618	215,067

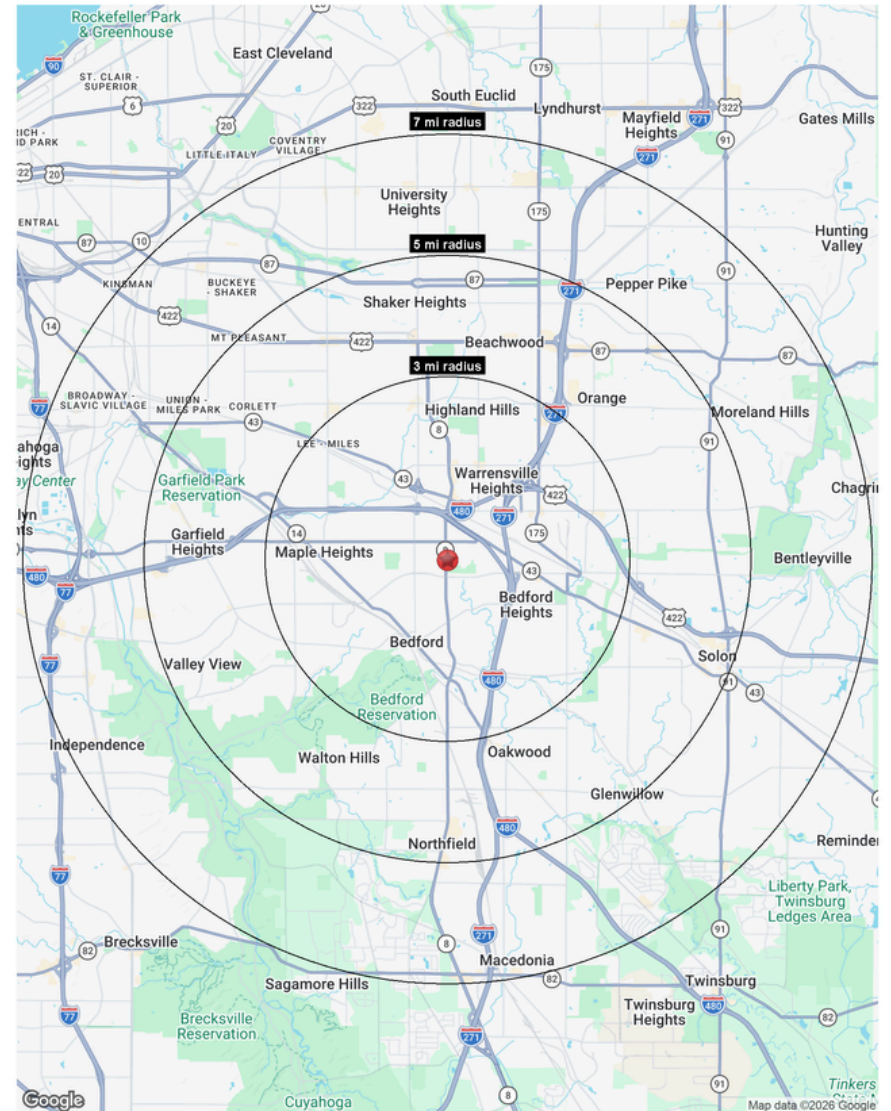
# DEMOGRAPHICS

## BEDFORD HEIGHTS, OHIO

5411 NORTHFIELD RD

5411 Northfield Rd Bedford, OH 44146	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2025 Estimated Population	69,495	174,318	337,666
2030 Projected Population	66,758	167,769	325,791
2020 Census Population	71,422	178,766	344,458
2010 Census Population	70,935	178,749	349,183
Projected Annual Growth 2025 to 2030	-0.8%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	-0.1%	-0.2%	-0.2%
2025 Median Age	40.5	41.0	40.5
<b>Households</b>			
2025 Estimated Households	31,952	76,505	144,667
2030 Projected Households	30,824	74,031	140,266
2020 Census Households	32,527	77,112	145,050
2010 Census Households	31,135	75,055	143,820
Projected Annual Growth 2025 to 2030	-0.7%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	0.2%	0.1%	-
<b>Race and Ethnicity</b>			
2025 Estimated White	29.7%	37.5%	46.1%
2025 Estimated Black or African American	64.5%	55.5%	45.6%
2025 Estimated Asian or Pacific Islander	1.4%	2.5%	3.7%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
2025 Estimated Other Races	4.3%	4.3%	4.5%
2025 Estimated Hispanic	3.2%	3.2%	3.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$76,045	\$101,626	\$115,677
2025 Estimated Median Household Income	\$57,161	\$72,633	\$80,939
2025 Estimated Per Capita Income	\$35,036	\$44,705	\$49,713
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.0%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	6.5%	6.1%	5.6%
2025 Estimated High School Graduate	33.1%	28.5%	25.3%
2025 Estimated Some College	24.3%	21.3%	19.3%
2025 Estimated Associates Degree Only	10.1%	9.2%	8.6%
2025 Estimated Bachelors Degree Only	15.1%	17.2%	19.9%
2025 Estimated Graduate Degree	9.1%	15.7%	19.3%
<b>Business</b>			
2025 Estimated Total Businesses	3,542	10,267	17,366
2025 Estimated Total Employees	42,749	130,618	215,067
2025 Estimated Employee Population per Business	12.1	12.7	12.4
2025 Estimated Residential Population per Business	19.6	17.0	19.4

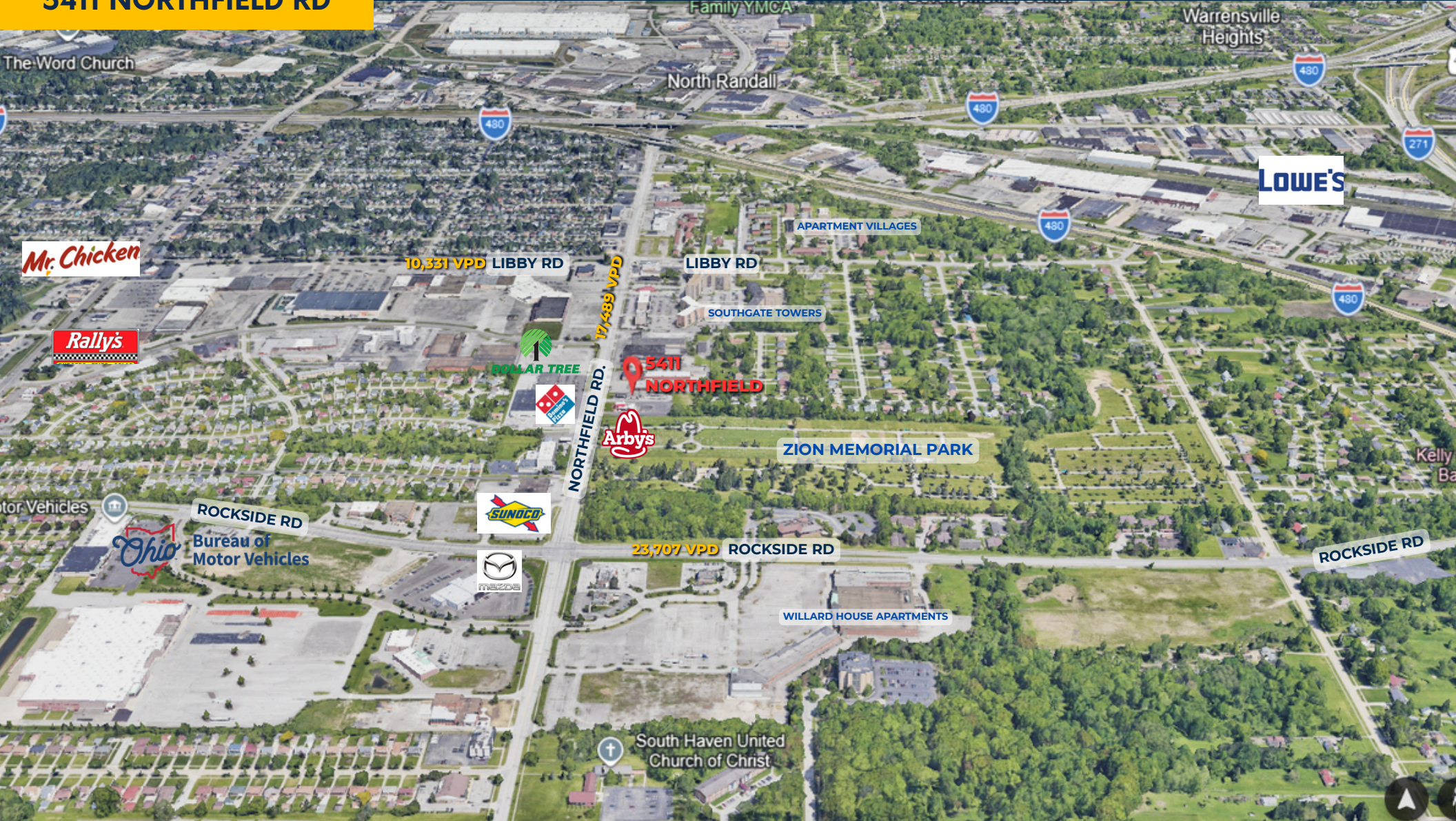
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# AERIAL

## BEDFORD HEIGHTS, OHIO

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# CONTACT INFORMATION

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