

## CVS - Anchored Center



1443 Richmond Rd.  
Lyndhurst, OH

### Property Features

- CVS Anchored Center
- 2,000 SF
- 20,450 VPD
- 5 minutes West of I-271
- Signalized corner
- Located on the N/E corner of Mayfield and Richmond Rd.

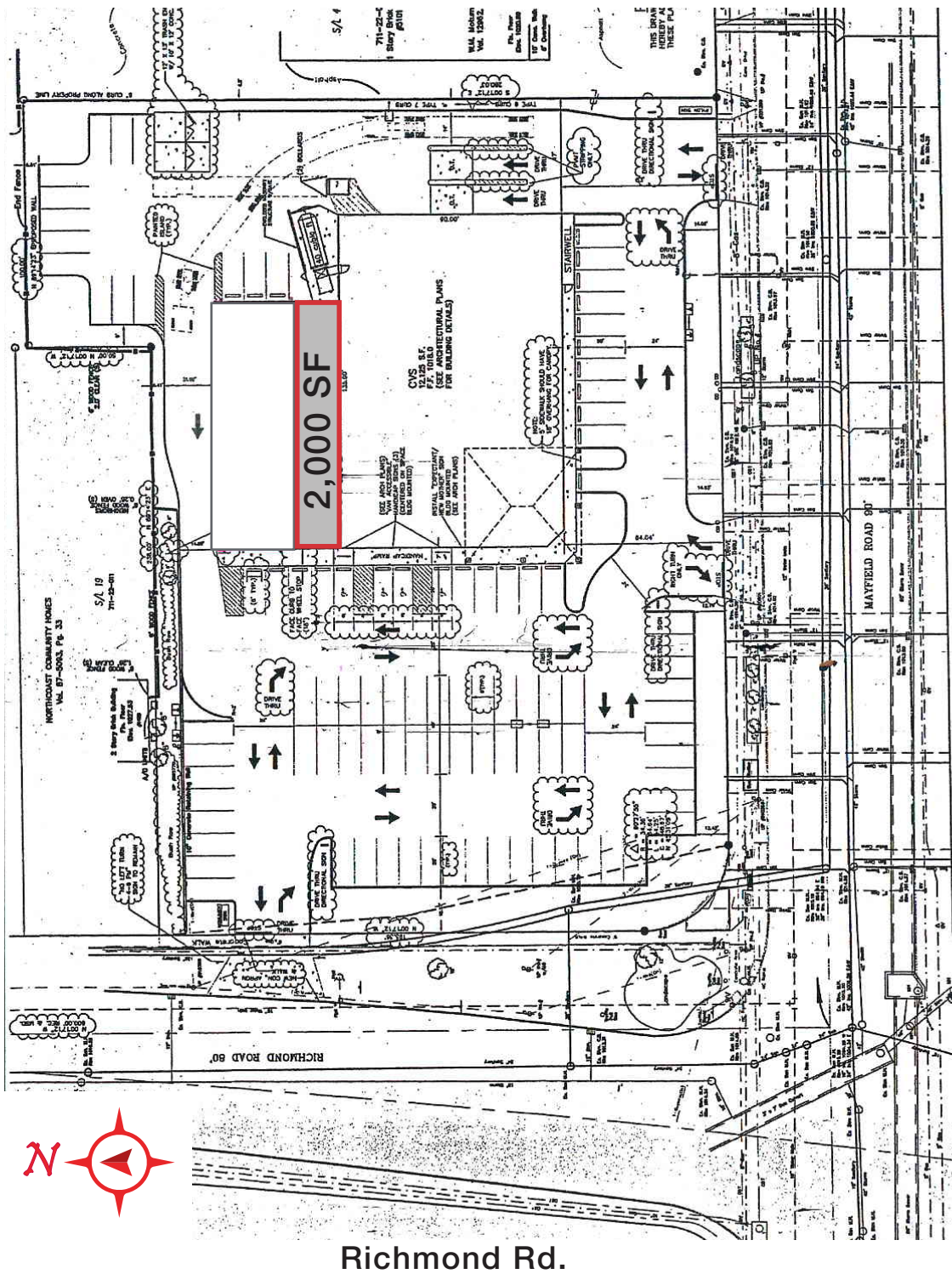


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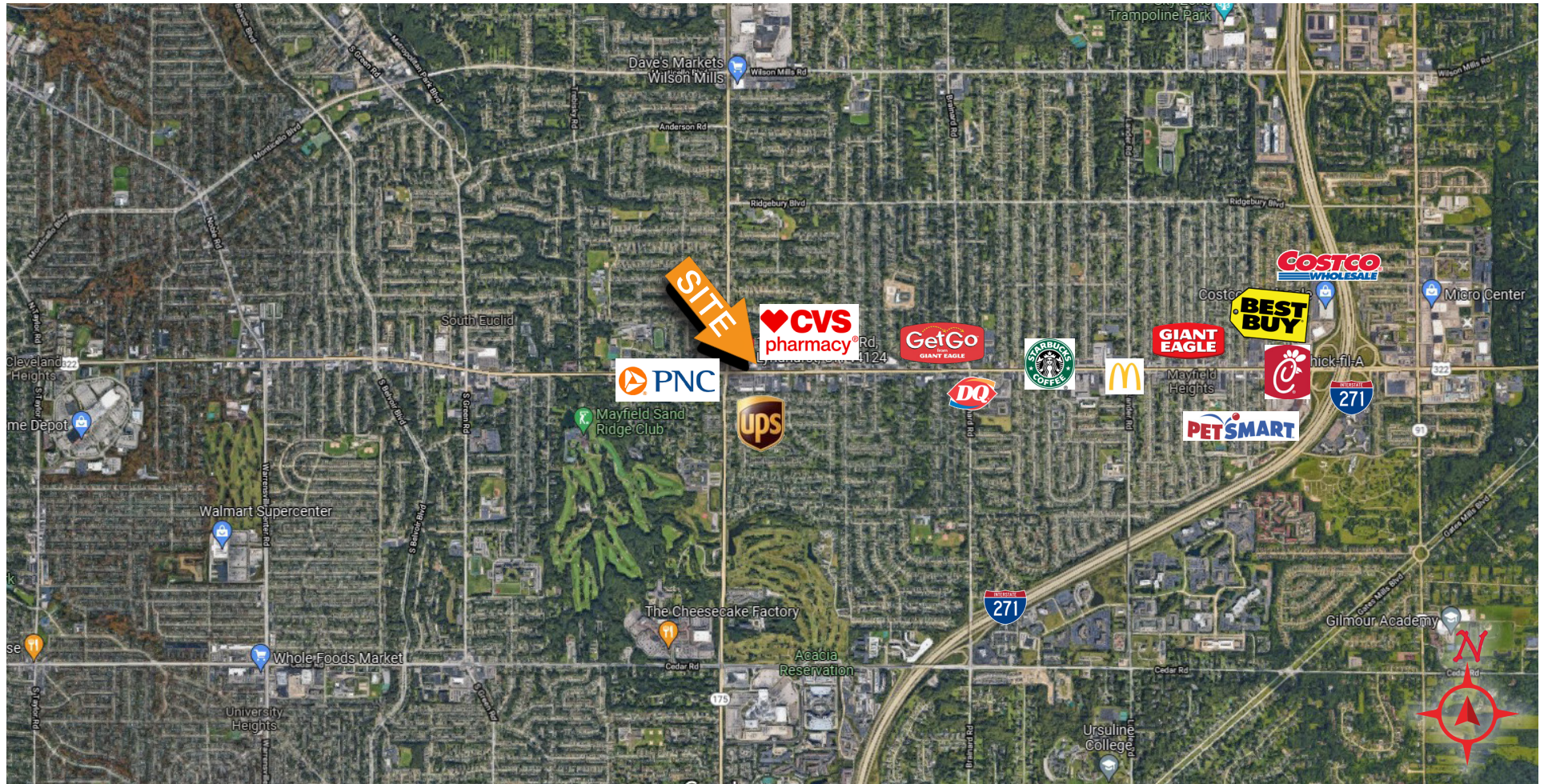
Mayfield Rd.

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## Executive Summary

1443 Richmond Rd, Cleveland, Ohio, 44124  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.52031  
Longitude: -81.49674

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,802	106,722	245,184
2010 Population	9,948	101,408	222,833
2021 Population	9,711	99,599	218,934
2026 Population	9,518	99,167	217,034
2000-2010 Annual Rate	-0.82%	-0.51%	-0.95%
2010-2021 Annual Rate	-0.21%	-0.16%	-0.16%
2021-2026 Annual Rate	-0.40%	-0.09%	-0.17%
2021 Male Population	47.5%	46.2%	46.1%
2021 Female Population	52.5%	53.8%	53.9%
2021 Median Age	44.7	43.7	44.1

In the identified area, the current year population is 218,934. In 2010, the Census count in the area was 222,833. The rate of change since 2010 was -0.16% annually. The five-year projection for the population in the area is 217,034 representing a change of -0.17% annually from 2021 to 2026. Currently, the population is 46.1% male and 53.9% female.

### Median Age

The median age in this area is 44.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2021 White Alone	84.5%	64.8%	51.5%
2021 Black Alone	10.5%	26.9%	40.7%
2021 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2021 Asian Alone	2.2%	5.0%	4.3%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	0.6%	0.8%	0.6%
2021 Two or More Races	2.1%	2.5%	2.7%
2021 Hispanic Origin (Any Race)	2.3%	2.9%	2.6%

Persons of Hispanic origin represent 2.6% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.9 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2021 Wealth Index	102	109	107
2000 Households	4,626	44,227	103,012
2010 Households	4,402	42,741	97,036
2021 Total Households	4,373	42,494	96,613
2026 Total Households	4,305	42,421	96,018
2000-2010 Annual Rate	-0.50%	-0.34%	-0.60%
2010-2021 Annual Rate	-0.06%	-0.05%	-0.04%
2021-2026 Annual Rate	-0.31%	-0.03%	-0.12%
2021 Average Household Size	2.20	2.26	2.21

The household count in this area has changed from 97,036 in 2010 to 96,613 in the current year, a change of -0.04% annually. The five-year projection of households is 96,018, a change of -0.12% annually from the current year total. Average household size is currently 2.21, compared to 2.24 in the year 2010. The number of families in the current year is 54,848 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	8.4%	10.4%	13.1%
<b>Median Household Income</b>			
2021 Median Household Income	\$76,779	\$69,453	\$58,484
2026 Median Household Income	\$82,400	\$76,654	\$64,443
2021-2026 Annual Rate	1.42%	1.99%	1.96%
<b>Average Household Income</b>			
2021 Average Household Income	\$90,758	\$93,598	\$89,528
2026 Average Household Income	\$100,673	\$104,230	\$99,737
2021-2026 Annual Rate	2.10%	2.18%	2.18%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$41,390	\$39,929	\$39,600
2026 Per Capita Income	\$46,147	\$44,578	\$44,230
2021-2026 Annual Rate	2.20%	2.23%	2.24%

### Households by Income

Current median household income is \$58,484 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$64,443 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$89,528 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$99,737 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$39,600 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$44,230 in five years, compared to \$39,378 for all U.S. households

### Housing

	1 mile	3 miles	5 miles
2021 Housing Affordability Index	201	161	130
2000 Total Housing Units	4,738	45,966	110,676
2000 Owner Occupied Housing Units	4,147	33,896	65,388
2000 Renter Occupied Housing Units	479	10,331	37,623
2000 Vacant Housing Units	112	1,739	7,665
2010 Total Housing Units	4,627	46,263	111,419
2010 Owner Occupied Housing Units	3,900	31,405	59,434
2010 Renter Occupied Housing Units	502	11,336	37,602
2010 Vacant Housing Units	225	3,522	14,383
2021 Total Housing Units	4,649	46,716	112,728
2021 Owner Occupied Housing Units	3,842	30,687	57,816
2021 Renter Occupied Housing Units	531	11,807	38,797
2021 Vacant Housing Units	276	4,222	16,115
2026 Total Housing Units	4,650	47,106	113,101
2026 Owner Occupied Housing Units	3,811	30,537	57,718
2026 Renter Occupied Housing Units	493	11,885	38,300
2026 Vacant Housing Units	345	4,685	17,083

Currently, 51.3% of the 112,728 housing units in the area are owner occupied; 34.4%, renter occupied; and 14.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 111,419 housing units in the area - 53.3% owner occupied, 33.7% renter occupied, and 12.9% vacant. The annual rate of change in housing units since 2010 is 0.52%. Median home value in the area is \$182,621, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 6.25% annually to \$247,285.

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## Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	Richmond Rd	Eastover Rd (0.06 miles N)	2003	20,550
0.05	Mayfield Rd	Richmond Rd (0.06 miles W)	2013	20,223
0.07	Richmond Rd	Mayfield Rd (0.03 miles N)	2003	20,450
0.08	Mayfield Rd	Richmond Rd (0.04 miles E)	2013	21,759
0.69	Richmond Rd	Ridgebury Blvd (0.02 miles N)	2003	16,710
0.70	Mayfield Rd	Dorsh Rd (0.02 miles E)	2003	21,740
0.71	Ridgebury Blvd	Richmond Rd (0.06 miles W)	2012	8,837
0.74	Richmond Rd	Ridgebury Blvd (0.03 miles S)	2001	22,764
0.86	RIDGEBURY BLVD	Irene Rd (0.01 miles E)	2020	9,109
1.00	Mayfield Rd	Lyndhurst Rd (0.03 miles W)	2003	20,550
1.01	Richmond Rd	Barton Rd (0.05 miles S)	2003	21,400
1.02	Hickory Dr	Anderson Rd (0.07 miles NW)	2001	955
1.02	Brainard Rd	Croyden Rd (0.04 miles NW)	2001	11,602
1.04	Brainard Rd	Mayfield Rd (0.05 miles N)	2012	11,927
1.05	Anderson Rd	Hickory Dr (0.02 miles E)	2003	6,450
1.06	Richmond Rd	Lynd Ave (0.03 miles N)	2001	17,604
1.10	MAYFIELD RD	Brainard Rd (0.06 miles W)	2020	22,743
1.13	Mayfield Rd	S Green Rd (0.05 miles W)	2006	21,630
1.16	Brainard Rd	Ridgebury Blvd (0.08 miles N)	2003	10,800
1.17	Laurel Rd	S Green Rd (0.02 miles W)	2006	500
1.17	S Green Rd	Mayfield Rd (0.06 miles S)	2006	12,920
1.17	S Green Rd	Mayfield Rd (0.03 miles N)	2012	15,207
1.18	BRAINARD RD	Faraday Rd (0.05 miles N)	2020	11,906
1.18	S Green Rd	Laurel Rd (0.01 miles N)	2006	12,690
1.18	Edmond Dr	S Green Rd (0.01 miles W)	2006	1,100
1.19	Ridgebury Blvd	Brainard Rd (0.03 miles E)	2003	11,150
1.19	S Green Rd	Edmond Dr (0.02 miles N)	2006	12,830
1.20	S Green Rd	Neville Rd (0.02 miles W)	2006	1,360
1.20	Mayfield Rd	Garden Dr (0.03 miles W)	2006	22,580
1.20	S Green Rd	Prasse Rd (0.01 miles S)	2006	14,300

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