




# For Lease

26851 Miles Road  
Warrensville Heights, OH

 **JLL** SEE A BRIGHTER WAY

# Quality Office/ Retail/ Flex Building

## Property Highlights

- Suite 202 & 203 - 3,730 SF
  - 3,730 SF Total
  - 980 SF Warehouse
  - 1,900 SF Open Studio work area (with a/c)
  - 850 SF Office
- Lease Rate:  
\$6.50/ SF NNN, \$12.00/ SF NNN (Office)
- \$3.80 / SF CAM
- Built in 2002
- 15' clear height
- 1 Drive-in door (10' x 12') cut out for  
2nd door in place
- 200 amps, 208v, 3 phase
- Great access to State Route  
422, I-480 and I-271



## Demographics

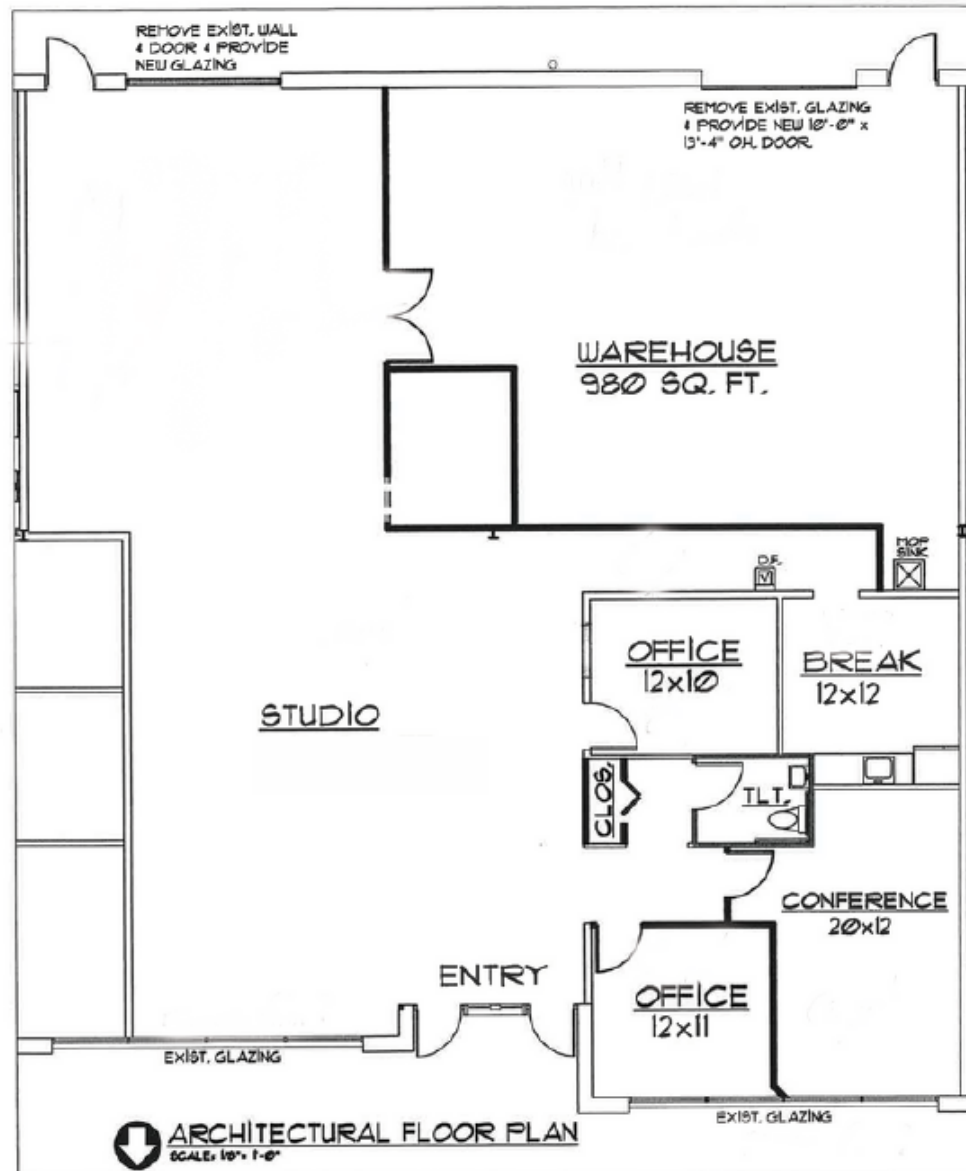
Total Population		
1-miles	3-miles	5-miles
<b>2,624</b>	<b>45,721</b>	<b>145,135</b>

Daytime Population		
1-miles	3-miles	5-miles
<b>9,033</b>	<b>82,773</b>	<b>189,959</b>

Daytime Workers		
1-miles	3-miles	5-miles
<b>7,773</b>	<b>59,719</b>	<b>117,315</b>

Average HH Income		
1-miles	3-miles	5-miles
<b>\$105,785</b>	<b>\$115,102</b>	<b>\$126,126</b>

# Floor Plan



Cuyahoga  
Community  
College

Jack  
Thistledown  
Racino

Green Rd

Emery Rd

172,846 VPD

Richmond Rd - 16,398 VPD



amazon



Pipeline Packaging  
An Employee Owned Company



heinen's  
GROCERY STORE  
Since 1919



89,559 VPD



26851 Miles Road

Miles Rd - 10,898 VPD



68,872 VPD

50,484 VPD



76,406 VPD



amazon



le Earth

Copernicus

# Market Overview

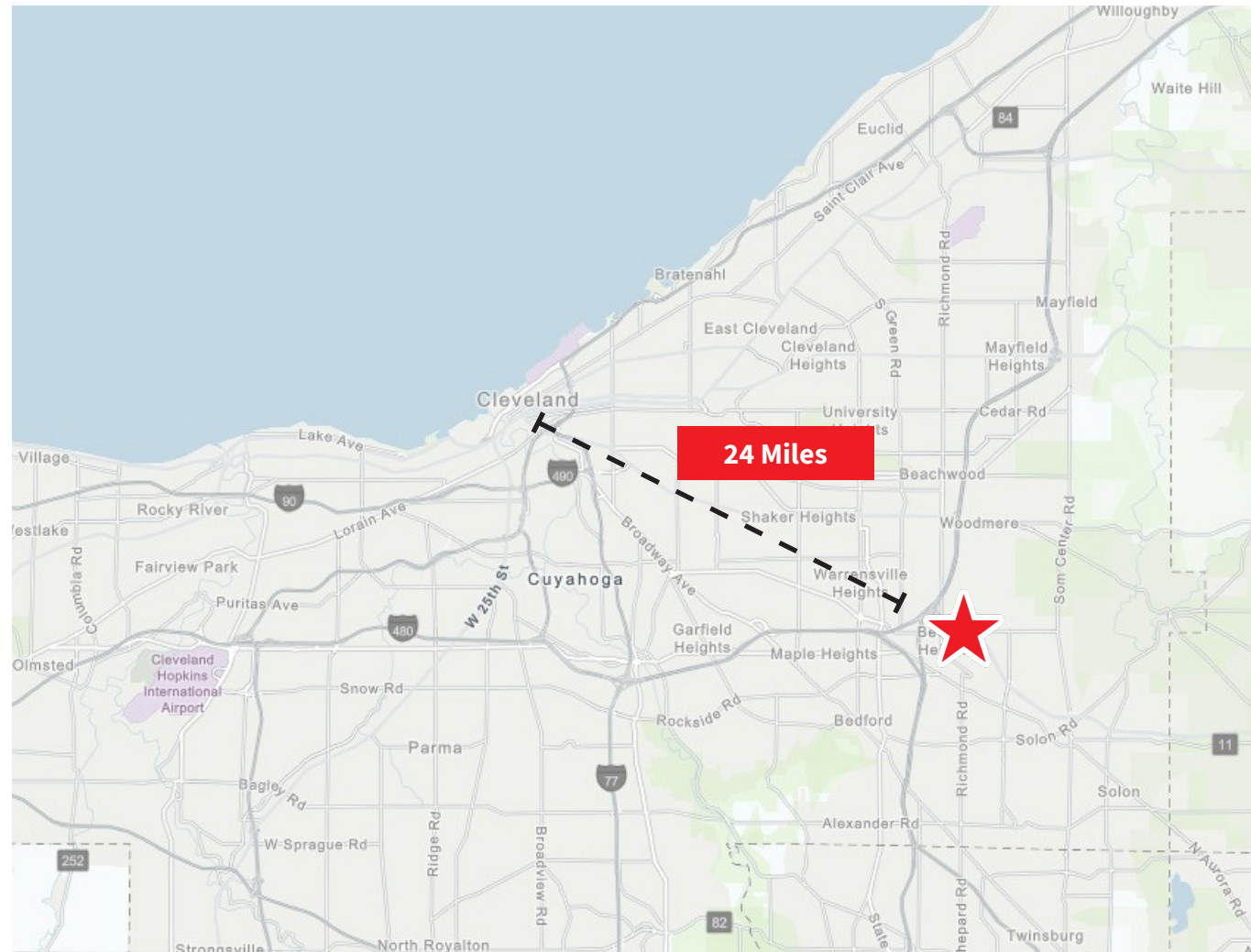
Warrensville Heights, Ohio, is a strategically positioned suburb approximately 12 miles southeast of Cleveland, offering excellent access to major transportation corridors and regional economic centers. Located along Interstate 271 and near the intersection of multiple state highways, Warrensville Heights provides convenient connectivity to Cleveland's central business district, Cleveland Hopkins International Airport, and employment hubs throughout Northeast Ohio.

The city's proximity to healthcare, educational, and commercial centers positions it as an accessible location for businesses and residents seeking value in the Cleveland metropolitan market. Several major healthcare systems, including University Hospitals and Cleveland Clinic facilities, operate in nearby areas, contributing to a significant employment base.

Warrensville Heights benefits from its location within Cuyahoga County, the economic anchor of Northeast Ohio. As part of the Cleveland-Elyria Metropolitan Statistical Area (MSA), Warrensville Heights has access to a population of over two million residents and a diverse, established workforce. The Greater Cleveland Regional Transit Authority (RTA) provides public transportation connections, enhancing accessibility for workers and residents throughout the region.

The city's established infrastructure, including commercial corridors along major roadways, provides opportunities for retail, healthcare, professional services, and mixed-use development. The combination of strategic location, transportation access, proximity to major employment centers, and affordability makes Warrensville Heights a practical consideration for businesses and real estate investment seeking value-oriented opportunities in the Cleveland market.

With ongoing community development initiatives and a commitment to neighborhood enhancement, Warrensville Heights continues working to strengthen its position as an accessible suburban community within Northeast Ohio's diverse economic.



**21**  
miles to  
Cleveland Hopkins  
International Airport

**1.0**  
miles to  
I-480 & I-271

**24.0**  
miles to  
Downtown Cleveland

# Thank you

**Don Bain, Jr.**  
*Executive Vice President*  
don.bainjr@jll.com  
+1 216 937 4377

[jll.com](http://jll.com)