

**Reduced Rental Rate!
Contact Broker for Pricing**



**MEADOWBROOK
MARKET SQUARE**

22161 Rockside Road
Bedford, Ohio 44146

FOR LEASE

Retail Space

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HIGHLIGHTS

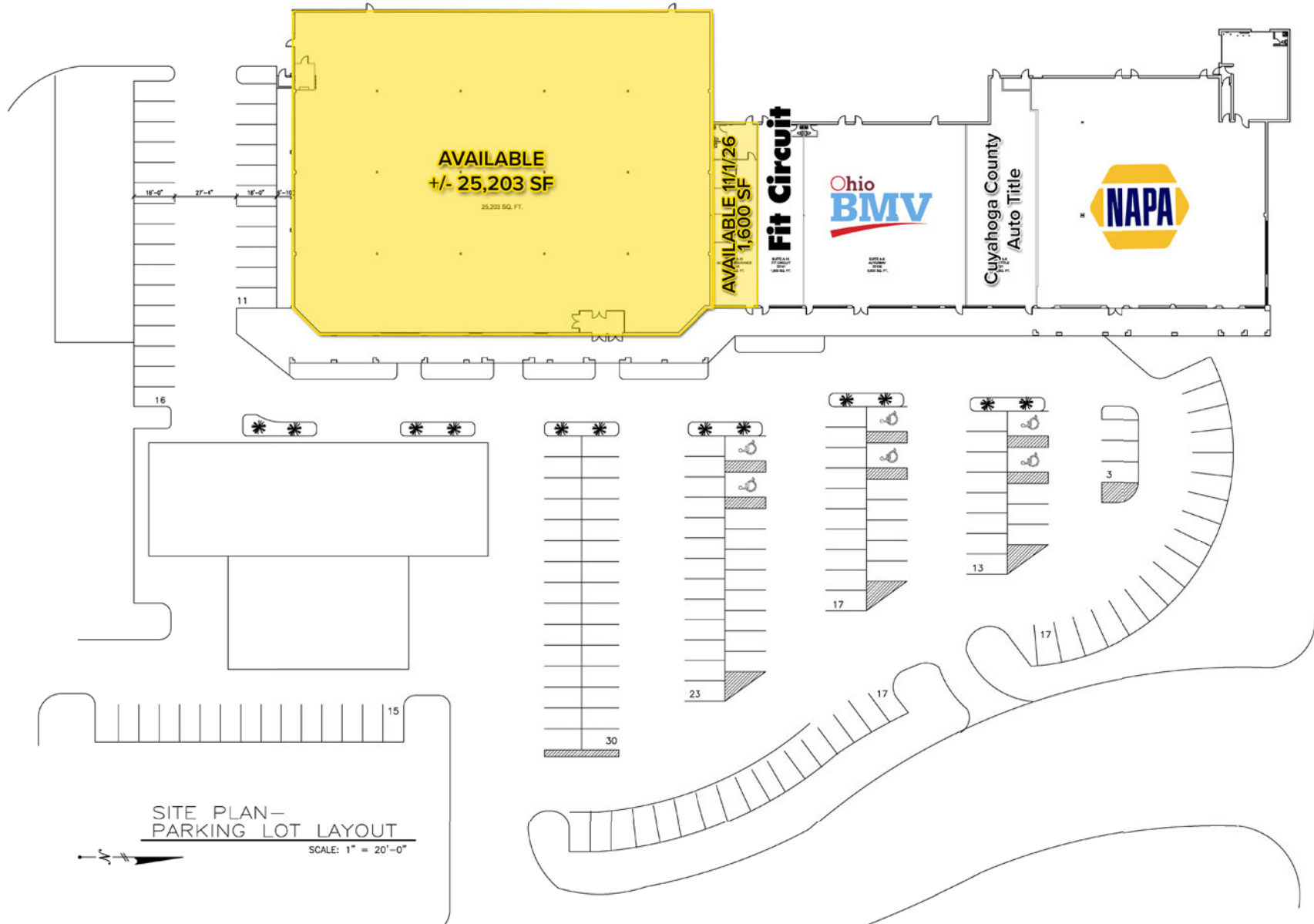
- ▶ Junior box available +/- 25,203 SF
- ▶ 1,600 SF unit available 11/1/2026 - tenant still operating - DO NOT DISTURB
- ▶ Densely populated area with over 71,255 residents within a 3-mile radius and an average household income of \$68,050
- ▶ Located minutes from the Bedford Auto Mile and the 855,000 SF Amazon Fulfillment Center with more than 2,000 employees
- ▶ Convenient access to I-480 & I-271
- ▶ Join Napa Auto Parts, Ohio BMV, Cuyahoga Auto Title, and Fit Circuit

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ROCKSIDE ROAD



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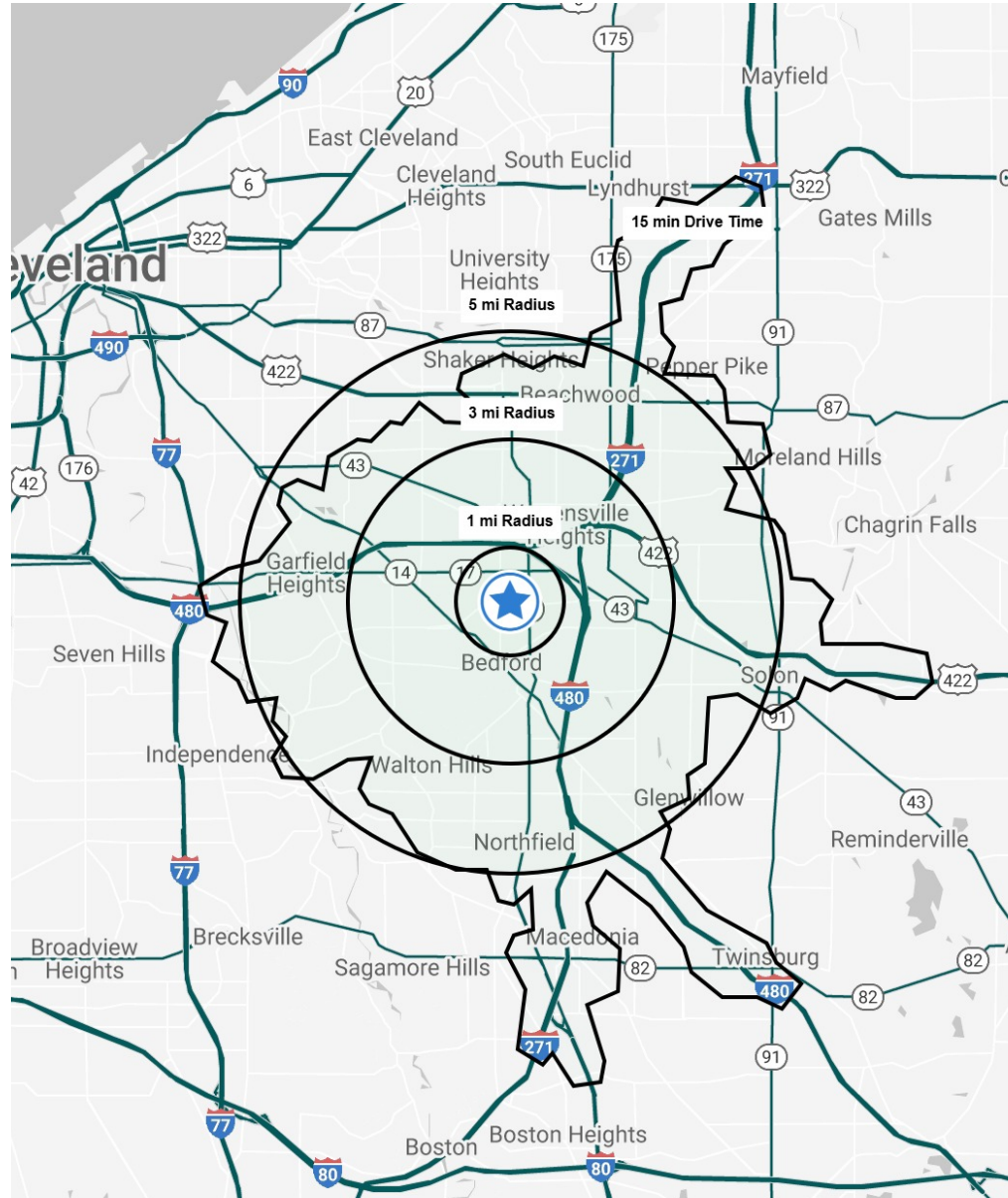


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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	12,716	71,881	175,771	170,170
HOUSEHOLDS	5,875	32,917	77,321	75,607
MEDIAN AGE	40.2	40.6	40.9	42.4
AVERAGE HH INCOME	\$76,735	\$73,342	\$96,234	\$104,379
MEDIAN HH INCOME	\$61,321	\$55,924	\$69,593	\$73,253
BUSINESSES	592	3,692	10,103	10,943
EMPLOYEES	5,015	45,047	128,157	156,091
EDUCATION: BACHELORS +	20.7%	23.0%	31.5%	33.2%



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