

EDGE32 WELCOMES:

RYBA DENTISTRY



PROPERTY HIGHLIGHTS

- 858 SF available for single or multi-tenant users
- On-street parking
- Excellent signage on Detroit Avenue and visibility from the Shoreway
- Nearby tenants include: Rising Star Coffee, Title Boxing Club, Harness Cycle, Saucy Brew Works, Transformer Station - Spaces Gallery
- Within walking distance to Hingetown

TRADE AREA DEMOGRAPHICS

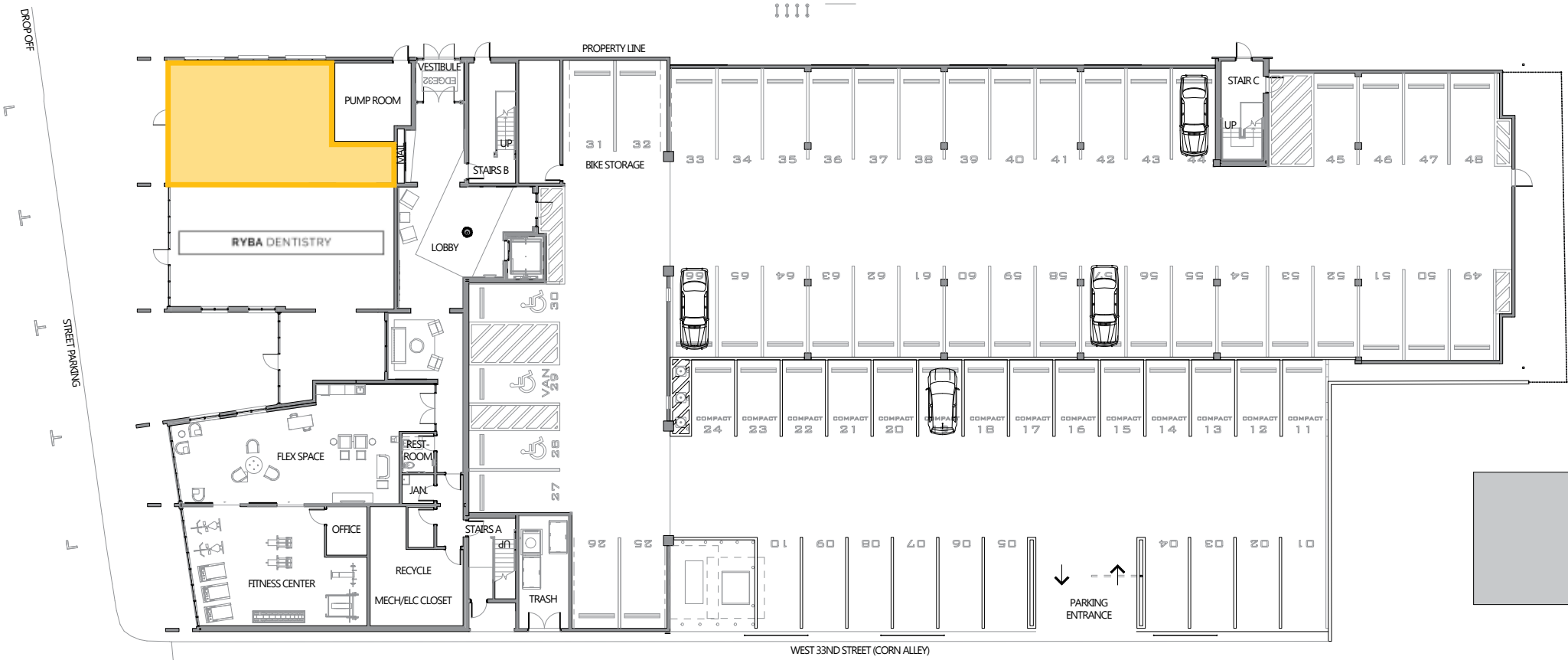
	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	15,093	\$50,530	18,614
3 Miles	104,497	\$42,837	165,916
5 Miles	270,988	\$44,416	288,650
5 Minutes	126,396	\$43,141	182,151

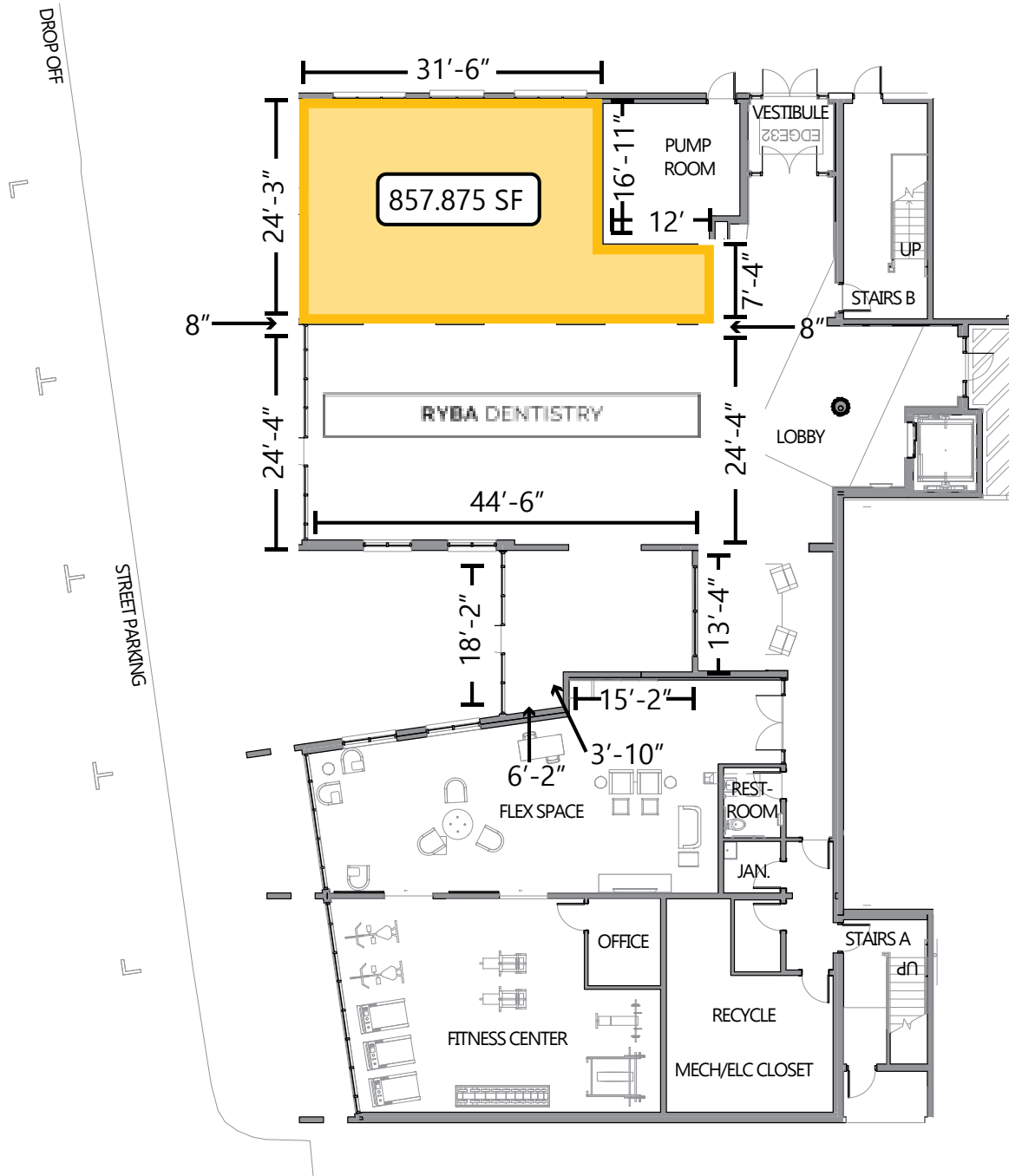
QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200
Beachwood, OH 44122
www.passovgroup.com


FOR MORE INFORMATION, CONTACT: 216.831.8100

Catherine Lueckel / clueckel@passovgroup.com • **Allison Gjomuso** / agjomuso@passovgroup.com







 **CLICK FOR MORE INFORMATION**

NAUTICA WATERFRONT DISTRICT

664 RESIDENTIAL UNITS
A 150-ROOM HOTEL
A 15-STORY OFFICE BUILDING
3,715 NEW PARKING SPACES



THE FLATS
WEST BANK



FLATS EAST BANK



The Music Settlement
UNIVERSITY CIRCLE • SHOP STOP
NEW LOCATION



STELMAN BUILDING



HULETT HOTEL
(COMING SOON)

THE EDISON
306 Units

LEGEND

- 1 W. 25th Street Lofts: 85 apartments
- 2 The Quarter: 240 apartments
- 3 Hingetown
- 4 Stonebridge Waterfront: 204 units
- 5 Church & State: 161 units
- 6 Brickhaus Towers: 500 units

SITE

38,190 VPD
20,094 VPD
13,165 VPD
14,644 VPD
59,849 VPD

2
2
2

DETROIT RD
ALVA RD
GORDON SQUARE

CYAN PARK
20 Three-Story Units

BATTERY PARK
526 Residents (2017)

Mariner's Watch
62 Units

MAX S HAYES
HIGH SCHOOL

Garrett Morgan
SCHOOL OF
SCIENCE

CIAO BISTRO
(COMING SOON)

CLEVELAND BAGEL

CLINTON WEST
70 Units

THE VINE
Units start \$480k+



Lutheran Hospital
a Cleveland Clinic hospital
OVER 1,000 EMPLOYEES

ST IGNATIUS
HIGH SCHOOL

bar CENTO




MetroHealth
TOTAL EMPLOYEES: 6,763