

FORMER SEARS BUILDING - NORTH OLMSTED, OH

5000 Great Northern Mall, North Olmsted, OH 44070

179,624 SF on 16.216 Acres FOR SALE



Property Details:

- Former Sears building, anchor to Great Northern Mall
- Great access and visibility from Interstate 480
- Located in major retail corridor
- Convenient access to downtown Cleveland, OH (16 miles) and Cleveland Hopkins International Airport (4 miles)

- Site includes Harry Buffalo ground lease and potential for several additional outlots

- Nearby retailers include:



Demographics:

2020 Estimates	3 Mile	5 Mile	10 Mile
Population	62,155	173,463	589,608
Households	27,699	77,166	263,499
Median Household Income	\$72,950	\$73,934	\$66,697
Total Number of Employees	33,781	110,893	283,821

Traffic Counts:

ODOT	ADT
Great Northern Blvd.	25,173 (ODOT 2020)
I-480	77,957 (ODOT 2019)

Contact:

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PROPERTY IS BEING SOLD IN "AS-IS" CONDITION. OWNER HEREBY DISCLAIMS ANY AND ALL WARRANTIES WITH RESPECT TO THE PROPERTY. PURCHASE WILL ASSUME THE RISK THAT ADVERSE PAST, PRESENT OR FUTURE PHYSICAL CHARACTERISTICS AND CONDITIONS OF THE PROPERTY MAY NOT BE REVEALED BY ITS INSPECTION OR INVESTIGATION.

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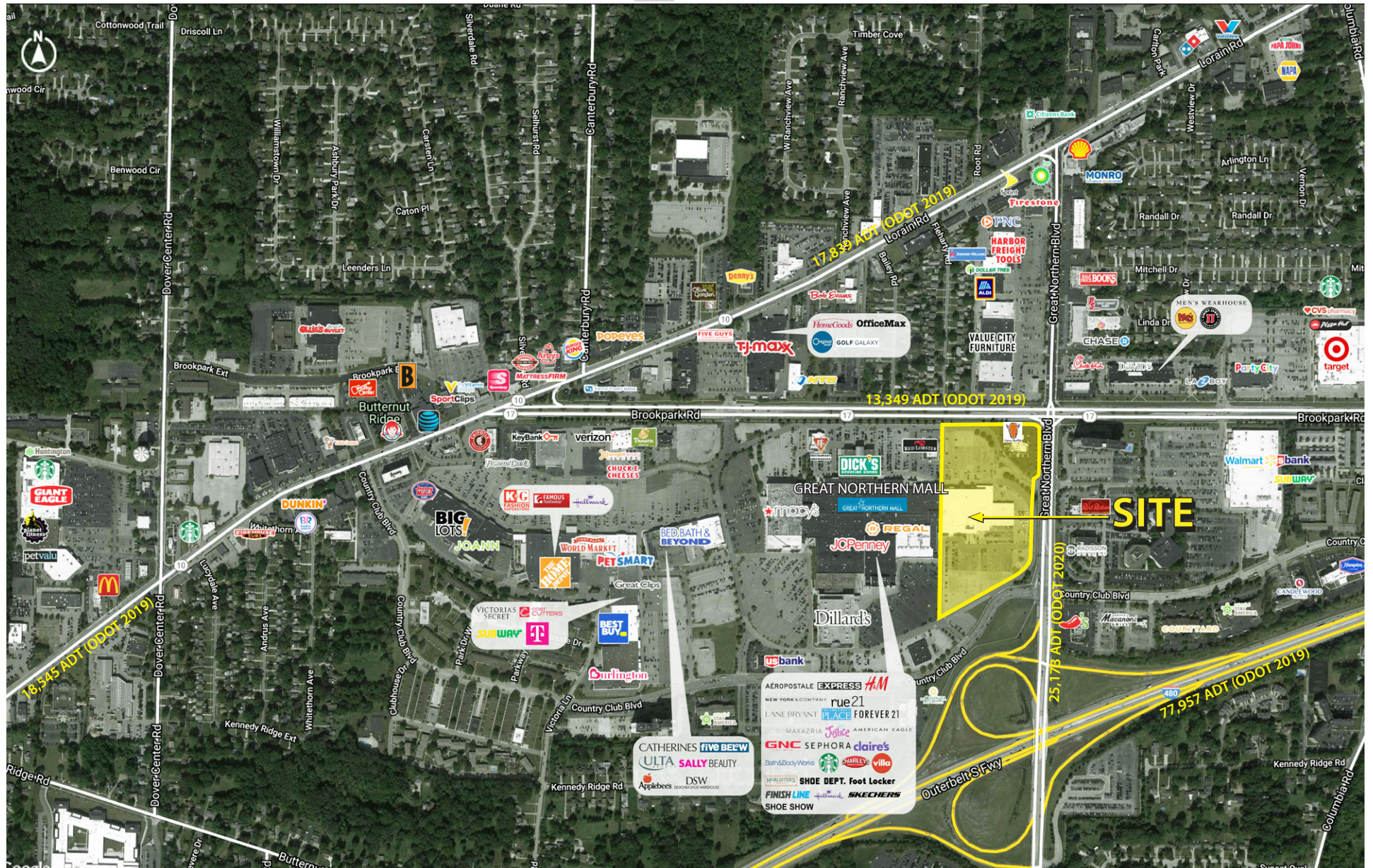
XTEAM
RETAIL ADVISORS

128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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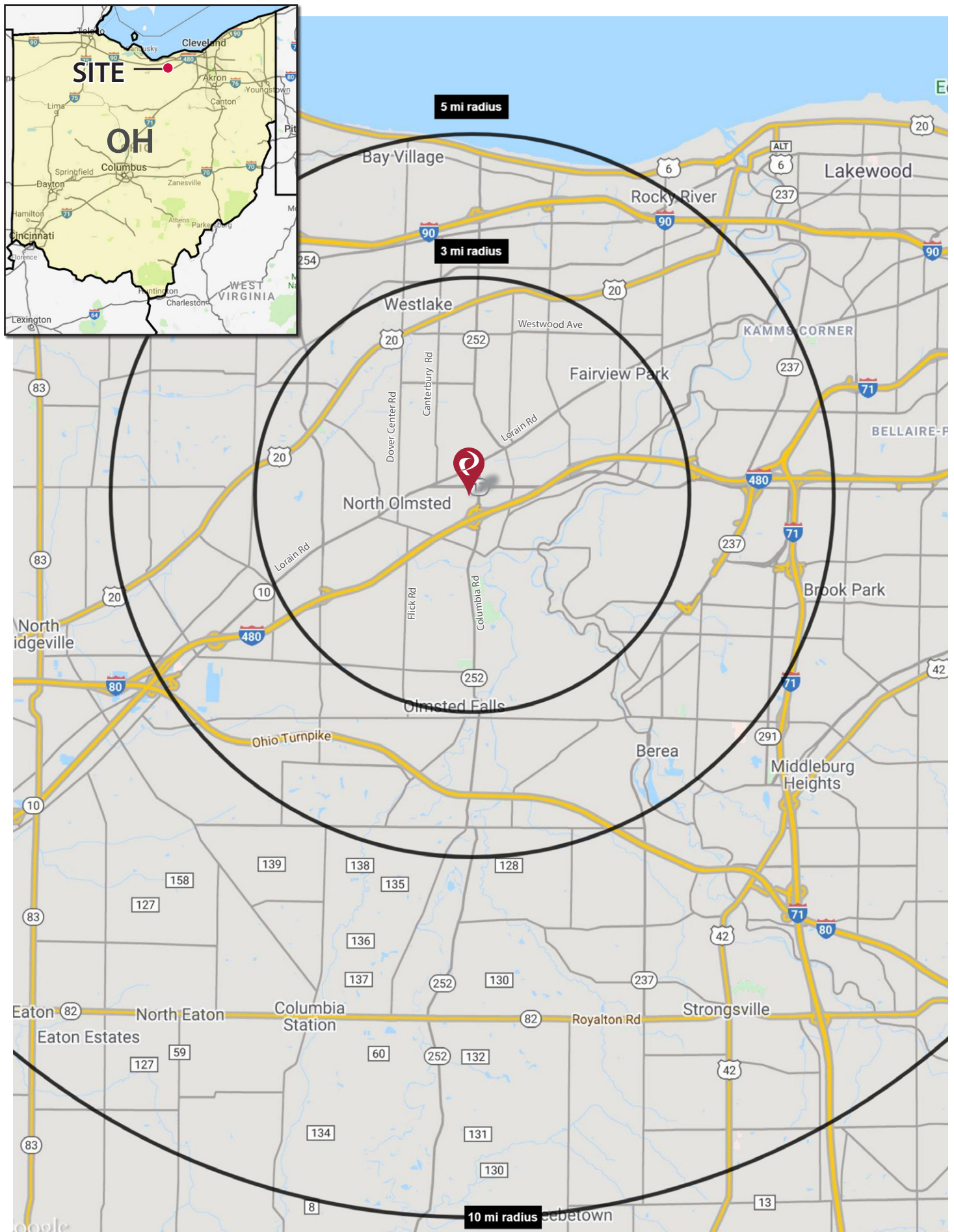
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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.4171/-81.9037

RS1

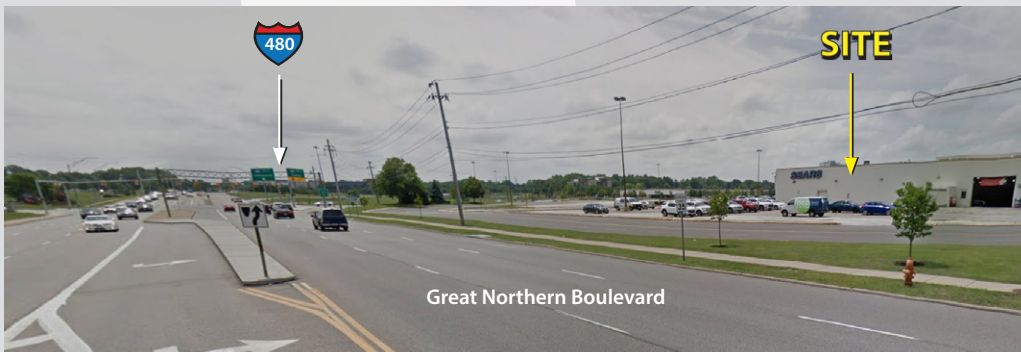
5000 Great Northern Mall		3 mi radius	5 mi radius	10 mi radius
North Olmsted, OH 44070				
POPULATION	2020 Estimated Population	62,155	173,463	589,608
	2025 Projected Population	60,409	168,273	573,916
	2010 Census Population	64,553	177,158	597,188
	2000 Census Population	66,560	175,290	591,527
	Projected Annual Growth 2020 to 2025	-0.6%	-0.6%	-0.5%
	Historical Annual Growth 2000 to 2020	-0.3%	-	-
	2020 Median Age	44.2	42.6	40.8
HOUSEHOLDS	2020 Estimated Households	27,699	77,166	263,499
	2025 Projected Households	26,277	73,038	250,377
	2010 Census Households	27,108	74,228	252,077
	2000 Census Households	26,616	71,526	243,895
	Projected Annual Growth 2020 to 2025	-1.0%	-1.1%	-1.0%
	Historical Annual Growth 2000 to 2020	0.2%	0.4%	0.4%
RACE AND ETHNICITY	2020 Estimated White	89.2%	88.1%	84.1%
	2020 Estimated Black or African American	3.7%	5.2%	7.1%
	2020 Estimated Asian or Pacific Islander	3.9%	3.4%	3.4%
	2020 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2020 Estimated Other Races	3.0%	3.1%	5.2%
	2020 Estimated Hispanic	4.2%	4.5%	7.7%
INCOME	2020 Estimated Average Household Income	\$91,671	\$96,257	\$87,045
	2020 Estimated Median Household Income	\$72,950	\$73,934	\$66,697
	2020 Estimated Per Capita Income	\$40,948	\$42,981	\$39,008
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.8%	2.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.7%	3.9%	5.5%
	2020 Estimated High School Graduate	26.4%	24.2%	26.7%
	2020 Estimated Some College	20.6%	20.9%	21.6%
	2020 Estimated Associates Degree Only	9.0%	8.3%	8.3%
	2020 Estimated Bachelors Degree Only	24.4%	24.9%	21.9%
	2020 Estimated Graduate Degree	13.9%	16.0%	13.4%
BUSINESS	2020 Estimated Total Businesses	2,317	7,943	21,890
	2020 Estimated Total Employees	33,781	110,893	283,821
	2020 Estimated Employee Population per Business	14.6	14.0	13.0
	2020 Estimated Residential Population per Business	26.8	21.8	26.9

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