



**PROPERTY HIGHLIGHTS**

- 1,400 SF space available fronting Grayton Road with visibility to I-480
- Drive-thru ATM opportunity (existing conduit lines in place)
- Located just north of Cleveland Hopkins Airport and NASA
- Across the street from Sysco's Cleveland Corporate Headquarters
- Tenants include Window Nation, Subway, and Grayton Road Tavern
- Traffic counts of over 25,015 VPD on Grayton Road and 121,939 VPD on I-480

**TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	4,513	\$84,039	6,600
<b>3 Miles</b>	76,876	\$74,491	50,777
<b>5 Miles</b>	243,534	\$78,592	149,533
<b>5 Minutes</b>	77,420	\$72,236	59,678

**QUICK LINKS** *(click to view)*

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

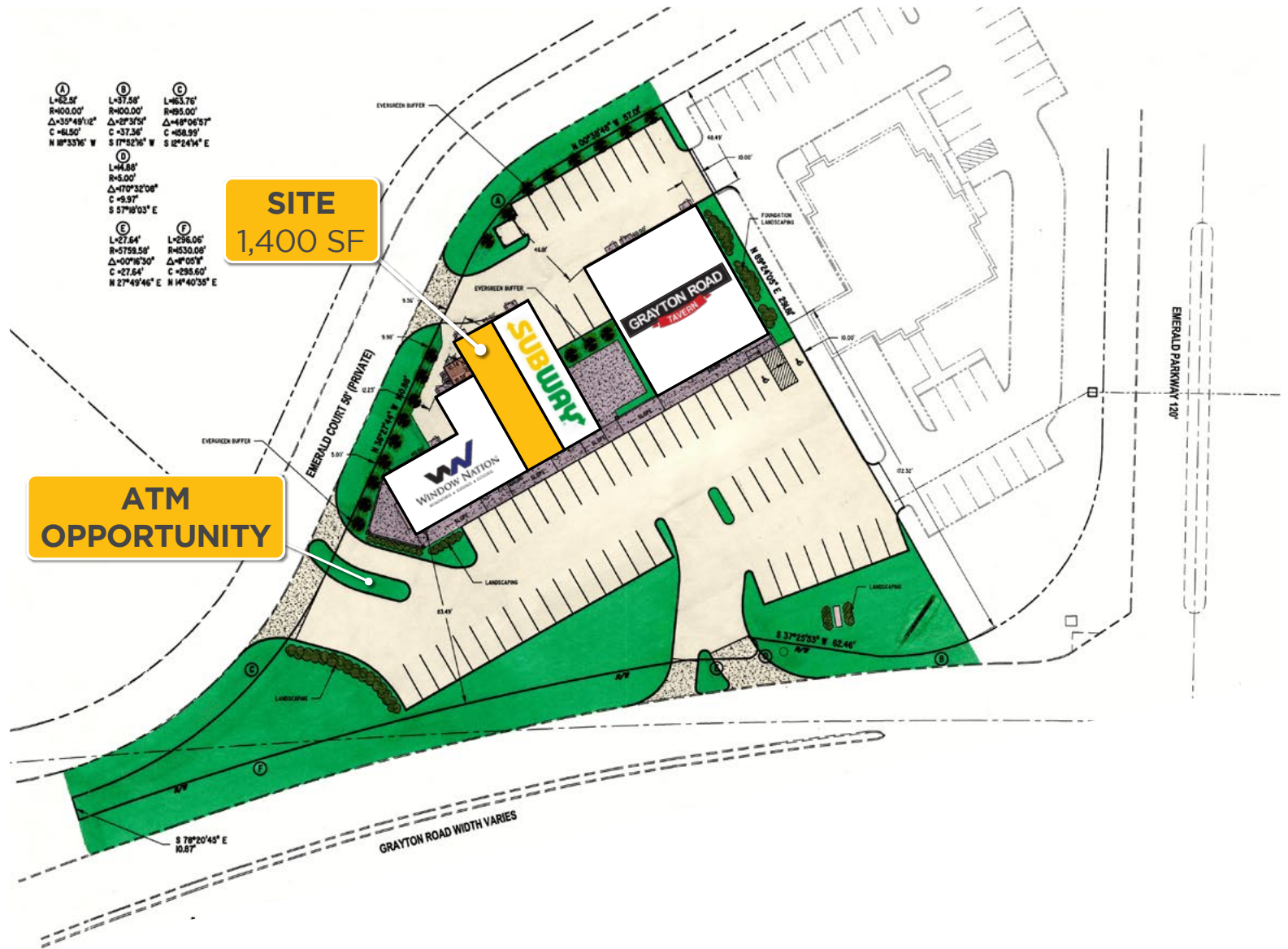
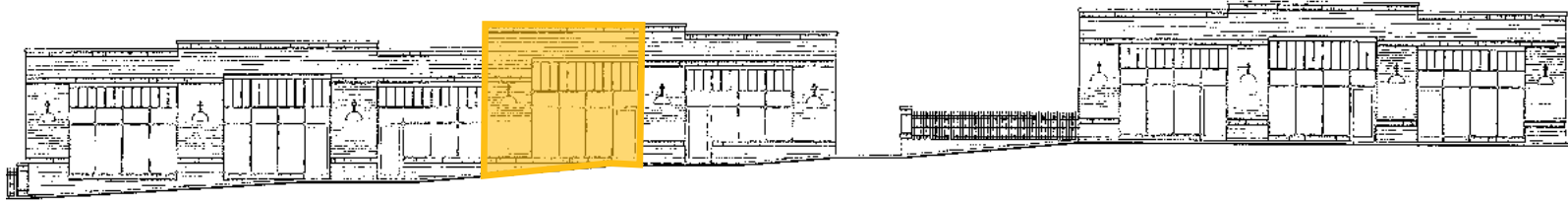
[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

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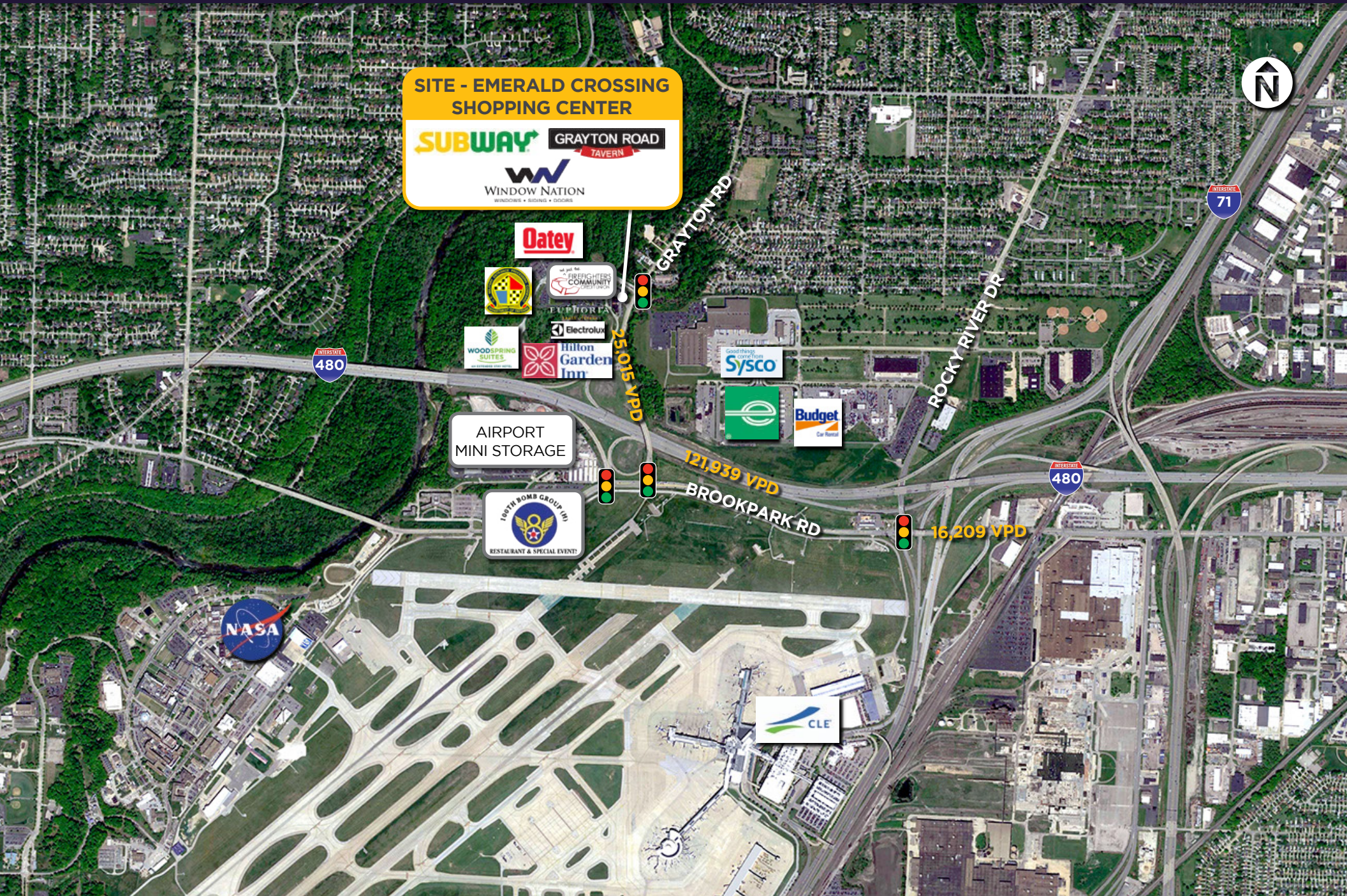


- A**  
 L=82.5'  
 R=400.00'  
 $\Delta=35^{\circ}49'12''$   
 C=81.50'  
 N  $8^{\circ}33'16''$  W
- B**  
 L=37.58'  
 R=400.00'  
 $\Delta=28^{\circ}37'51''$   
 C=37.36'  
 S  $17^{\circ}52'16''$  W
- C**  
 L=461.71'  
 R=495.00'  
 $\Delta=48^{\circ}06'51''$   
 C=458.99'  
 S  $2^{\circ}24'14''$  E
- D**  
 L=41.85'  
 R=5.00'  
 $\Delta=170^{\circ}32'08''$   
 C=9.97'  
 S  $57^{\circ}18'03''$  E
- E**  
 L=27.64'  
 R=5759.58'  
 $\Delta=00^{\circ}16'30''$   
 C=27.64'  
 N  $27^{\circ}49'46''$  E
- F**  
 L=296.06'  
 R=4530.08'  
 $\Delta=0^{\circ}00'00''$   
 C=296.06'  
 N  $14^{\circ}40'38''$  E

**SITE**  
1,400 SF

**ATM**  
OPPORTUNITY





AIRPORT  
MINI STORAGE



121,939 VPD

16,209 VPD

GRAYTON RD

ROCKY RIVER DR

BROOKPARK RD

25,015 VPD