



**PROPERTY HIGHLIGHTS**

- 1,429 SF space available – Former Lemonberry
- Over 300 residential apartments (600 Beds) - occupancy rate: 90%
- Immediately adjacent to Campus International School, Case Western University, University Circle, Cleveland Clinic and Downtown Cleveland
- On Site parking for retail customers
- Located on Cleveland State University's campus and one block from Health Line Station
- Cleveland State University enrollment 17,000 students & 2,000 employees
- Available April 1, 2019

**TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	13,551	\$53,134	73,353
<b>3 Miles</b>	79,269	\$48,222	229,035
<b>5 Miles</b>	249,541	\$46,184	318,648
<b>7 Minute</b>	235,367	\$47,311	319,960

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

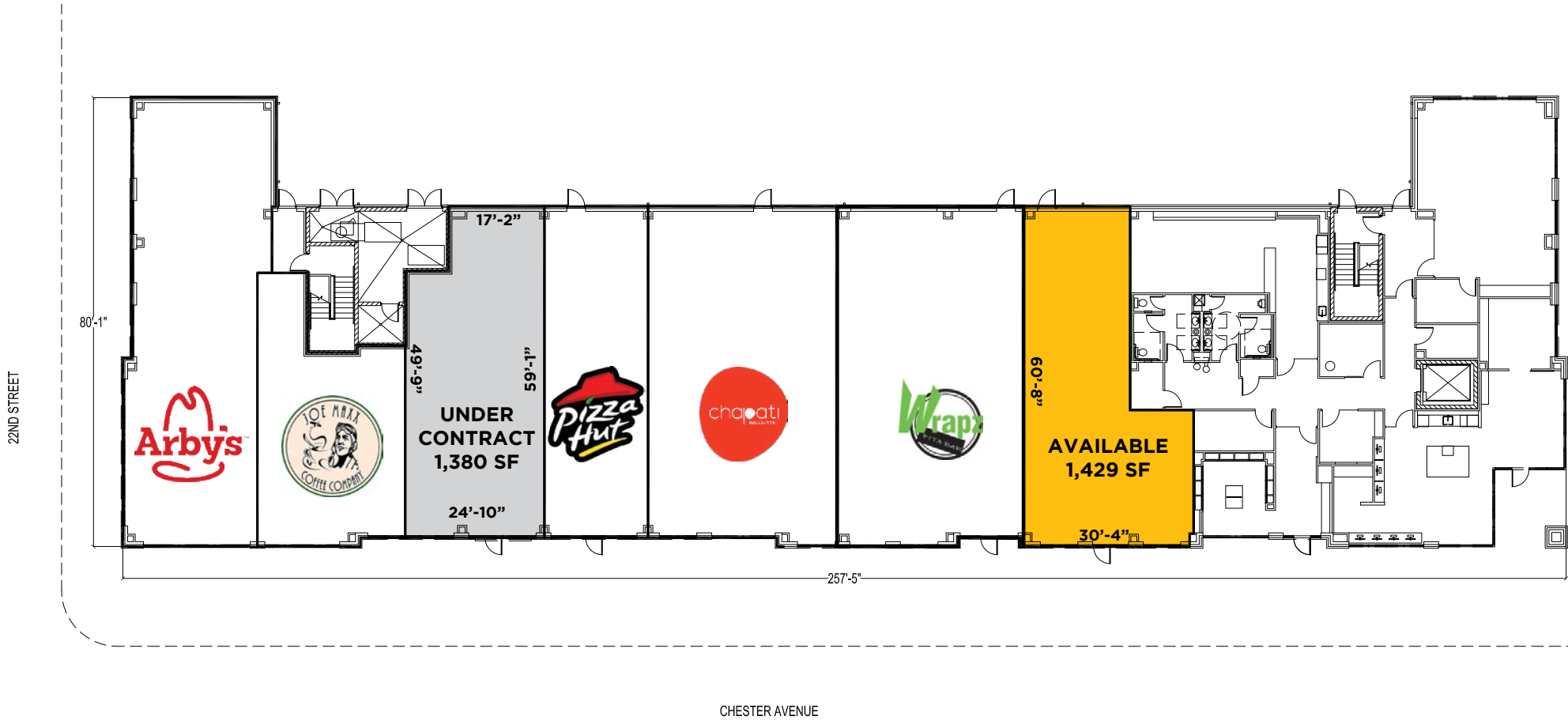
3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

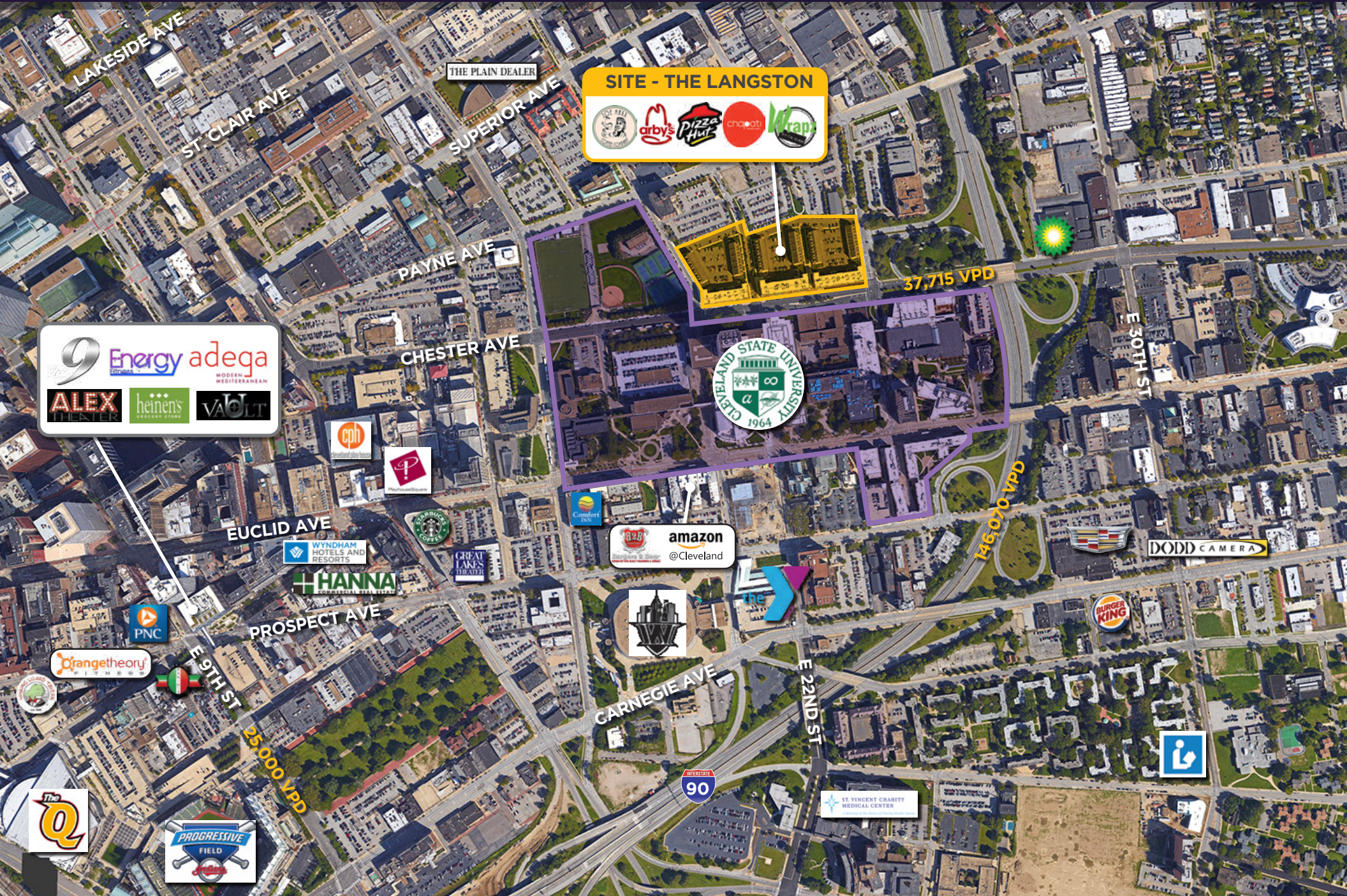
[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

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**SITE - THE LANGSTON**

**Energy adega**  
MODERN MEDITERRANEAN

**ALEX** **heinens** **VAULT**

**amazon**  
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