

5040 Richmond Road

For Lease | Bedford Heights, Ohio 44146





HIGHLIGHTS

- Incredible location in heart of Richmond/Miles Road Corridor
- Best-in-market access to I-271 and I-480
- Prominent visibility
- Prestigious “Richmond Road” address in the heart of contractor row
- Recent major renovations including new interior paint, HVAC, Façade, glass front overhead doors, LED lights, and upgraded parking areas



AVAILABILITY

Suite 5040 - 4,935 SF
Office/Warehouse Space

LEASE RATE

\$9.50/SF NNN

BEDFORD HEIGHTS

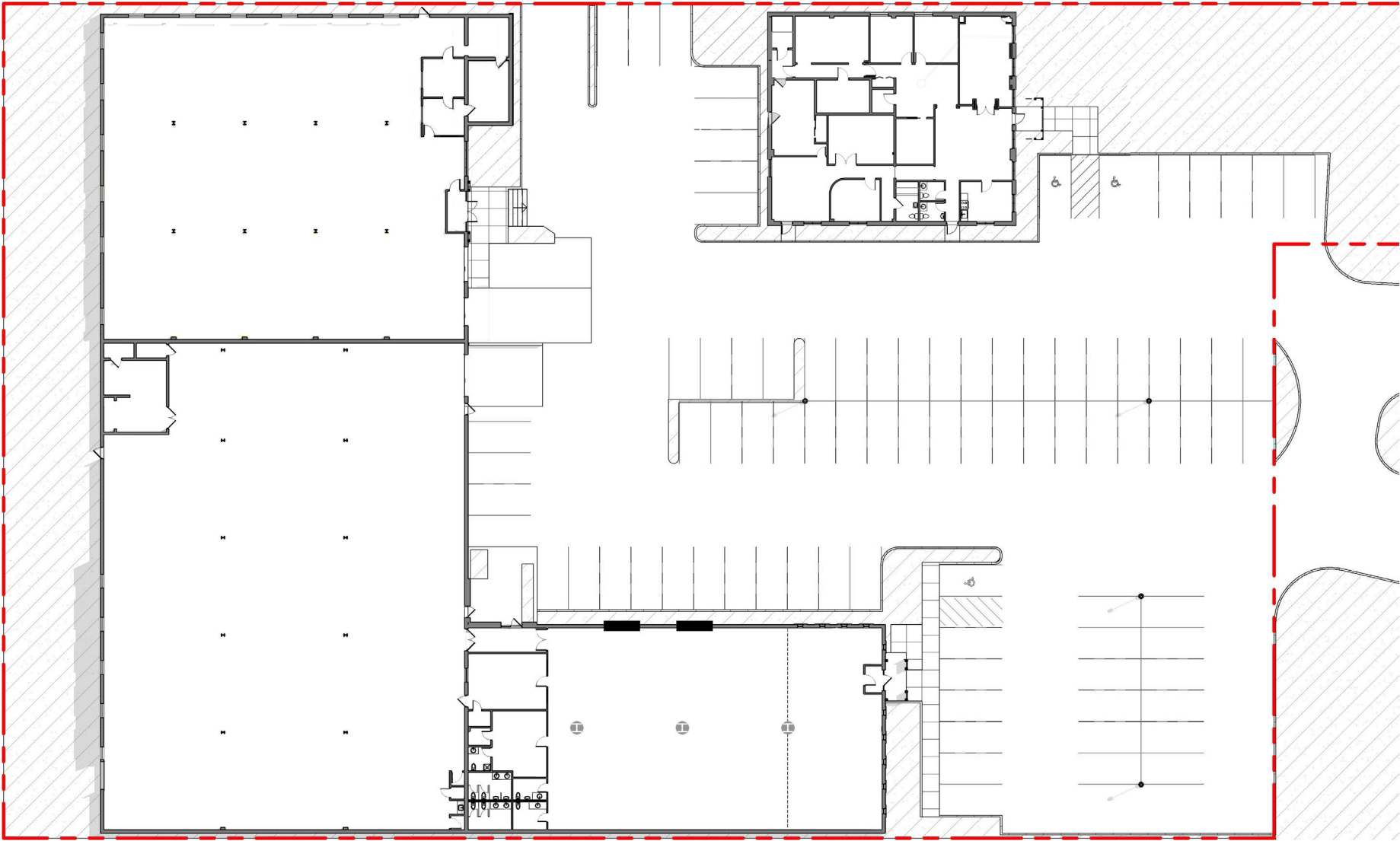
Population	Businesses	Median Age	Average Income
10,504	643	41.2	\$71,079



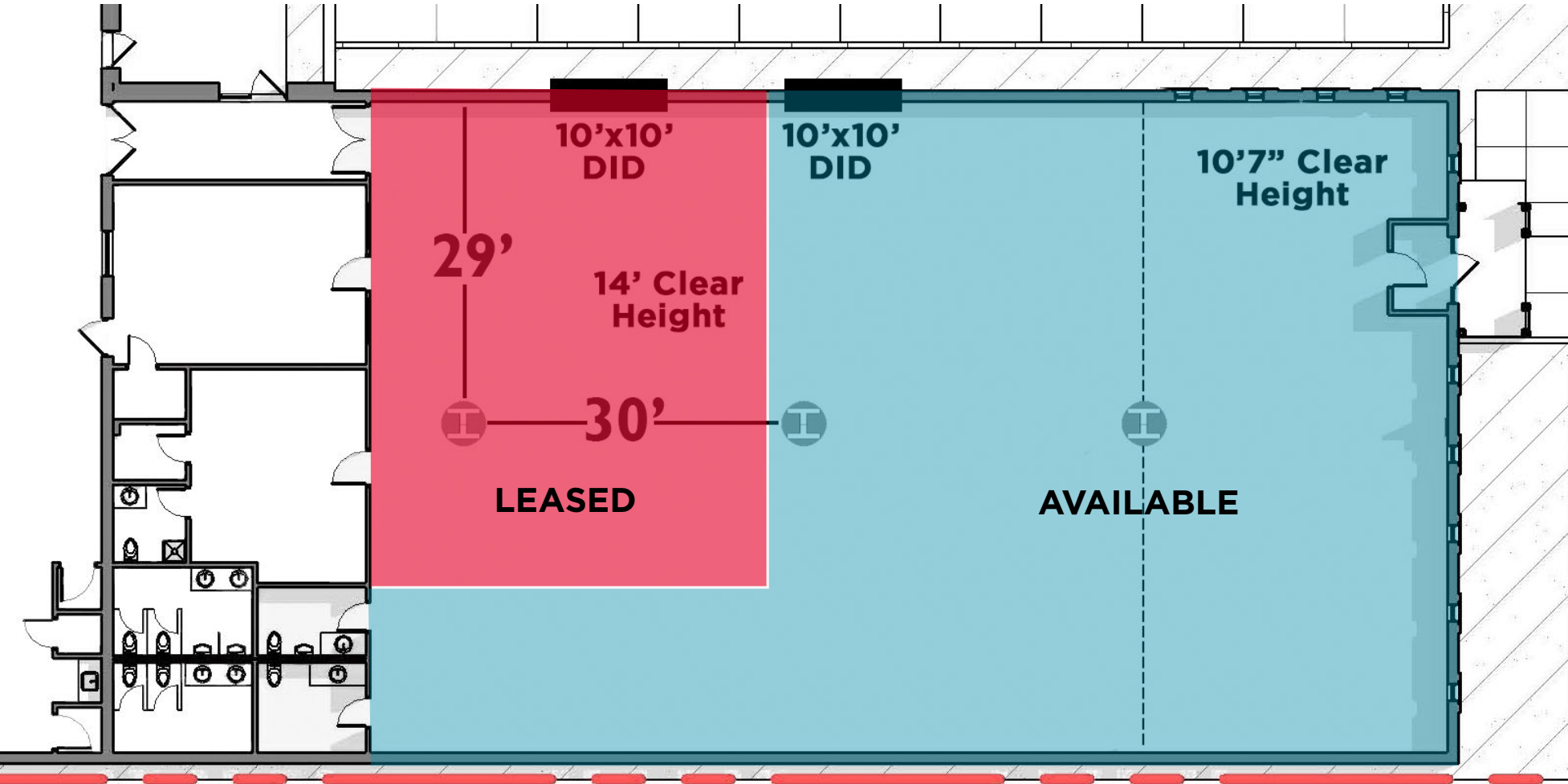
Building Stats

Building Size:	26,477 SF	Ceiling Height:	11'-14'	Construction:	Masonry
Parcel #:	791-03-041	Drive-In Doors:	Two (2) - 10'x10'	Column Spacing:	30' x 29'; 28' x 29'
Land Size:	1.5 Acres	Roof:	New EPDM	Lighting:	LED
Year Refurbished:	2020	Sprinklered:	Wet System		

5040 Richmond Rd. | Site Plan



5040 Richmond Rd. | Suite 5040



Photos



New Doors



157,501

Population
(2024 | 5

40.9

Median Age
(2024 | 5 Mile)

68,187

Households
(2024 | 5 Mile)

121,204

Household Income
(2024 | 5 Mile)

9,270

Total Businesses
(2024 | 5 Mile)

120,416

Total Employees
(2024 | 5 Mile)





**5040 RICHMOND RD.
BEDFORD HEIGHTS, OH 44146**

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