



19601 Puritas Ave.

Cleveland, Ohio

Property Features

- 2 spaces available: Open Ceilings and contiguous, totaling 3,150 SF
- Unit 105-106, 1,602 SF, w/kitchen & bathroom
- Unit 107-108, 1,548 SF, Open Plan w/bathroom
- Highly visible 1st floor space
- Located at busy intersection, Puritas Avenue & Grayton Rd
- Monument Signage
- Grayton Rd. 14,221 VPD
- Puritas Rd. 10,989 VPD
- Minutes from I480 and I71



Deborah Maggard

+1 216 455 0914 • dmaggard@naipvc.com

Hiedi Winston

+1 216 455 0886 • hwinston@naipvc.com

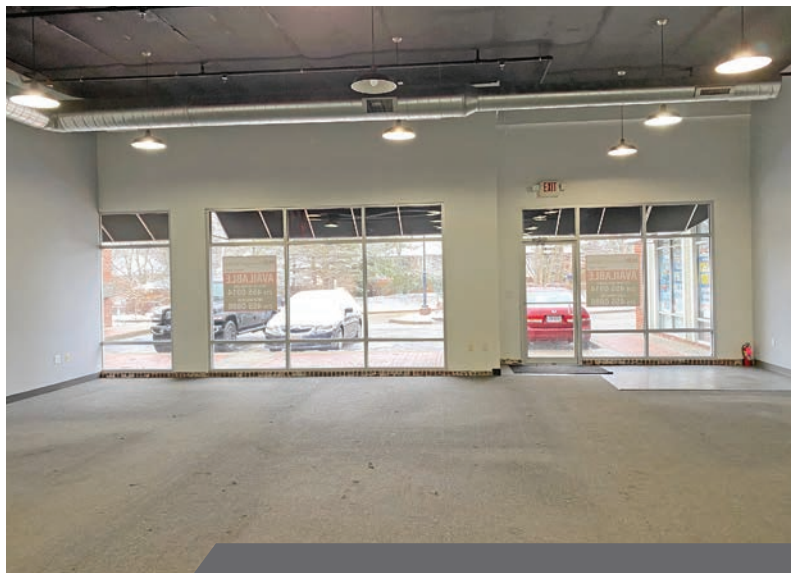
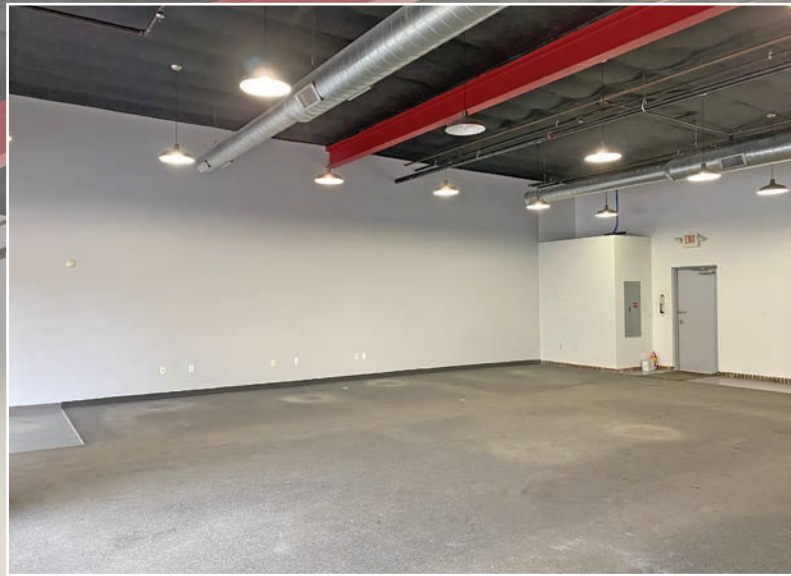
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING 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.

6155 Rockside Road, Suite 304
Independence, Ohio 44131
+1 216 831 3310

naipvc.com

For Lease

Suite 105-106 Photos



For Lease

Suite 107-108 Photos



Deborah Maggard
+1 216 455 0914 • dmaggard@naipvc.com

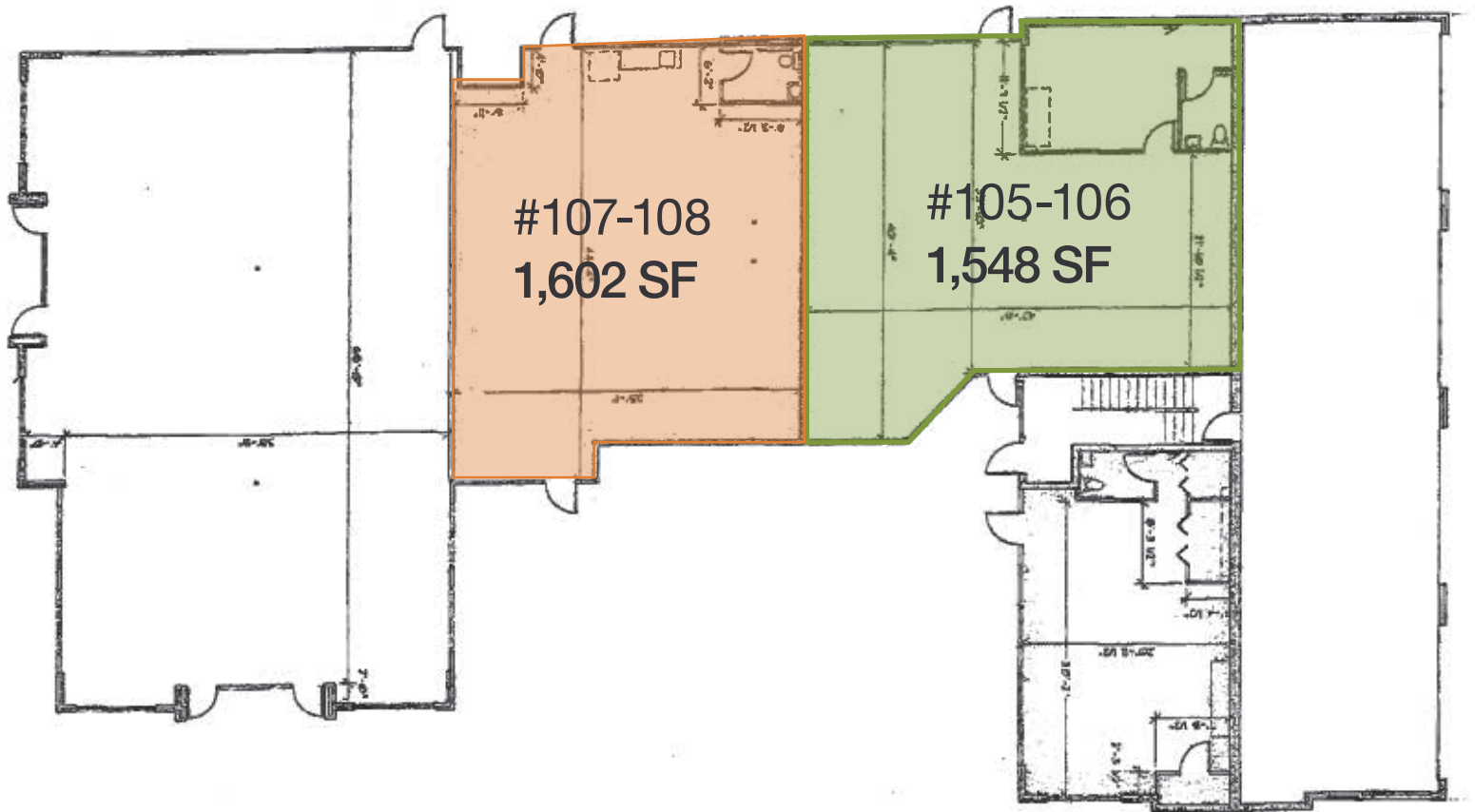
Hiedi Winston
+1 216 455 0886 • hwinston@naipvc.com

NAIPleasant Valley

6155 Rockside Road, Suite 304
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

For Lease

Floor Plan



Deborah Maggard

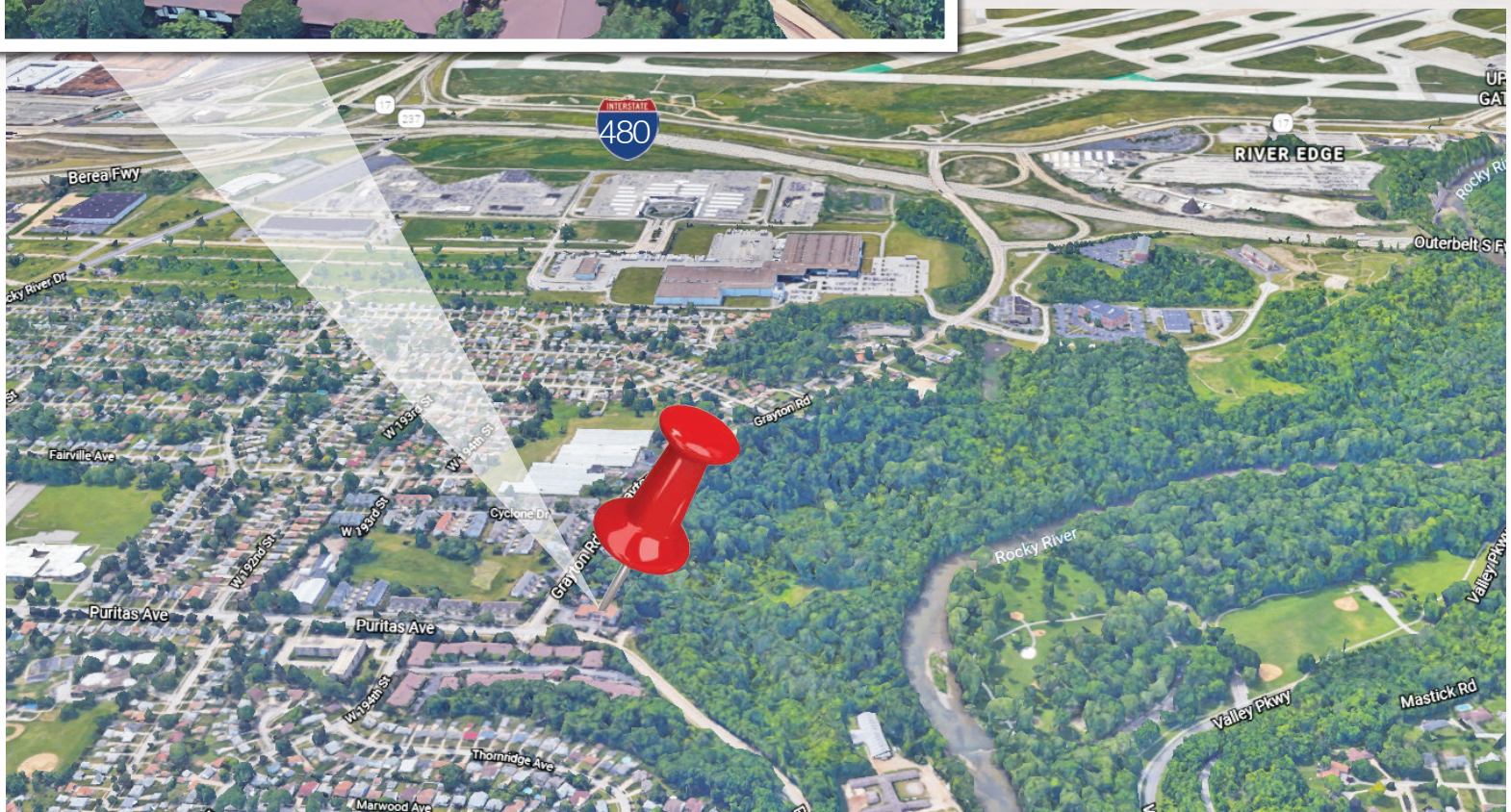
+1 216 455 0914 • dmaggard@naipvc.com

Hiedi Winston

+1 216 455 0886 • hwinston@naipvc.com

For Lease

Location



Deborah Maggard

+1 216 455 0914 • dmaggard@naipvc.com

Hiedi Winston

+1 216 455 0886 • hwinston@naipvc.com

NAIPleasant Valley

6155 Rockside Road, Suite 304
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

For Lease

Demographics

1 mile radius

KEY FACTS

7,384

Population



Average
Household Size

43.9

Median Age

\$49,256

Median Household
Income

EDUCATION

12%

No High School
Diploma



31%

High School
Graduate



29%

Some College



28%

Bachelor's/Grad/Pr
of Degree

BUSINESS



141

Total Businesses



2,540

Total Employees

EMPLOYMENT



67%

White Collar



17%

Blue Collar



16%

Services

17.3%

Unemployment
Rate

INCOME



\$49,256

Median Household
Income



\$30,025

Per Capita Income



\$52,940

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$200,000+ (4.3%)

Indicator ▲	Value	Diff	
<\$15,000	17.5%	+1.8%	
\$15,000 - \$24,999	12.7%	+2.3%	
\$25,000 - \$34,999	7.8%	-2%	
\$35,000 - \$49,999	12.5%	-0.5%	
\$50,000 - \$74,999	18.7%	+2.5%	
\$75,000 - \$99,999	13.5%	+2%	
\$100,000 - \$149,999	8.6%	-4.1%	
\$150,000 - \$199,999	4.4%	-0.2%	
\$200,000+	4.3%	-1.8%	

Bars show deviation from

Cuyahoga County

Deborah Maggard

+1 216 455 0914 • dmaggard@naipvc.com

Hiedi Winston

+1 216 455 0886 • hwinston@naipvc.com

For Lease

Demographics

3 mile radius

KEY FACTS

89,283

Population



Average
Household Size

44.1

Median Age

\$55,857

Median Household
Income

EDUCATION

8%

No High School
Diploma



28%

High School
Graduate



30%

Some College



34%

Bachelor's/Grad/Pr
of Degree

BUSINESS



2,836

Total Businesses



47,142

Total Employees

EMPLOYMENT



67%

White Collar



20%

Blue Collar



13%

Services

15.3%

Unemployment
Rate

INCOME



\$55,857

Median Household
Income



\$34,015

Per Capita Income



\$93,867

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20%)

The smallest group: \$150,000 - \$199,999 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	10.7%	-5%	
\$15,000 - \$24,999	9%	-1.4%	
\$25,000 - \$34,999	9.7%	-0.1%	
\$35,000 - \$49,999	14.2%	+1.2%	
\$50,000 - \$74,999	20%	+3.8%	
\$75,000 - \$99,999	13.4%	+1.9%	
\$100,000 - \$149,999	13.6%	+0.9%	
\$150,000 - \$199,999	4.7%	+0.1%	
\$200,000+	4.7%	-1.4%	

Bars show deviation from Cuyahoga County

Deborah Maggard

+1 216 455 0914 • dmaggard@naipvc.com

Hiedi Winston

+1 216 455 0886 • hwinston@naipvc.com

For Lease

Demographics

5 mile radius

KEY FACTS

257,613

Population



Average
Household Size

42.3

Median Age

\$55,110

Median Household
Income

EDUCATION

8%

No High School
Diploma



27%

High School
Graduate



30%

Some College



35%

Bachelor's/Grad/Pr
of Degree

BUSINESS



9,051

Total Businesses



139,695

Total Employees

EMPLOYMENT



67%

White Collar



20%

Blue Collar



13%

Services

15.6%

Unemployment
Rate

INCOME



\$55,110

Median Household
Income



\$34,067

Per Capita Income



\$74,829

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.6%)

The smallest group: \$150,000 - \$199,999 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	11%	-4.7%	
\$15,000 - \$24,999	9.6%	-0.8%	
\$25,000 - \$34,999	9.9%	+0.1%	
\$35,000 - \$49,999	14.4%	+1.4%	
\$50,000 - \$74,999	18.6%	+2.4%	
\$75,000 - \$99,999	12.9%	+1.4%	
\$100,000 - \$149,999	14%	+1.3%	
\$150,000 - \$199,999	4.7%	+0.1%	
\$200,000+	5%	-1.1%	

Bars show deviation from Cuyahoga County

Deborah Maggard

+1 216 455 0914 • dmaggard@naipvc.com

Hiedi Winston

+1 216 455 0886 • hwinston@naipvc.com