

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 - 6,182 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

Parcel #: 791-03-041

Land Size: 1.5 Acres

Year Refurbished: 2020

Ceiling Height: 11'-14'

Drive-In Doors: Two (2) - 10'x10'

Roof: New EPDM

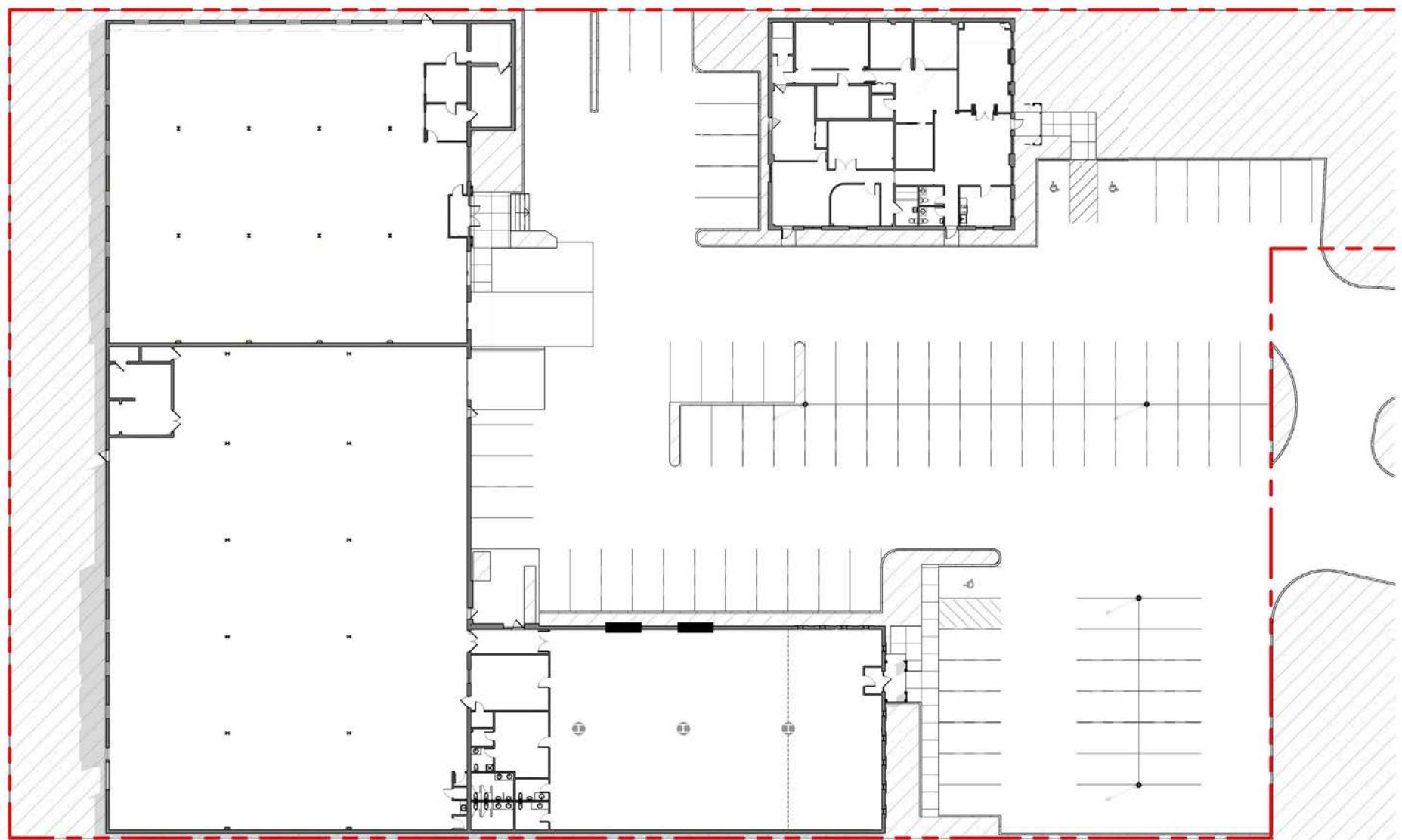
Sprinklered: Wet System

Construction: Masonry

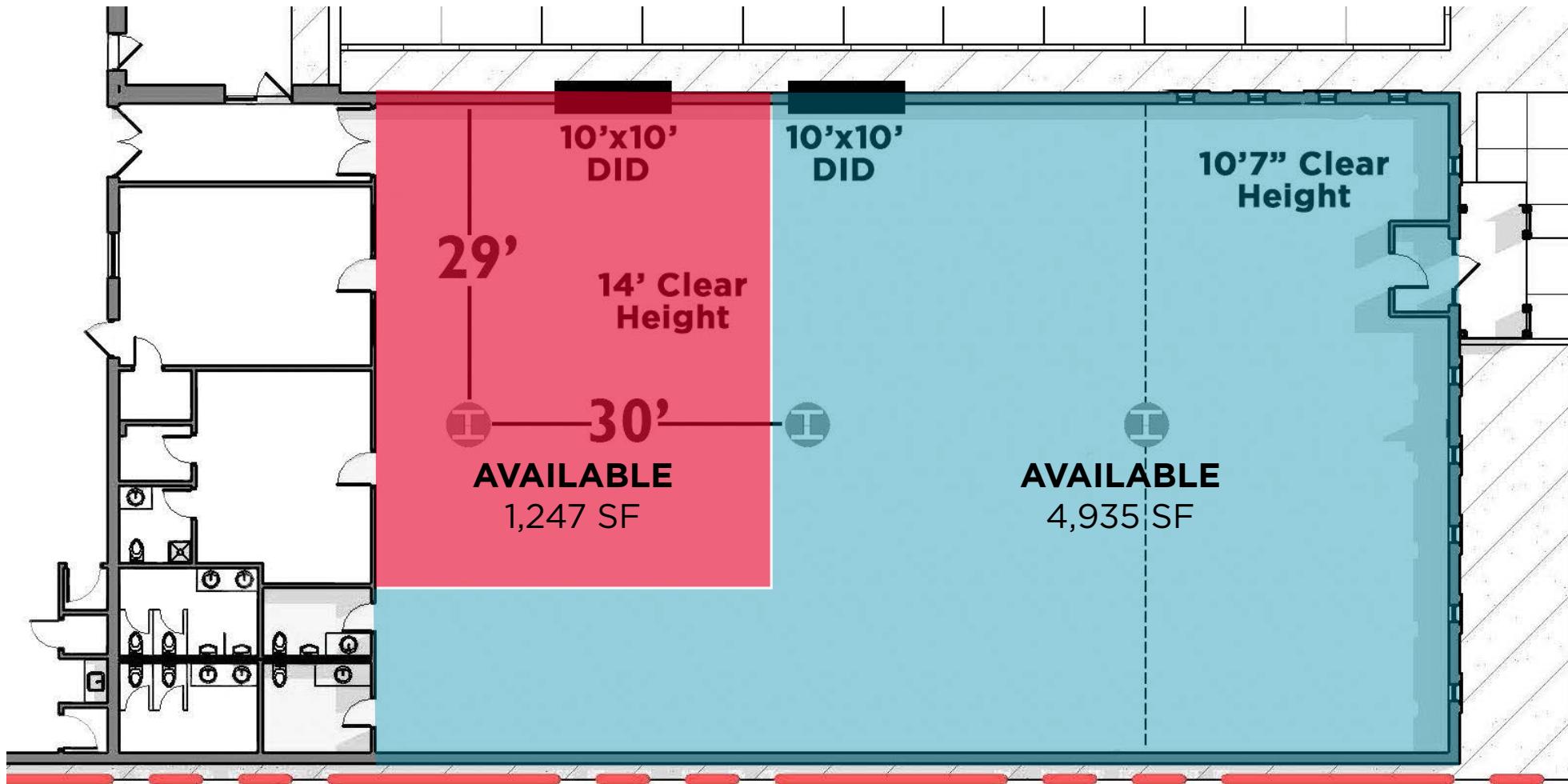
Column Spacing: 30' x 29'; 28' x 29'

Lighting: LED

5040 Richmond Rd. | Site Plan



5040 Richmond Rd. | Suite 5040 - 4,935 - 6,182 SF



Photos



New Doors

157,501

Population
(2024 | 5 Mile)

40.9

Median Age
(2024 | 5 Mile)

68,187

Households
(2024 | 5 Mile)

121,204

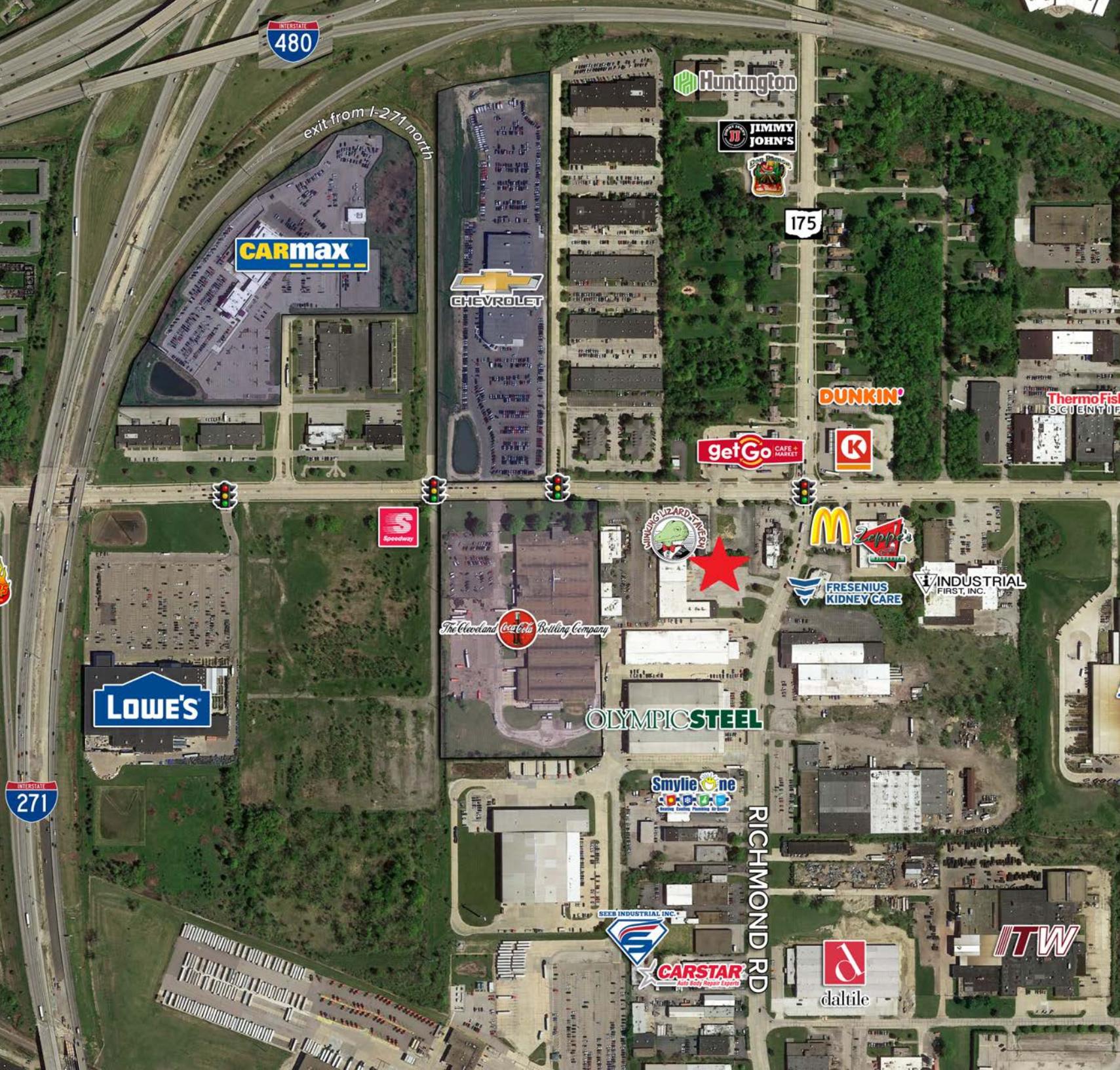
Household Income
(2024 | 5 Mile)

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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