

CVS Excess Property Office Space For Lease

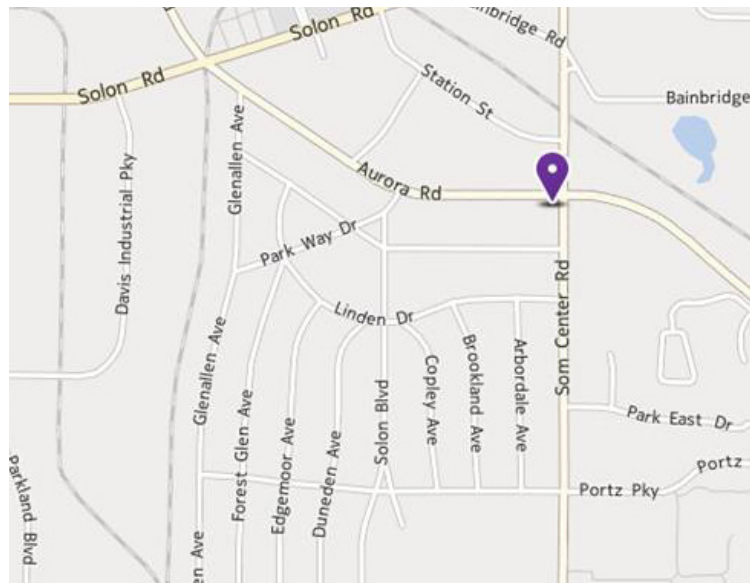


33840 Aurora Road

Solon, Ohio

Property Features

- Available: Second Floor Office Space
- Located on the Corner of SR 91 (Som Center Rd.) & RT 82 (Aurora Rd.)
- Restaurants and Shopping in the Area
- Located in the Heart of Downtown Solon
- Economical Space
- Traffic Count: Aurora Rd.: 18,871 CPD
- Traffic Count: Som Center Rd.: 17,328 CPD



Demographics

	1 Mile	3 Miles	5 Miles
Population	6,341	47,808	134,804
Average Household Income	\$74,686	\$89,240	\$77,574

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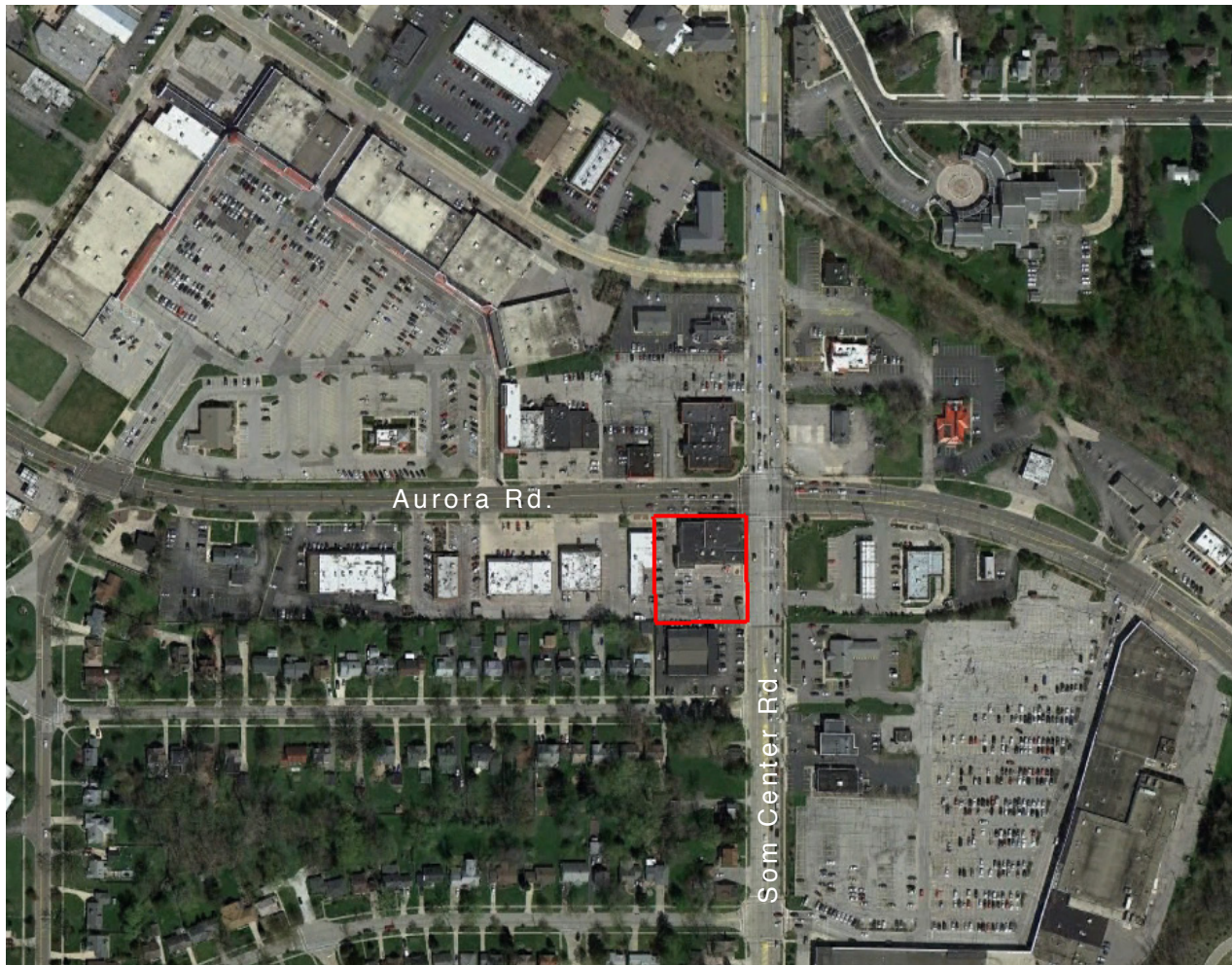
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Aerial Photo



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Rings: 1,3, 5 Miles

	1 mile	3 miles	5 miles
Population			
2000 Population	5,040	26,572	86,968
2010 Population	5,020	28,720	90,194
2013 Population	5,157	29,060	90,600
2018 Population	5,131	29,165	90,553
2000-2010 Annual Rate	-0.04%	0.78%	0.36%
2010-2013 Annual Rate	0.83%	0.36%	0.14%
2013-2018 Annual Rate	-0.10%	0.07%	-0.01%
2013 Male Population	48.9%	48.6%	47.6%
2013 Female Population	51.1%	51.4%	52.4%
2013 Median Age	43.1	43.9	43.7

In the identified area, the current year population is 90,600. In 2010, the Census count in the area was 90,194. The rate of change since 2010 was 0.14% annually. The five-year projection for the population in the area is 90,553 representing a change of -0.01% annually from 2013 to 2018. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 43.7, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	76.6%	74.2%	66.7%
2013 Black Alone	11.4%	13.9%	25.7%
2013 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2013 Asian Alone	9.8%	9.8%	5.0%
2013 Pacific Islander Alone	0.0%	0.0%	0.0%
2013 Other Race	0.5%	0.4%	0.5%
2013 Two or More Races	1.6%	1.7%	2.0%
2013 Hispanic Origin (Any Race)	2.1%	1.6%	1.7%

Persons of Hispanic origin represent 1.7% of the population in the identified area compared to 17.4% 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 50.4 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	1,897	9,316	34,013
2010 Households	1,937	10,415	36,423
2013 Total Households	2,003	10,576	36,686
2018 Total Households	2,010	10,691	36,879
2000-2010 Annual Rate	0.21%	1.12%	0.69%
2010-2013 Annual Rate	1.04%	0.47%	0.22%
2013-2018 Annual Rate	0.07%	0.22%	0.10%
2013 Average Household Size	2.57	2.73	2.45

The household count in this area has changed from 36,423 in 2010 to 36,686 in the current year, a change of 0.22% annually. The five-year projection of households is 36,879, a change of 0.10% annually from the current year total. Average household size is currently 2.45, compared to 2.46 in the year 2010. The number of families in the current year is 25,144 in the specified area.

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Rings: 1, 3, 5 Miles

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Median Household Income			
2013 Median Household Income	\$75,458	\$97,315	\$64,913
2018 Median Household Income	\$85,322	\$104,306	\$77,094
2013-2018 Annual Rate	2.49%	1.40%	3.50%
Average Household Income			
2013 Average Household Income	\$102,951	\$128,412	\$94,253
2018 Average Household Income	\$126,088	\$154,378	\$113,378
2013-2018 Annual Rate	4.14%	3.75%	3.76%
Per Capita Income			
2013 Per Capita Income	\$38,647	\$46,701	\$38,127
2018 Per Capita Income	\$47,537	\$56,526	\$46,099
2013-2018 Annual Rate	4.23%	3.89%	3.87%

Households by Income

Current median household income is \$64,913 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$77,094 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$94,253 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$113,378 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$38,127 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$46,099 in five years, compared to \$32,073 for all U.S. households

Housing			
2000 Total Housing Units	1,960	9,622	35,851
2000 Owner Occupied Housing Units	1,674	8,051	25,611
2000 Owner Occupied Housing Units	224	1,265	8,402
2000 Vacant Housing Units	62	306	1,838
2010 Total Housing Units	2,036	10,952	39,459
2010 Owner Occupied Housing Units	1,610	9,100	27,183
2010 Renter Occupied Housing Units	327	1,315	9,240
2010 Vacant Housing Units	99	537	3,036
2013 Total Housing Units	2,157	11,285	40,196
2013 Owner Occupied Housing Units	1,609	9,113	26,881
2013 Renter Occupied Housing Units	394	1,462	9,805
2013 Vacant Housing Units	154	709	3,510
2018 Total Housing Units	2,151	11,303	40,237
2018 Owner Occupied Housing Units	1,613	9,235	27,242
2018 Renter Occupied Housing Units	396	1,456	9,637
2018 Vacant Housing Units	141	612	3,358

Currently, 66.9% of the 40,196 housing units in the area are owner occupied; 24.4%, renter occupied; and 8.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 39,459 housing units in the area - 68.9% owner occupied, 23.4% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 0.83%. Median home value in the area is \$205,619, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 2.45% annually to \$232,076.

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