



## PROPERTY HIGHLIGHTS

- 1.5 acres at the corner of Rt. 82 and W. 130<sup>th</sup> St.
- Zoned Local Business
- Traffic counts on Route 82 of 19,715 VPD
- Over 235,000 people within a 10 minute drive

## TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>3 Miles</b>	50,063	\$90,652	20,940
<b>5 Miles</b>	138,496	\$88,011	67,512
<b>7 Miles</b>	278,571	\$81,177	132,051
<b>10 Minutes</b>	235,110	\$83,828	117,991

## QUICK LINKS (click to view)

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

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## CLEVELAND METRO PARKS

Visitors .....	51,948,608
Recreation Visitors .....	15,907,714
Program/Facility Visitors .....	3,265,748
Commuter/Scenic Driving .....	36,040,894
Total Acres .....	3,189

### About Mill Stream Run

Added to the system in 1976, this is the largest reservation in the Emerald Necklace. Mill Stream Run is situated along the east branch of the Rocky River and spanning Berea, Middleburg Heights, North Royalton and Strongsville.

### Recreation in Mill Stream Run Reservation

- Archery
- Biking
- Boating
- Exercising
- Exploring Culture & History
- Fishing / Ice Fishing
- Hiking / Walking
- Picnics & Shelters
- Play Areas
- Sledding / Tobogganing
- Swimming
- Wildlife Viewing / Birding
- Nature Center



CLICK TO VIEW WEBSITE

