



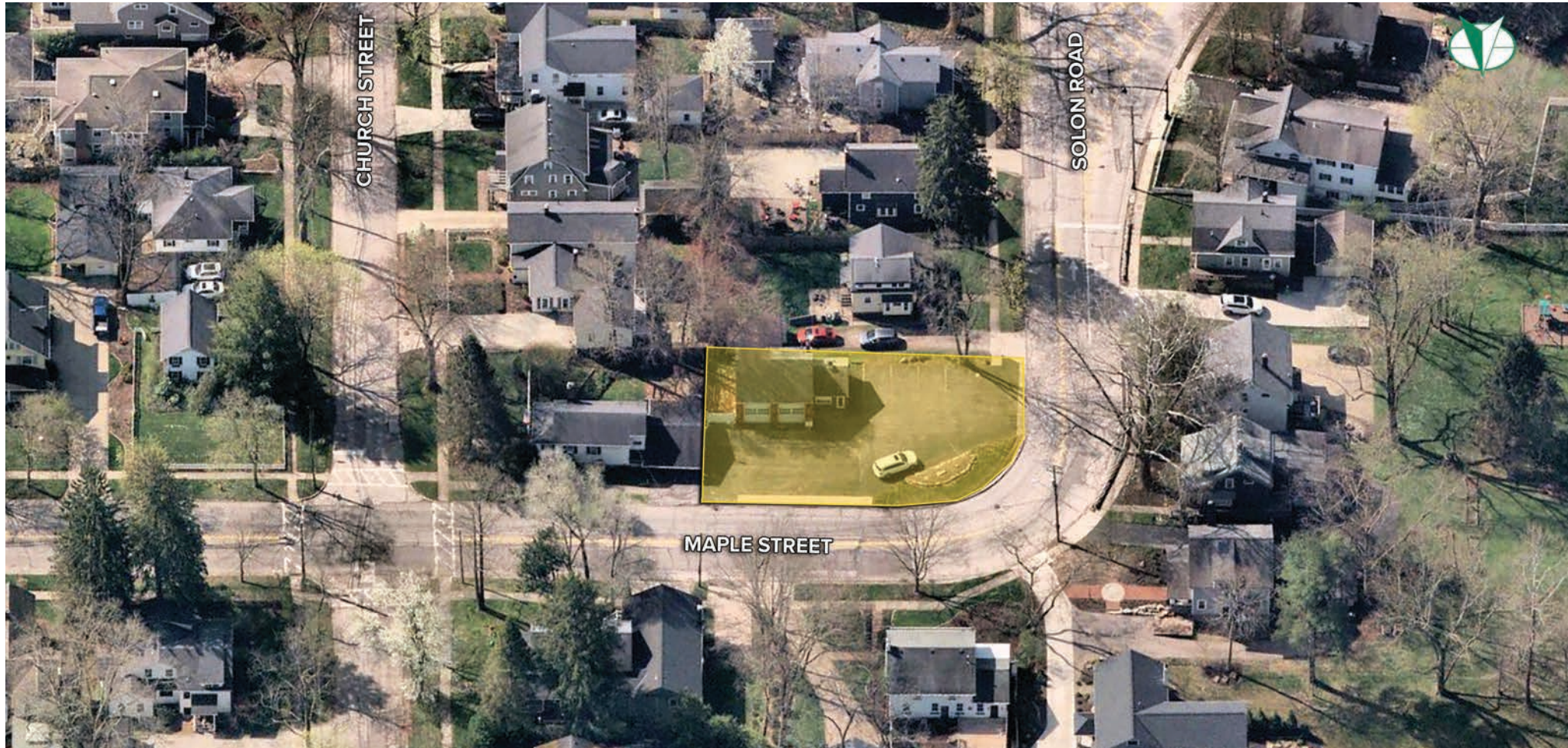
FOR SALE

129 Maple Street
Chagrin Falls, Ohio 44022

FOR SALE

OWNER-USER OPPORTUNITY

129 Maple Street | Chagrin Falls, Ohio 44022



HIGHLIGHTS

- ▶ +/- 904 SF freestanding building available for sale on +/- 0.12 acres
- ▶ Located on the corner of Maple Street & Solon Road
- ▶ Great owner-user opportunity
- ▶ Surrounded by a strong median household incomes of over \$121,000/year within a one (1) mile radius
- ▶ Zoned: Retail Business District; see [Section 1137.02\(3\)](#) for permitted uses
- ▶ Current business is still operating - DO NOT DISTURB

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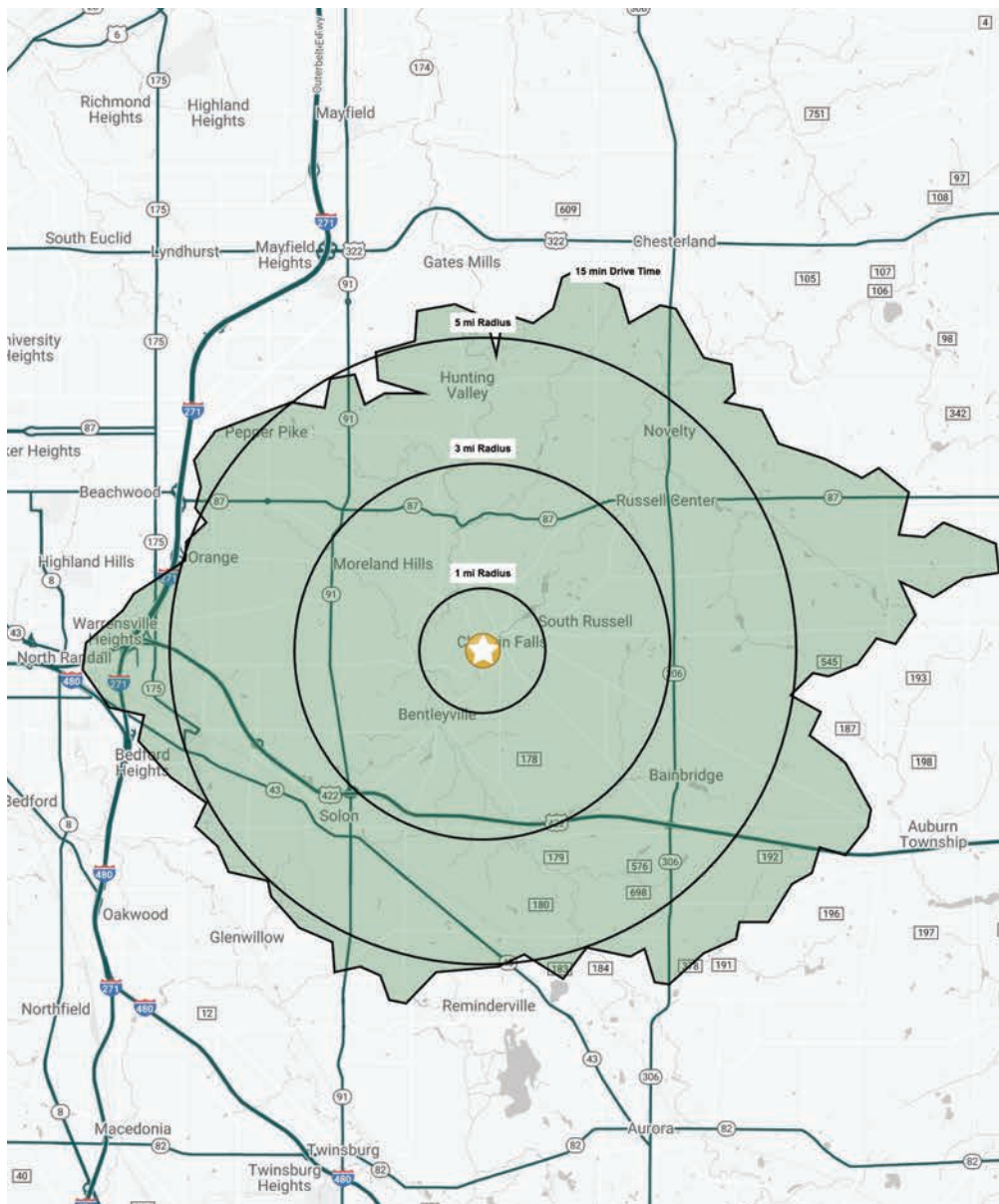
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	4,166	20,056	55,111	66,127
	HOUSEHOLDS			
	1,836	7,904	21,137	25,672
	MEDIAN AGE			
	45.3	47.1	46.1	45.5
	AVERAGE HH INCOME			
	\$232,517	\$270,082	\$231,246	\$212,529
	MEDIAN HH INCOME			
	\$121,349	\$163,007	\$149,554	\$139,139
	BUSINESSES			
	477	1,164	3,655	4,645
	EMPLOYEES			
	6,292	11,905	49,264	64,497
	EDUCATION: BACHELORS +			
	68.4%	68.9%	64.3%	60.6%



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