COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP

FOR LEASE

EMMCOREALTYGROUP.COM

FORMER ADVANCE AUTO PARTS

Negotiable

1274 Lakeview Road
Cleveland, OH 44106

AVAILABLE SPACE
6,895 SF

FEATURES

- 11, 160 Vehicles Per Day
- Located in front of a Save-A-Lot and new Rally's location.
- Excellent visibility.
- High population density.
- 1.4 miles or a 7 minute drive to University Circle.
- Great for medical clinic, discount retail, or day care!

OFFICE

Mike McDowell
216.702.3543
Mike@EmmcoRealtyGroup.com

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COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP
3681 S. Green Road, Suite 201, Beachwood, Ohio 44122
216.292.3700

LEASE

FORMER ADVANCE AUTO PARTS

1274 Lakeview Road, Cleveland, OH 44106

OFFERING SUMMARY

Available SF:	6,895 SF
Lease Rate:	Negotiable
Lot Size:	0.07 Acres
Year Built:	2013
Zoning:	Light Industry
Market:	Cleveland

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PROPERTY OVERVIEW

This freestanding property is located on a peninsula, surrounded by Lakeview Road, Garret Square, and Superior Avenue in Cleveland, OH. With excellent visibility and multiple points of ingress and egress it is easily accessible. This freestanding property is available for Sublease through Advance Auto Parts on a longterm basis.

PROPERTY HIGHLIGHTS

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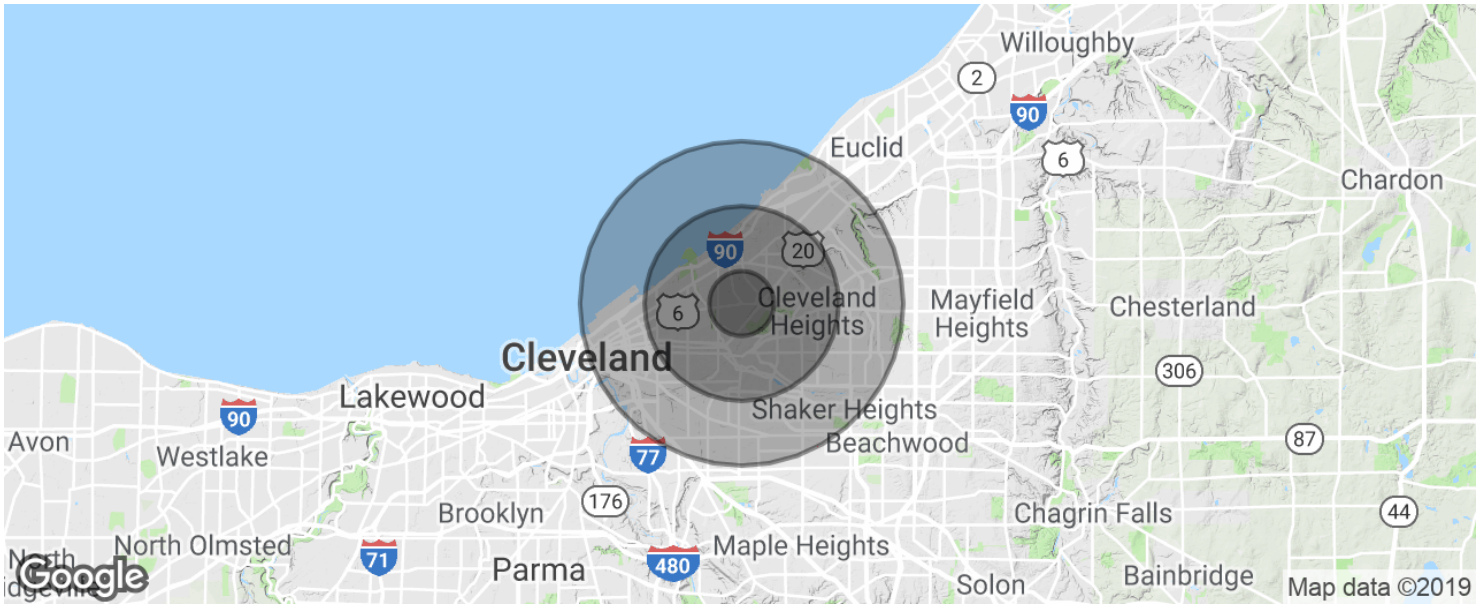

POPULATION	1 MILE	3 MILES	5 MILES
Total population	25,342	157,232	344,109
Median age	35.5	35.9	35.8
Median age (Male)	32.2	33.4	33.3
Median age (Female)	38.0	38.2	38.1
Total Businesses	417	3,563	9,846
Total Employees	6,831	155,390	273,243

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,224	65,268	142,549
# of persons per HH	2.5	2.4	2.4
Average HH income	$31,048	$40,556	$44,045
Average house value	$85,248	$130,514	$138,566

** Demographic data derived from 2010 US Census*

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