

# FULLY LEASED BUILDING FOR SALE



## FULLY LEASED BUILDING FOR SALE

991 E. 185th Street  
Cleveland, Ohio

### Property Highlights

- Fully leased building for sale with a well-established and successful restaurant occupying the first floor and 2 apartment units upstairs
- Part of the Northeast Shores Development revitalization project
- LaSalle Theater revitalization to anchor the E. 185th corridor
- Great Location in an Arts and Entertainment District
- Restaurant serves an upscale clientele for lunch and dinner

### Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 76,543	3 Miles: 28,359	3 Miles: \$50,140
5 Miles: 189,257	5 Miles: 64,912	5 Miles: \$56,725
7 Miles: 340,068	7 Miles: 259,431	7 Miles: \$66,888



### Contact Agents:

**Amy Doroba**

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# FULLY LEASED BUILDING FOR SALE PHOTOS



**KOWIT & COMPANY**  
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
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# FULLY LEASED BUILDING FOR SALE

## GENERAL INFORMATION

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Built in 1954  
Three Floors Totaling 4,904 SF  
Fire Resistant Framing  
Brick and Cement Exterior Structure  
Full Basement  
Flat Composition Roof with Wood Joist and Wood Decking  
5,200 SF Asphalt Paved Parking Lot  
Two Apartment Above the Restaurant

### Restaurant Tenant

Established restaurant with a great reputation. Restaurant serves an upscale clientele for lunch and dinner.

### Location

Cleveland, Ohio

### Parking

5,200 SF Asphalt Paved Parking Lot  
Parking on North and South sides of the building and plenty of street parking.

### Full Basement

Basement has been Waterproofed  
2 Water Heaters  
Boiler System for Heat

### Apartments

Two Apartments Above the Restaurant

#### Apt. South

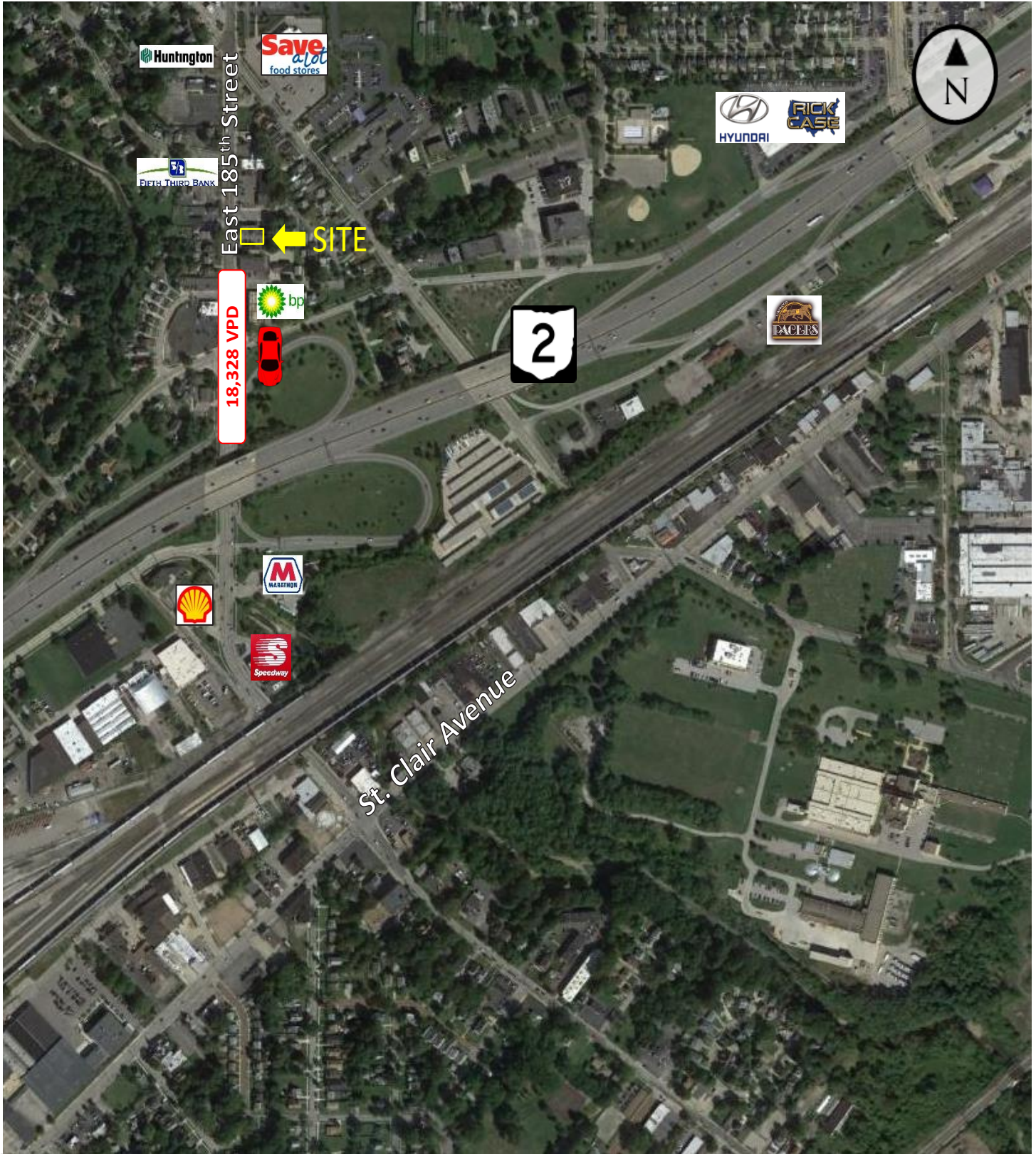
One bedroom studio apartment with living room and kitchen combo (stove & refrigerator). Large walk-in closet, bathtub and shower. Leased Out.

#### Apt. North

Three bedroom apartment with kitchen dining room, washer, dryer, refrigerator, garbage disposal and stove. Leased Out.

GENERAL INFORMATION

# FULLY LEASED BUILDING FOR SALE AERIAL



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# FULLY LEASED BUILDING FOR SALE

## DEMOGRAPHICS

991 E 185th St

Cleveland, OH 44119

3 mi radius

5 mi radius

7 mi radius

		3 mi radius	5 mi radius	7 mi radius
POPULATION	2018 Estimated Population	76,543	189,257	340,068
	2023 Projected Population	75,357	191,566	342,039
	2010 Census Population	79,397	195,638	349,625
	2000 Census Population	91,679	230,880	403,037
	Projected Annual Growth 2018 to 2023	-0.3%	0.2%	0.1%
	Historical Annual Growth 2000 to 2018	-0.9%	-1.0%	-0.9%
	2018 Median Age	39.9	39.9	39.8
HOUSEHOLDS	2018 Estimated Households	36,111	87,027	154,519
	2023 Projected Households	36,230	89,762	158,502
	2010 Census Households	36,122	86,673	153,031
	2000 Census Households	40,225	97,186	168,854
	Projected Annual Growth 2018 to 2023	0.1%	0.6%	0.5%
	Historical Annual Growth 2000 to 2018	-0.6%	-0.6%	-0.5%
RACE AND ETHNICITY	2018 Estimated White	31.0%	36.3%	47.5%
	2018 Estimated Black or African American	65.1%	59.2%	46.4%
	2018 Estimated Asian or Pacific Islander	0.9%	1.7%	3.3%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%
	2018 Estimated Other Races	2.7%	2.6%	2.6%
	2018 Estimated Hispanic	1.7%	1.7%	2.0%
INCOME	2018 Estimated Average Household Income	\$50,140	\$56,725	\$66,888
	2018 Estimated Median Household Income	\$37,796	\$43,149	\$50,516
	2018 Estimated Per Capita Income	\$23,826	\$26,199	\$30,575
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.4%	2.5%
	2018 Estimated Some High School (Grade Level 9 to 11)	10.1%	8.6%	7.7%
	2018 Estimated High School Graduate	31.1%	29.4%	26.9%
	2018 Estimated Some College	26.5%	25.6%	22.8%
	2018 Estimated Associates Degree Only	8.8%	8.4%	7.8%
	2018 Estimated Bachelors Degree Only	13.3%	15.4%	17.7%
	2018 Estimated Graduate Degree	7.6%	10.3%	14.5%
BUSINESS	2018 Estimated Total Businesses	2,246	5,314	13,356
	2018 Estimated Total Employees	28,359	64,912	259,431
	2018 Estimated Employee Population per Business	12.6	12.2	19.4
	2018 Estimated Residential Population per Business	34.1	35.6	25.5

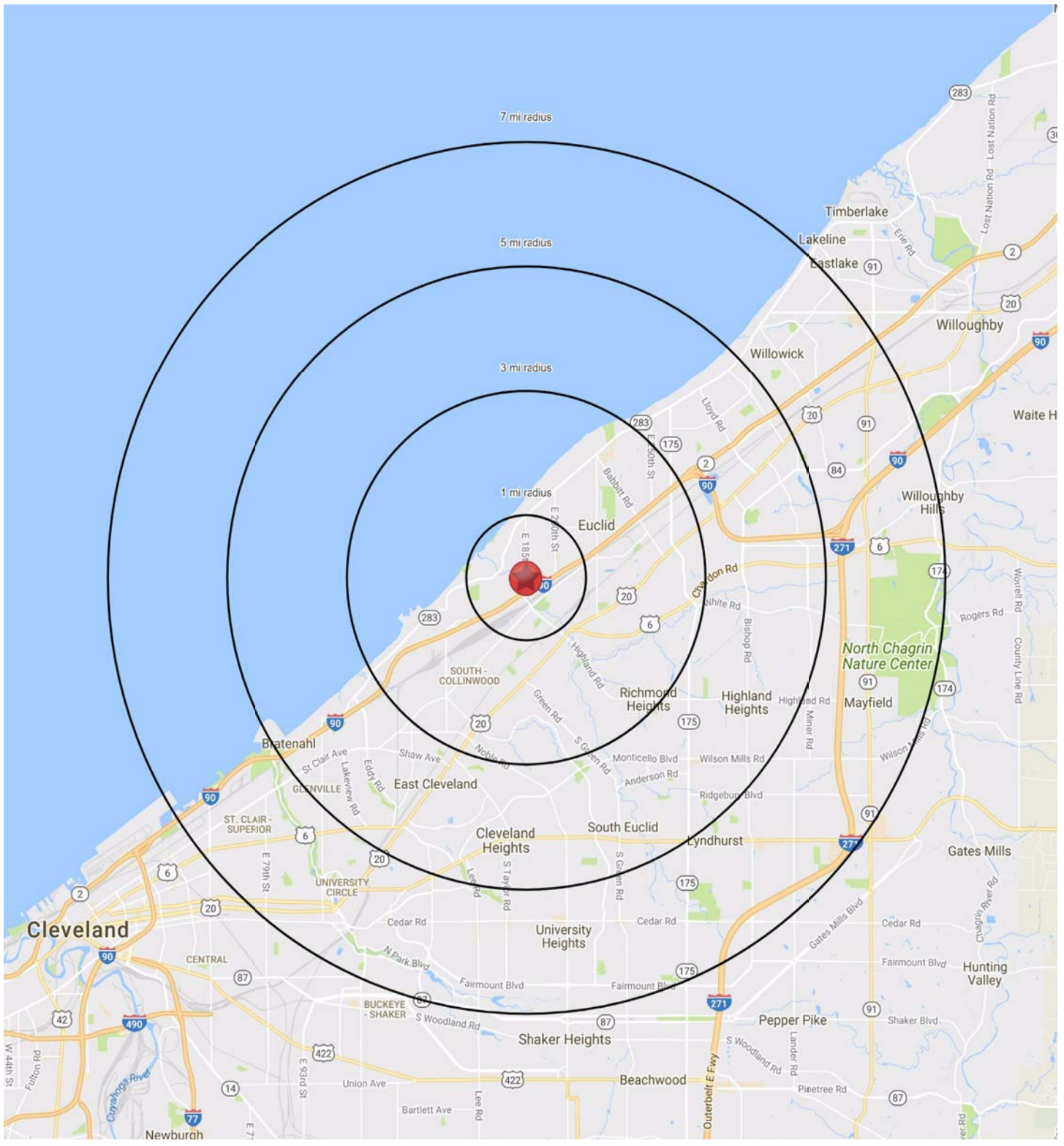


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# FULLY LEASED BUILDING FOR SALE AREA MAP



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