



## INDUSTRIAL MANUFACTURING IN BAINBRIDGE TWP.



**16815 Park Circle Dr.**  
Chagrin Falls, OH

### Property Features:

- Building total: 10,750 SF  
Warehouse: 9,422 SF  
Office: 1,328 SF
- Built: 1965
- Clear Height: 14.5'
- Heat: Forced Air
- Docks: 2
- Lighting: NEW LED
- Power: 3 Phase, 400 Amp
- Updated Lighting, Paint, Carpet, Doors and Roof



Michael D. Gatto  
+1 216 621 1800  
mgatto@gattogroup.com

Joan Nosal  
+1 216 469 5512  
joan.nosal@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

29010 Chardon Rd.  
Willoughby Hills, Ohio 44092  
+1 216 621 1800  
gattogroup.com

6060 Rockside Woods Blvd.  
Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
naipvc.com



Michael D. Gatto  
+1 216 621 1800  
mgatto@gattogroup.com

Joan Nosal  
+1 216 469 5512  
joan.nosal@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

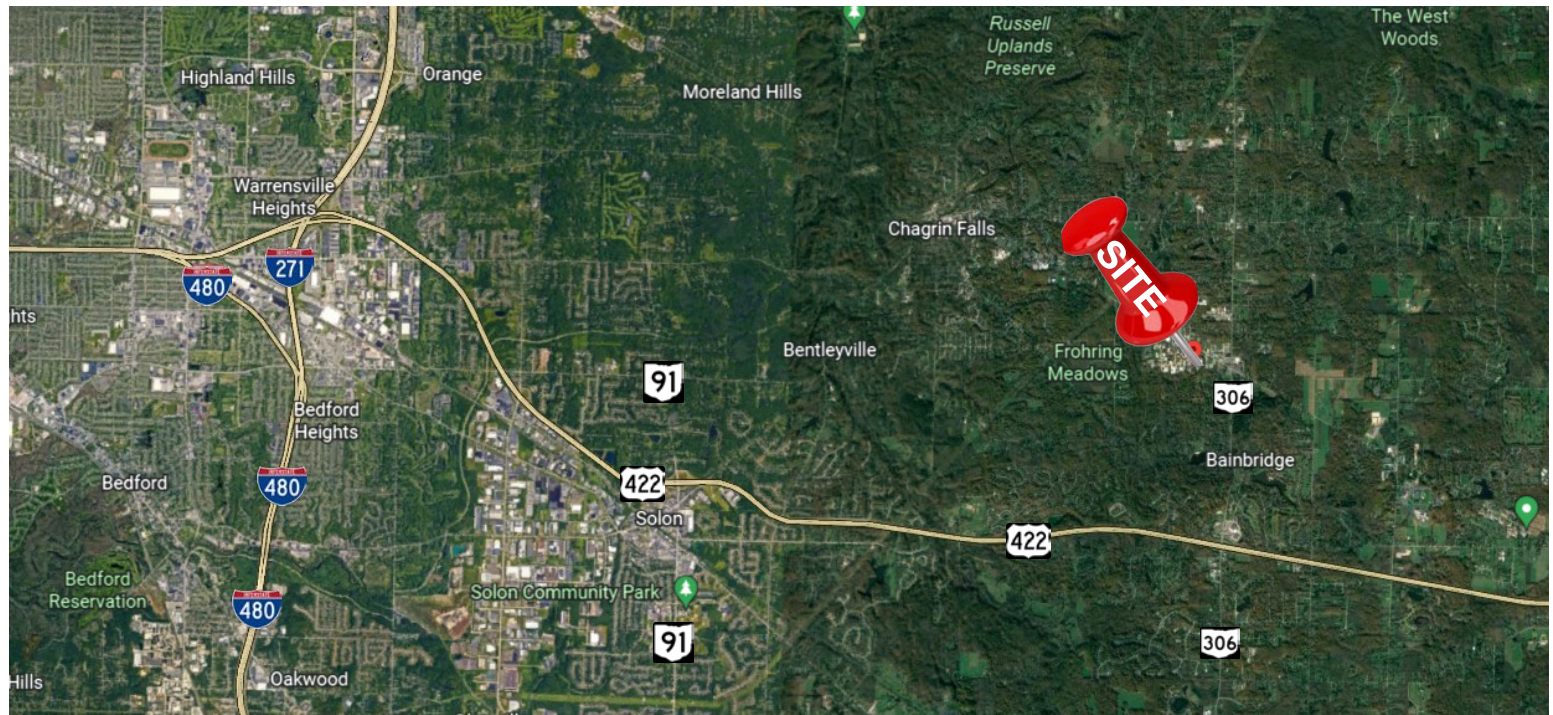
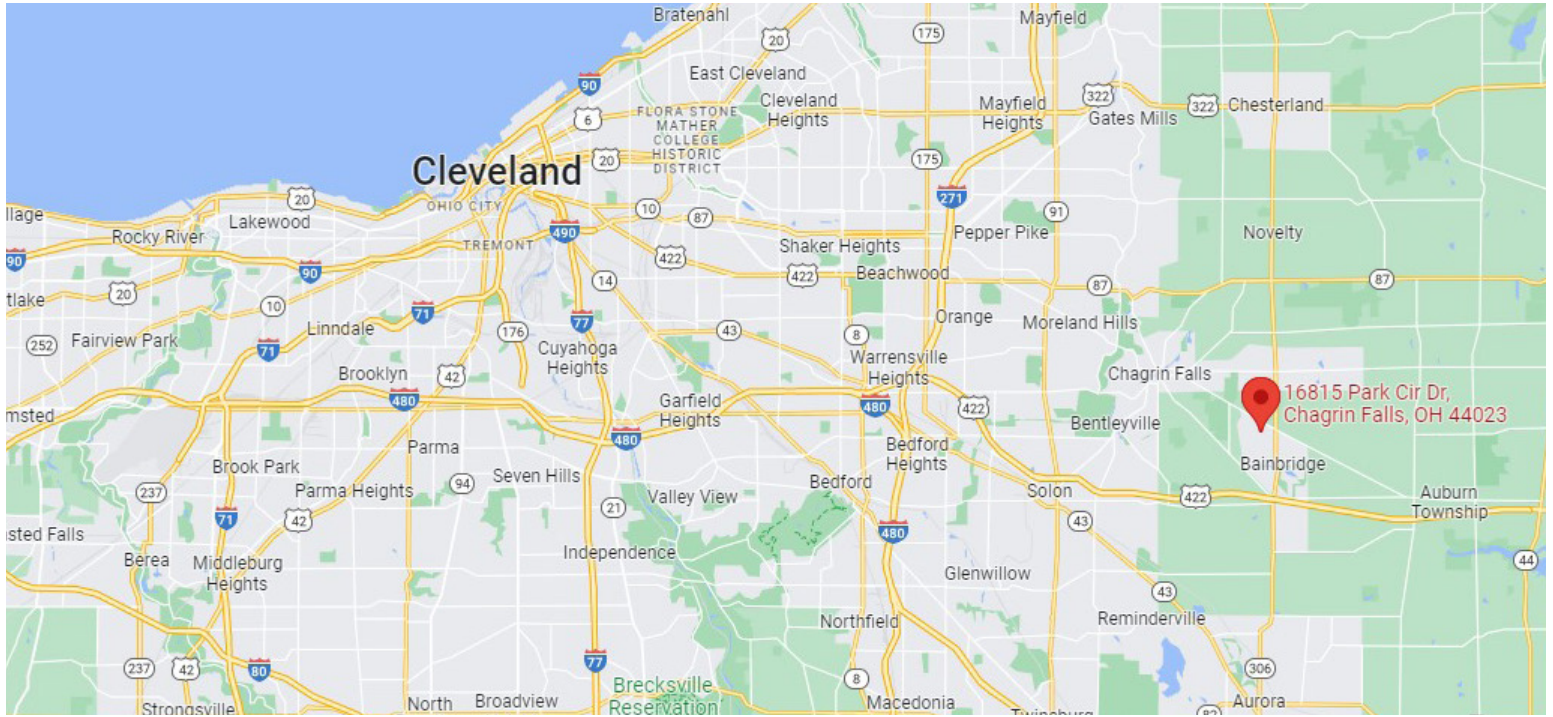
29010 Chardon Rd.  
Willoughby Hills, Ohio 44092  
+1 216 621 1800  
gattogroup.com

6060 Rockside Woods Blvd.  
Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
naipvc.com



# NAIPleasant Valley

# LOCATION



Michael D. Gatto  
+1 216 621 1800  
mgatto@gattogroup.com

Joan Nosal  
+1 216 469 5512  
joan.nosal@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

29010 Chardon Rd.  
Willoughby Hills, Ohio 44092  
+1 216 621 1800  
gattogroup.com

6060 Rockside Woods Blvd.  
Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
naipvc.com



# NAIPleasant Valley

## DEMOGRAPHICS 1 Mile Radius

### KEY FACTS

3,075

Population

46.9

Median Age



Average Household Size

\$117,353

Median Household Income

### EDUCATION

1%

No High School Diploma



8%

High School Graduate



14%

Some College



78%

Bachelor's/Grad/Pr of Degree

### BUSINESS



265

Total Businesses



2,656

Total Employees

### EMPLOYMENT



85%

White Collar



9%

Blue Collar



6%

Services

2.1%

Unemployment Rate

### INCOME



\$117,353

Median Household Income



\$56,555

Per Capita Income



\$609,298

Median Net Worth

### Households By Income

The largest group: \$200,000+ (27.9%)

The smallest group: <\$15,000 (2.5%)

Indicator ▲	Value	Diff	
<\$15,000	2.5%	-1.5%	
\$15,000 - \$24,999	4.1%	-0.8%	
\$25,000 - \$34,999	7.1%	-2.0%	
\$35,000 - \$49,999	5.2%	-4.5%	
\$50,000 - \$74,999	13.2%	-3.7%	
\$75,000 - \$99,999	9.4%	-3.9%	
\$100,000 - \$149,999	19.2%	-0.7%	
\$150,000 - \$199,999	11.4%	+1.0%	
\$200,000+	27.9%	+16.1%	

Bars show deviation from Geauga County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.

© 2021 Esri

Michael D. Gatto  
+1 216 621 1800  
mgatto@gattogroup.com

Joan Nosal  
+1 216 469 5512  
joan.nosal@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

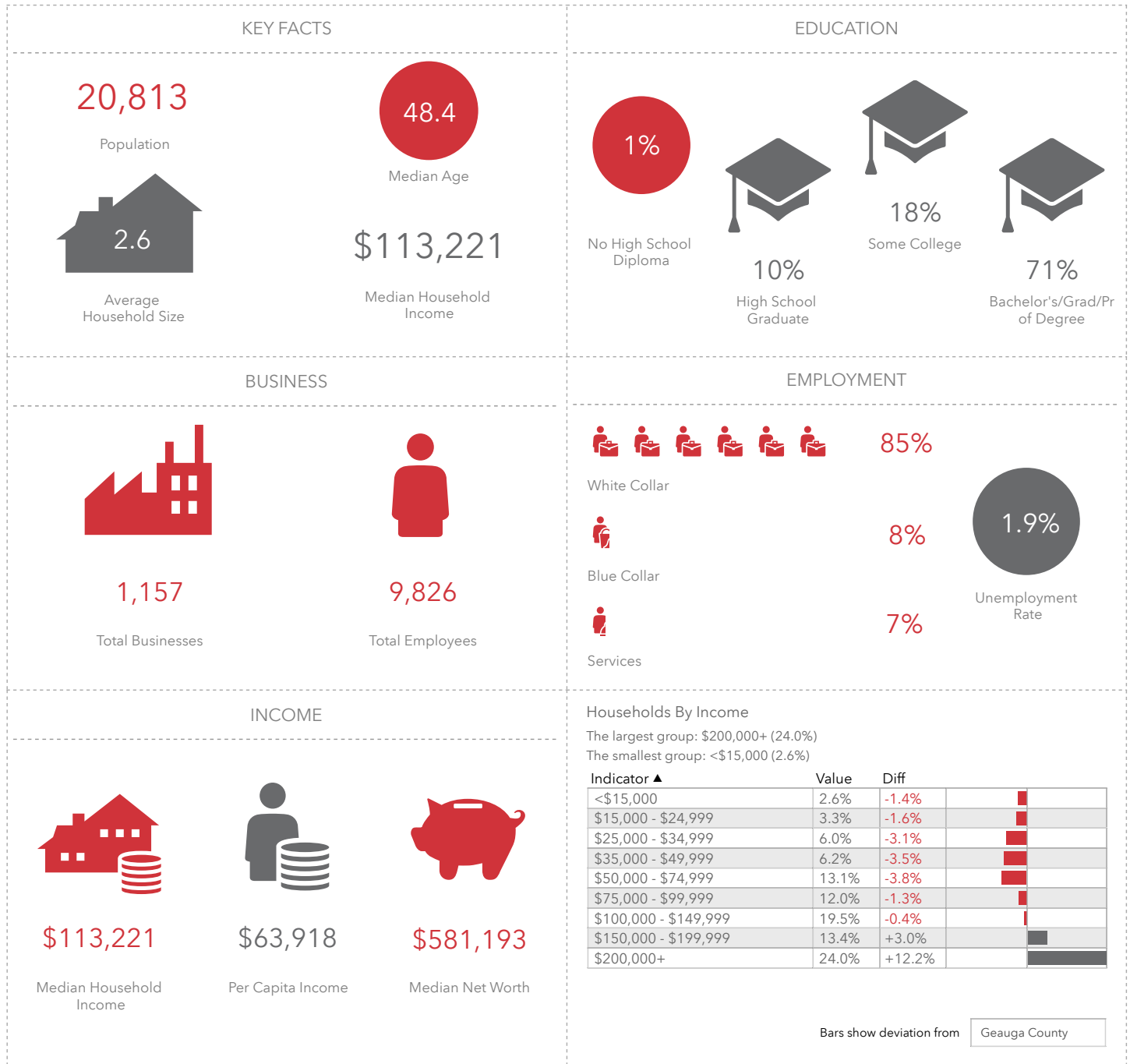
29010 Chardon Rd.  
Willoughby Hills, Ohio 44092  
+1 216 621 1800  
gattogroup.com

6060 Rockside Woods Blvd.  
Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
naipvc.com



# NAIPleasant Valley

## DEMOGRAPHICS 3 Mile Radius



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.

© 2021 Esri

Michael D. Gatto  
+1 216 621 1800  
mgatto@gattogroup.com

Joan Nosal  
+1 216 469 5512  
joan.nosal@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

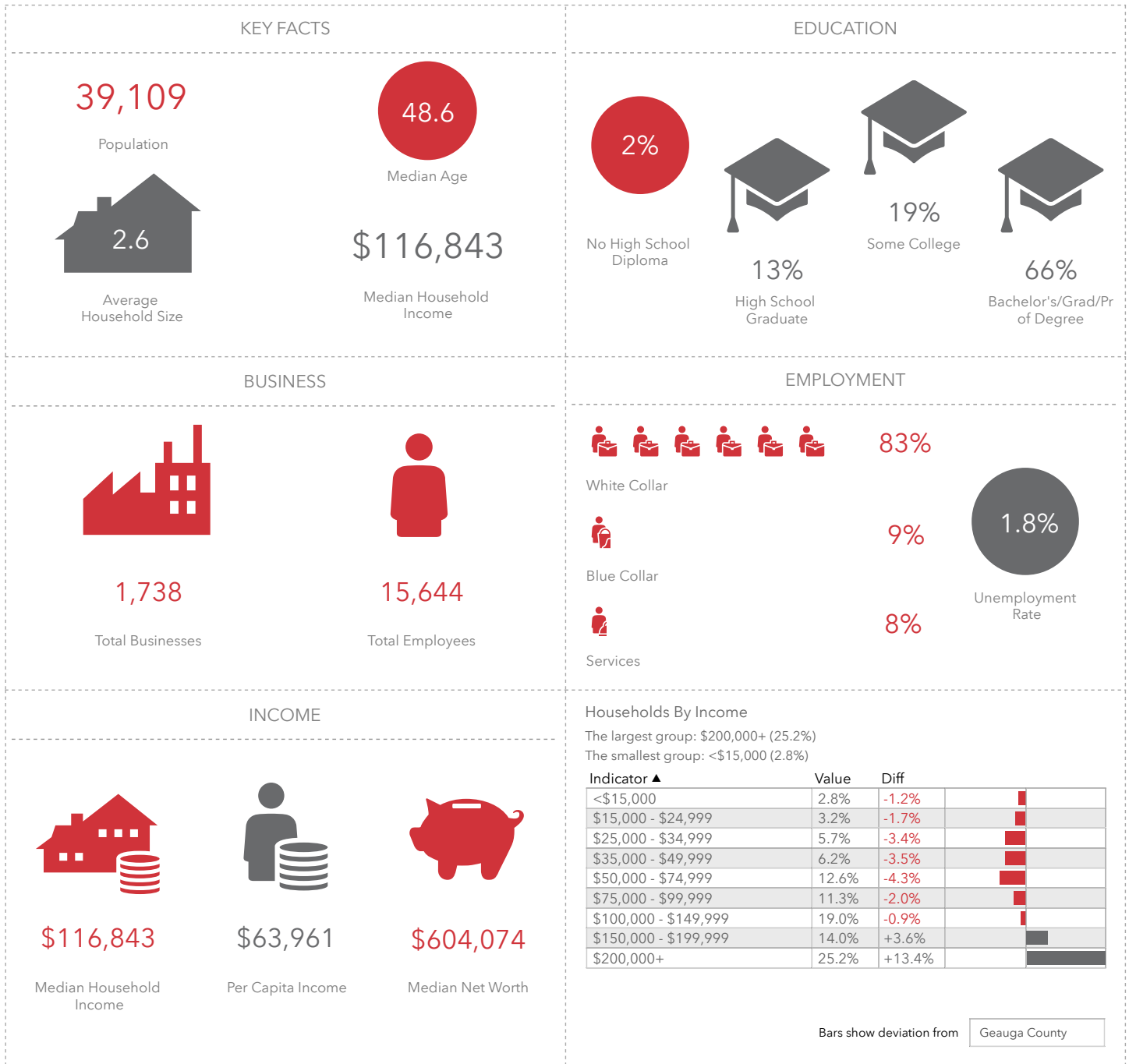
29010 Chardon Rd.  
Willoughby Hills, Ohio 44092  
+1 216 621 1800  
gattogroup.com

6060 Rockside Woods Blvd.  
Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
naipvc.com



# NAI Pleasant Valley

## DEMOGRAPHICS 5 Mile Radius



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.

© 2021 Esri

Michael D. Gatto  
+1 216 621 1800  
mgatto@gattogroup.com

Joan Nosal  
+1 216 469 5512  
joan.nosal@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

29010 Chardon Rd.  
Willoughby Hills, Ohio 44092  
+1 216 621 1800  
gattogroup.com

6060 Rockside Woods Blvd.  
Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
naipvc.com