

# Chagrin Place

3439 WEST BRAINARD ROAD \* WOODMERE \* OHIO \* 44122

Located at CHAGRIN Blvd & BRAINARD Road



**SPACE  
AVAILABLE**

> **RETAIL (POSSIBLE DRIVE THRU) &  
OFFICE SPACE AVAILABLE**

- > IMMEDIATE ACCESS TO I-271/CHAGRIN BLVD INTERCHANGE
- > HIGH TRAFFIC EXPOSURE ON CHAGRIN BLVD  
ADT: 32,550 CARS PER DAY
- > SUITES FROM 100 SF TO 3600 SF
- > FREE SURFACE PARKING FOR OVER 300 CARS
- > CUSTOM LARGE AND SMALL OFFICE SUITES
- > STOREFRONT RETAIL AND SIGNAGE
- > INDIVIDUAL HVAC CONTROLS
- > 24/7 ACCESS

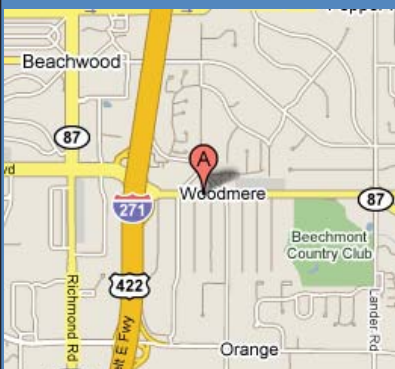
Demographics

	1 Mile	3 Miles	5 Miles
Population	2,751	49,210	192,005
Households	1,113	19,462	78,648
Average HH Income	\$ 134,266	\$ 112,870	\$ 84,068
Daytime Population	11,107	45,046	104,556



LEASING  
CONTACT:  
**NEAL LADER**  
Director of Leasing  
216.831.9110 [O]  
216.310.1956 [C]  
216.292.7529 [F]  
nlader@azmanagement.com

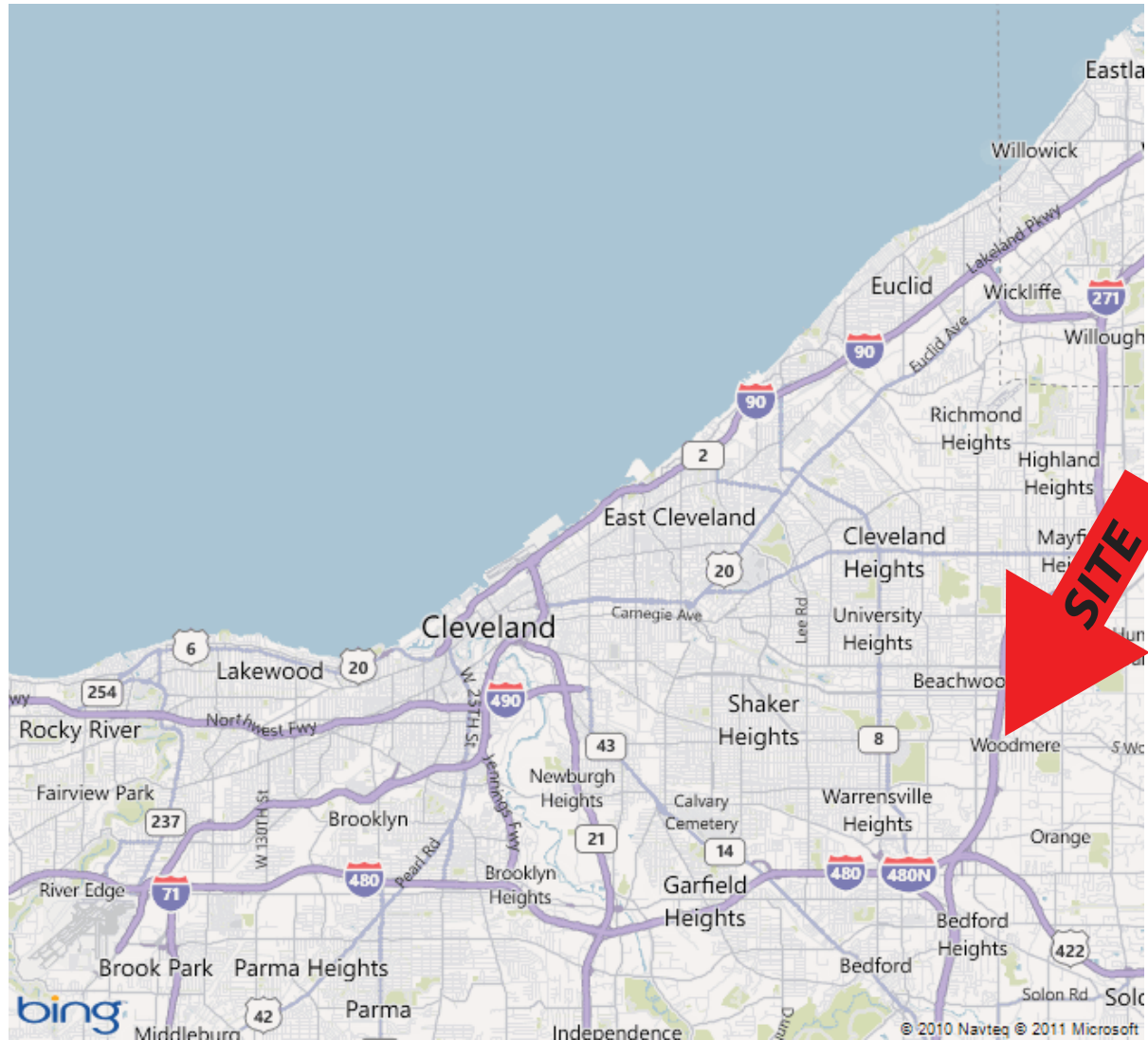
AZ MANAGEMENT CO.  
3439 West Brainard  
Suite 260  
Woodmere, Ohio  
44122  
216.831.9110  
**AZmanagement.com**



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## CLEVELAND REGIONAL MAP



**SITE**

Intersection of

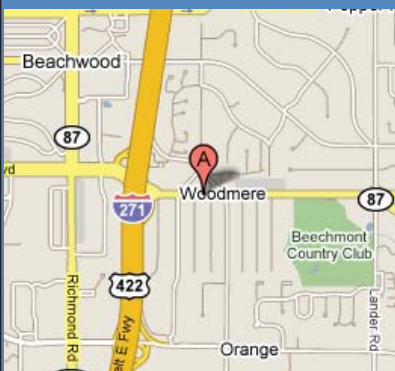
## **CHAGRIN & BRAINARD**

Retail and Office Space Available  
Possible Drive Thru

**AZmanagement.com**

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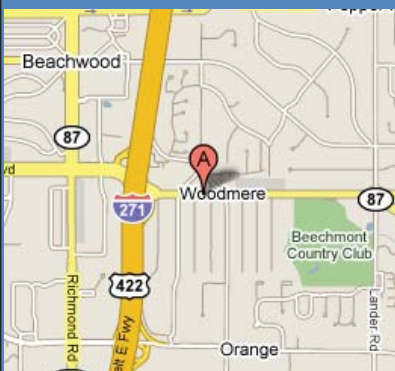
## LOCATION AERIAL



Intersection of  
**CHAGRIN & BRAINARD**  
Retail and Office Space Available  
Possible Drive Thru

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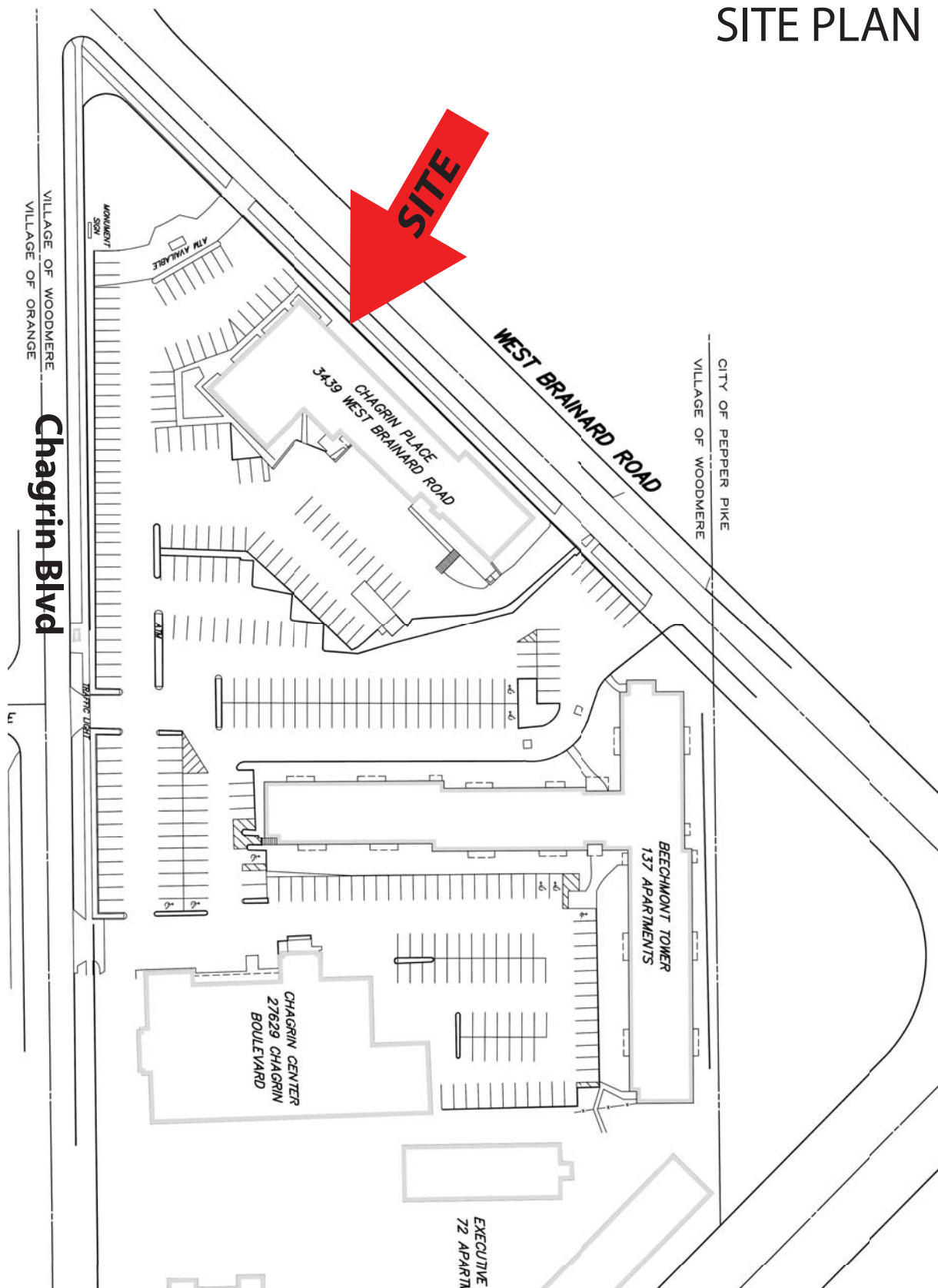


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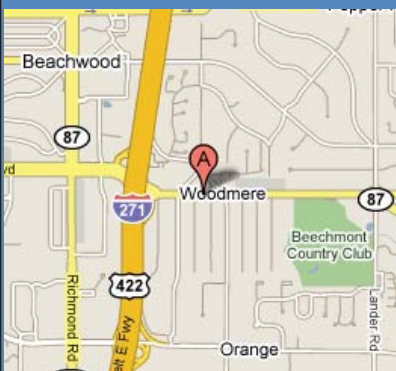
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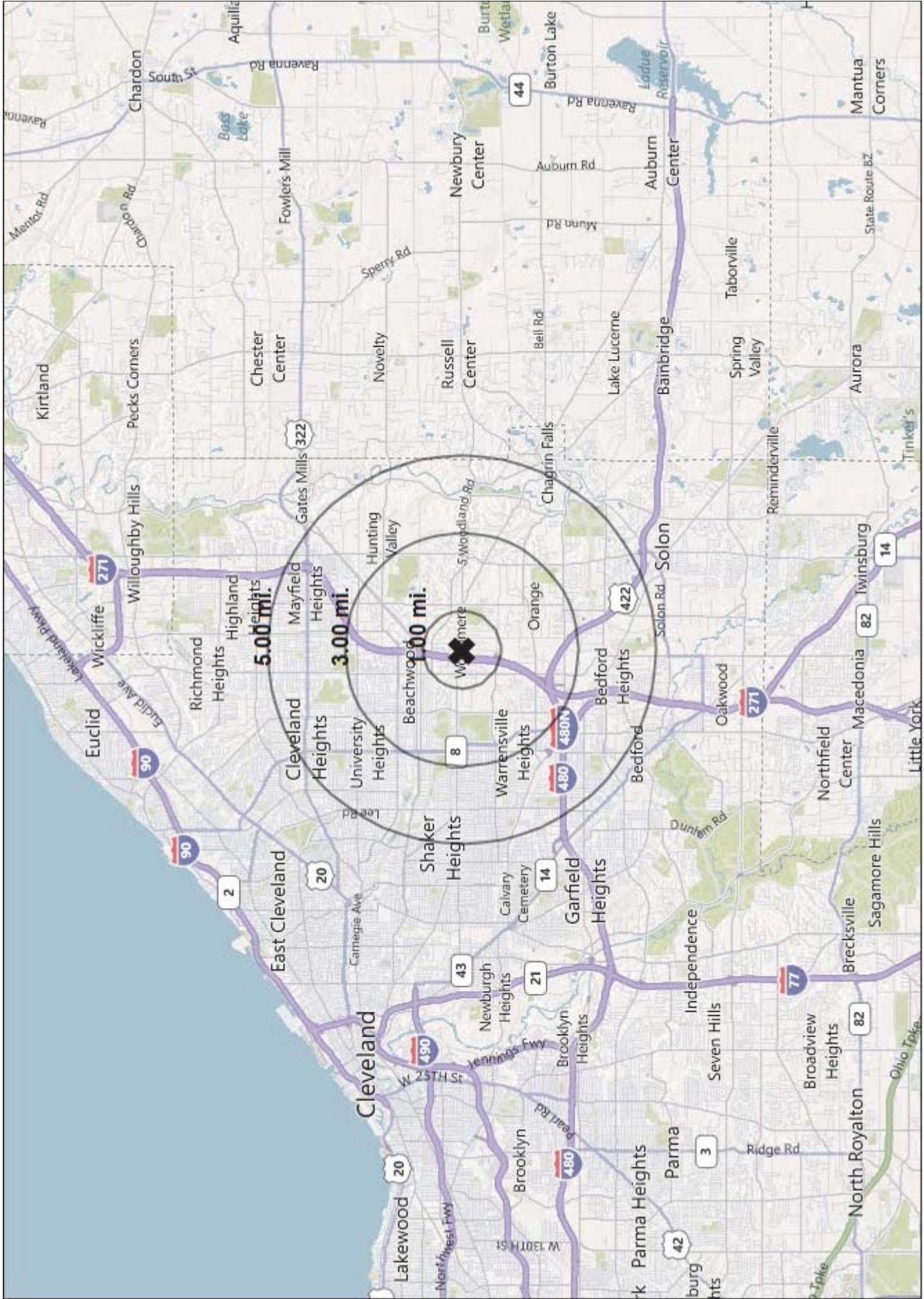
## SITE PLAN



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TAS Online | Trade Area Systems

AZ Management Company Chagrin & Brainerd, Woodmere, OH 44122

# Demographic Summary - PopStats

1990 - 2000 Census, Q2 2011 Estimates & Q2 2016 Projections  
 Calculated using TAS Retrieval



Feb 20, 2012

Latitude: 41.462350 Longitude: -81.485710

Chagrin Blvd & Brainard Rd W, Beachwood, OH 44122		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Estimated Population	2,751	49,210	192,005
	2016 Projected Population	2,675	47,916	187,030
	2000 Census Population	3,028	51,191	203,237
	1990 Census Population	3,071	50,722	210,355
	Historical Annual Growth 1990 to 2000	-0.14 %	0.09 %	-0.34 %
	Estimated Annual Growth 2000 to 2011	-0.85 %	-0.35 %	-0.50 %
	Projected Annual Growth 2011 to 2016	-0.56 %	-0.53 %	-0.52 %
	Median Age	50.33	45.05	42.29
<b>Households</b>	Current Estimated Households	1,113	19,462	78,648
	2016 Estimated Households	1,080	18,901	76,529
	2000 Census Households	1,258	20,410	83,412
	1990 Census Households	1,277	19,673	83,249
	Historical Annual Growth 1990 to 2000	-0.15 %	0.37 %	0.02 %
	Estimated Annual Growth 2000 to 2011	-1.08 %	-0.42 %	-0.52 %
	Projected Annual Growth 2011 to 2016	-0.61 %	-0.58 %	-0.54 %
Population per Household	2.32	2.33	2.37	
<b>Population by Race</b>	White	61.24 %	57.62 %	51.31 %
	Black or African American	29.61 %	34.80 %	42.31 %
	Asian & Pacific Islander	5.24 %	3.87 %	2.61 %
	Hispanic or Latino Population	1.89 %	1.81 %	1.80 %
	Other Races	2.01 %	1.90 %	1.97 %
<b>Income</b>	Average Household Income	\$134,266	\$112,870	\$84,068
	Median Household Income	\$80,388	\$69,478	\$56,530
	Per Capita Income	\$55,165	\$46,742	\$35,195
<b>Education (Age 25+)</b>	Elementary	1.91 %	2.28 %	2.88 %
	Some High School	7.65 %	6.37 %	9.00 %
	High School Graduate	12.27 %	18.66 %	24.01 %
	Some College	18.33 %	19.80 %	21.24 %
	Associates Degree Only	5.58 %	4.29 %	5.22 %
	Bachelors Degree Only	26.53 %	23.57 %	20.20 %
	Graduate Degree	27.73 %	25.01 %	17.45 %
<b>Business</b>	Number of Businesses	668	2,591	6,173
	Total Number of Employees	11,107	45,046	104,556
	Employees per Business	16.63	17.38	16.94
	Residential Population per Business	4.12	18.99	31.10