

2.347 ACRES

**6850 Miller Road
Brecksville, Ohio 44141**



HIGHLIGHTS

- ▶ Unique 2.3 Acre Commercial outparcel opportunity
- ▶ Opposite the new 600,000 SF Sherwin Williams R&D headquarters complex, including 900 employees, and planned Valor Acres mixed use project (under construction)
- ▶ Valor Acres will contain approximately 200,000 SF Class A office space, 150,000 SF of retail and restaurant space, 200 luxury residential units, and a planned 120-unit luxury hotel
- ▶ Superior demographics, with an average HHI of \$151,025 within the primary trade area
- ▶ Close proximity to brand new freeway interchange (I-77 & Miller Road)

FOR GROUND LEASE OR BTS

2.347 ACRES

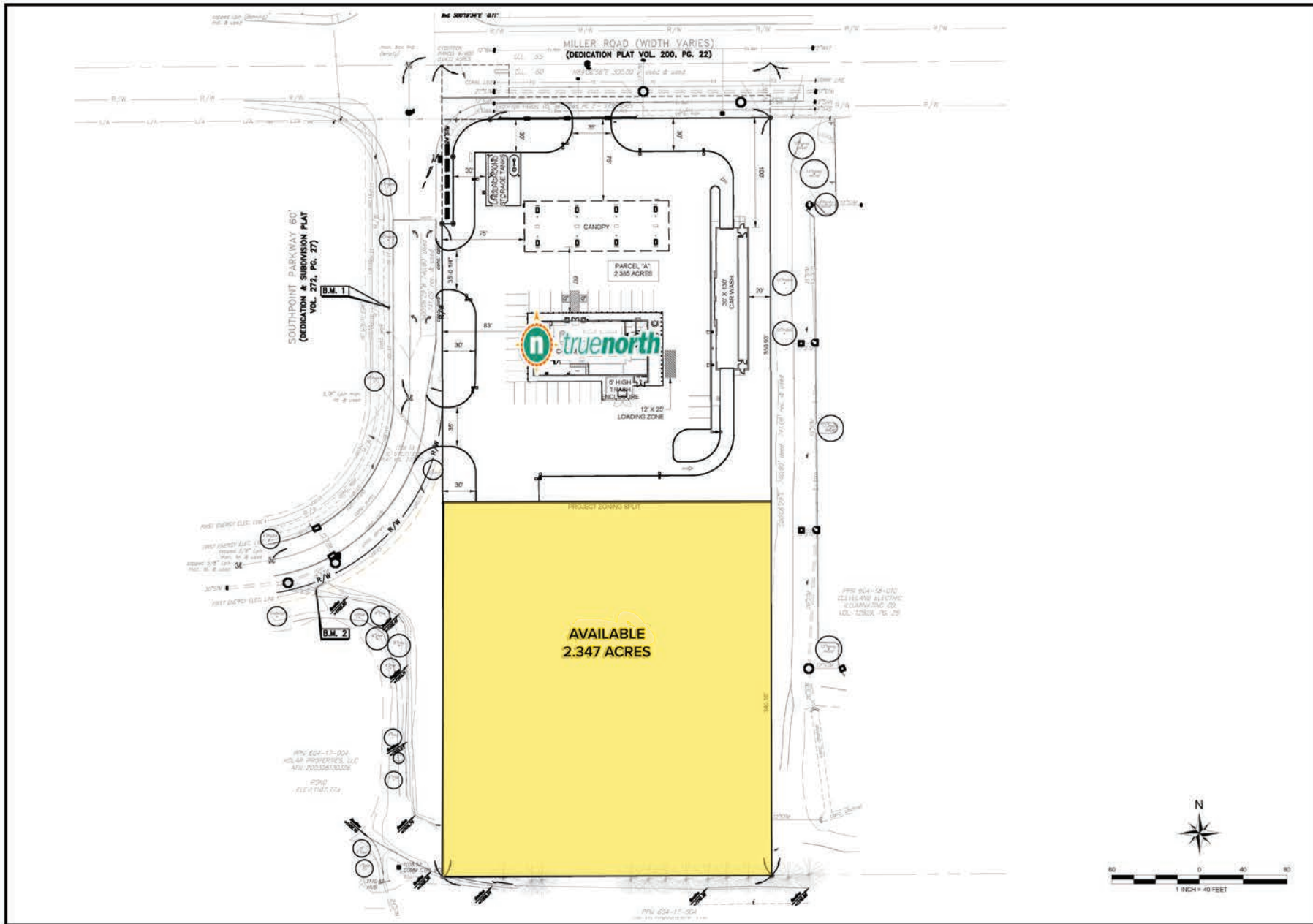
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REVISIONS	
NO.	DATE

truenorth
 TRUENORTH ENERGY LLC
 10346 BRECKSVILLE ROAD,
 BRECKSVILLE, OHIO 44141
 (877) 245-9338

TRUENORTH
 6850 MILLER ROAD
 BRECKSVILLE, OH 44141

DIAMOND Z ENGINEERING, INC.
 8970 STATE ROAD
 CLEVELAND, OH 44134
 PHONE 440-842-8501

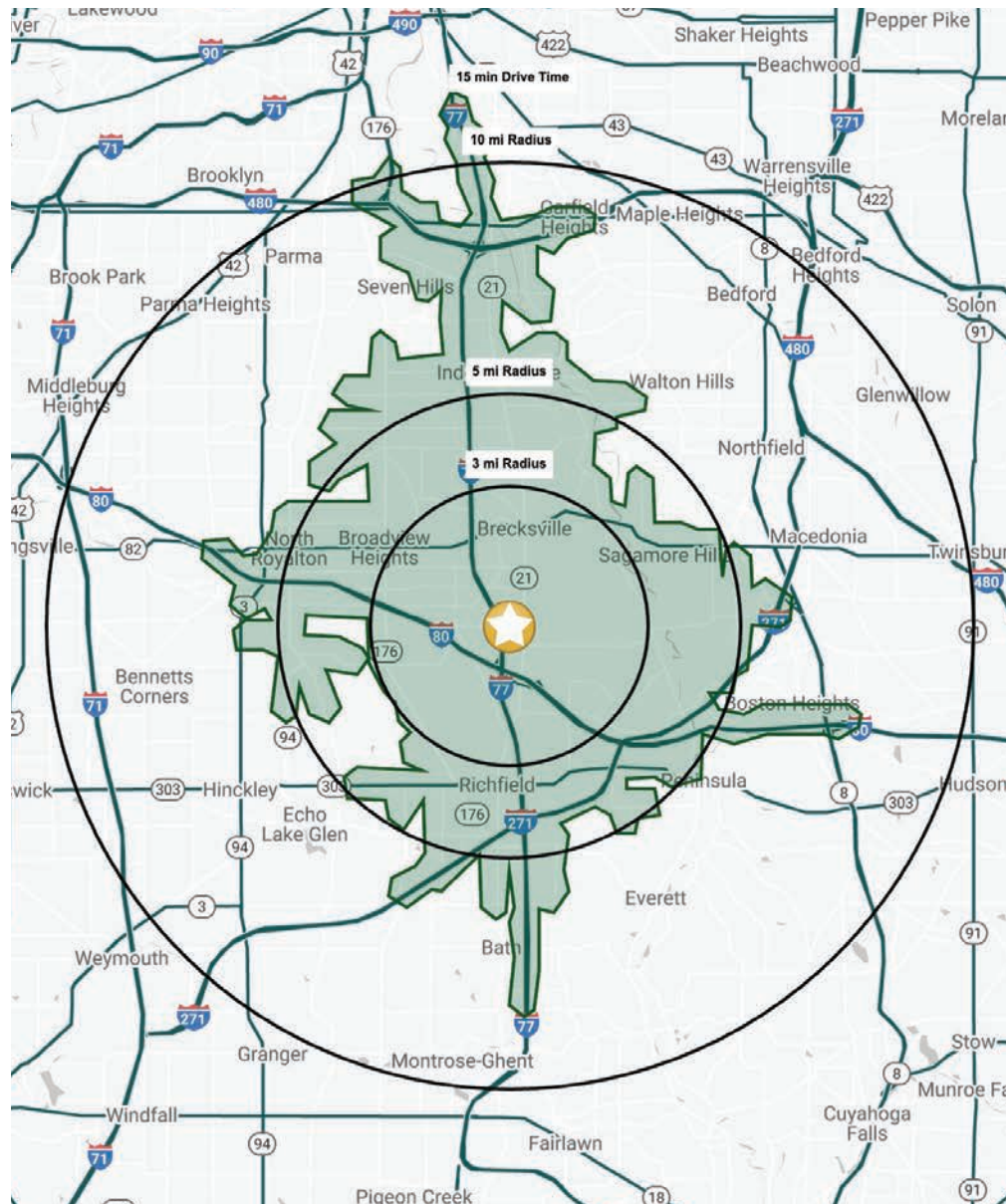
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SCALE	DATE
1" = 40' 0"	10/27/2023
DRAWN BY	PROJECT NO.
TAF	OH-3131
DRAWING NO.	
Z-1	

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DEMOGRAPHIC SNAPSHOT

	3 MILE	5 MILES	10 MILES	15 MIN DRIVE
POPULATION	13,876	53,068	354,427	78,197
HOUSEHOLDS	5,322	21,619	147,101	32,245
MEDIAN AGE	45.4	45.6	43.4	46.0
AVERAGE HH INCOME	\$195,477	\$170,260	\$124,568	\$151,025
MEDIAN HH INCOME	\$130,680	\$110,597	\$86,529	\$99,353
BUSINESSES	946	2,094	13,542	4,713
EMPLOYEES	13,692	25,044	176,155	81,567
EDUCATION: BACHELORS +	56.4%	51.4%	37.1%	45.0%



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