

PROPERTY HIGHLIGHTS

- 2,392 SF former restaurant space with patio and 2,521 SF second floor retail or office space available
- A \$140 ± million development between West 73rd, West 76th St. & the Shoreway, in Cleveland
- More than 400 homes with unique views of Lake Erie & direct access to Edgewater Beach Park
- Prominent retail redevelopment with visibility on Cleveland Memorial Shoreway
- Site has direct access to Shoreway
- Close proximity to Gordon Square

PROPERTY HIGHLIGHTS

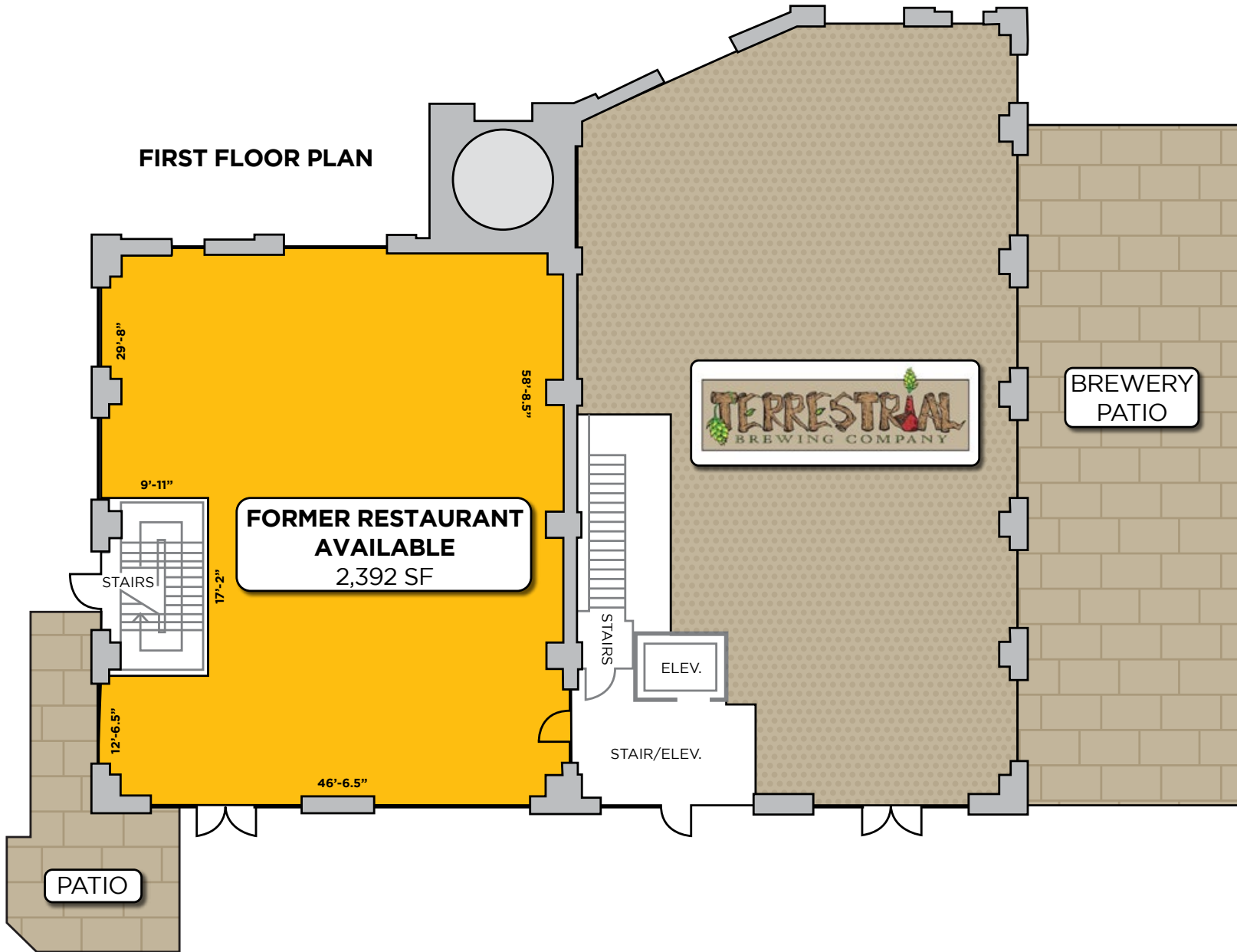
- Current residential population 16,000
- A walkable downtown that attracts and retains talent
- A favorable business climate
- Ranked 5th fastest growing population of workers
- Housing market remains the highest in Northeast Ohio

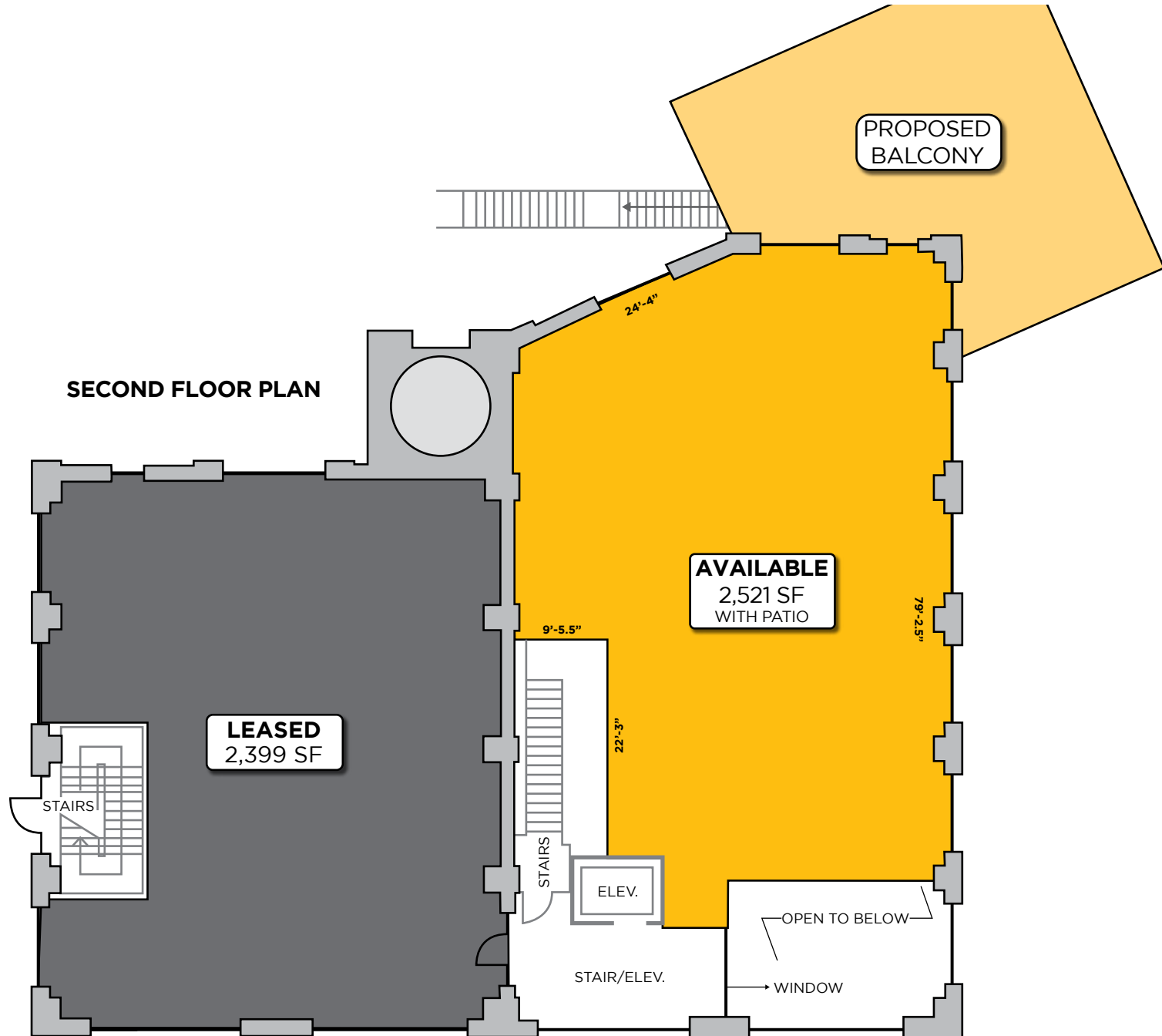
TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	16,785	\$37,045	6,296
3 Miles	124,408	\$46,697	133,084
5 Miles	266,489	\$48,786	251,664
7 Minute	220,956	\$49,036	225,010

QUICK LINKS *(click to view)*









Battery Park NEIGHBORHOOD

SITE AVAILABLE

- 291 Units (2018)
- Five Minute Drive to Downtown Cleveland
- 15 Minute Drive to Cleveland Hopkins Airport
- Mixed-Use Development with 340 apartments (coming in 2019) and 312,000 SF of retail

MAJOR TENANT:




EDGEWATER PARK BEACH

THE NPR GROUP
NEW DEVELOPMENT
323 Units

PARKVIEW NITE CLUB
HKM DIRECT MARKET communications

THE EDISON
309 Units

CYAN PARK
20 Three-Story Units

HERMAN PARK

SPICE KITCHEN & BAR

LATITUDE 41°N
Where Flavor Meets the World's Best

THE SHOREWAY
45 Luxury Apartments

ALL SAINTS PUBLIC HOUSE

eat + drink toast

BLUE HABANERO

convenient foodservice

HAPPY DOG

ASTORIA

GORDON SQUARE ARTS DISTRICT
CLICK TO VIEW FULL DISTRICT MAP

Save

70th STREET STUDIOS

HAPPY'S PIZZA

LOCAL WEST

GEORGIO'S SUBWAY

Sweet Melissa

STOCK YARDS

CLEVELAND PUBLIC LIBRARY BRANCH

LAKE AVE

BURGER KING

BANTER

LUXE

FRANK'S FALAFEL HOUSE

LAKE PARK

DETROIT RD

RELAXING CIGARS CYCLES

FAMILY DOLLAR


MCDONALD'S

RITE AID

W 75TH ST

W 65TH ST

RTA




DISTANCE FROM SITE: **2 Miles**

APARTMENT UNITS: **3,762 Units**

POPULATION (1 MILE): **13,491**

MAJOR TENANTS:



OHIO **OHC** CITY

DISTANCE FROM SITE: **2.4 Miles**

APARTMENT UNITS: **31,697 Units**

POPULATION (1 MILE): **14,304**

MAJOR TENANTS:



LEGEND

- Retail/Restaurant
- Parks
- Residential
- Available Site
- Districts

