

20501 Euclid Avenue (US Route 20) & Dille Avenue

# Retail Investment For Sale

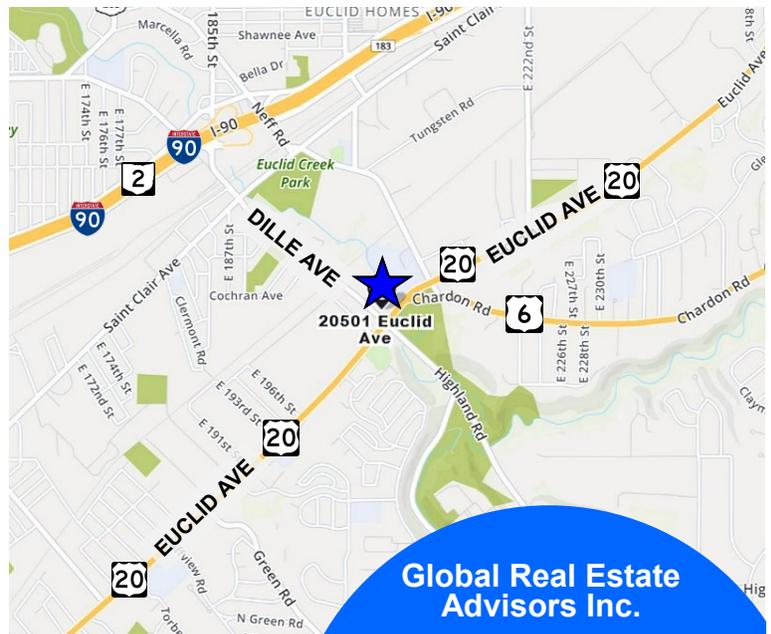
Euclid, Ohio 44117 (Cuyahoga County)



20501 Euclid Avenue, Euclid, OH 44117

## Property Features:

- 4,898± SF Total Building
- Unit #1: Tenant - **Take 5 Lube Stop**
  - 1,090± SF
  - 10 Year Lease Term 9/02/2014 - 9/02/2024
  - (5) Five - 5 Year Options
  - NNN Lease
  - Escalating Rental Income
  - 2 Bay Unit
- Unit #2: **Vacant**
  - 3,808± SF
  - 3 Drive-Thru Bays
  - (5) Five OHD 10' W x 10' H
  - (1) One OHD 10' W x 12' H
- .51± Acres
- Corner Lot with Traffic Signal - High Traffic Area
- 21 Parking Spaces
- Situated Across from Walgreens Drug Store and Metro Parks
- Located in an "Opportunity Zone"



**Global Real Estate Advisors Inc.**  
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8585 East Ave., Mentor, Ohio 44060

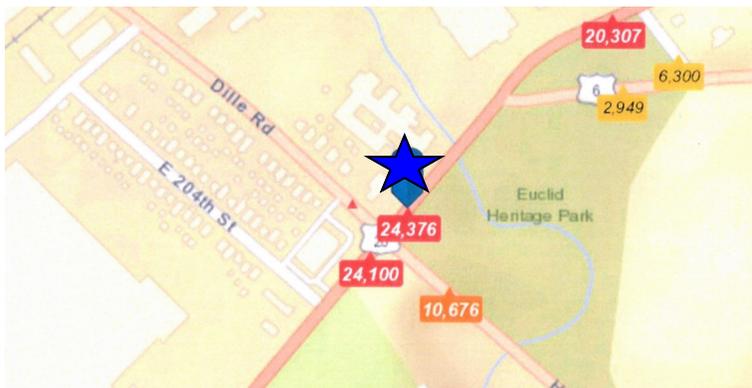
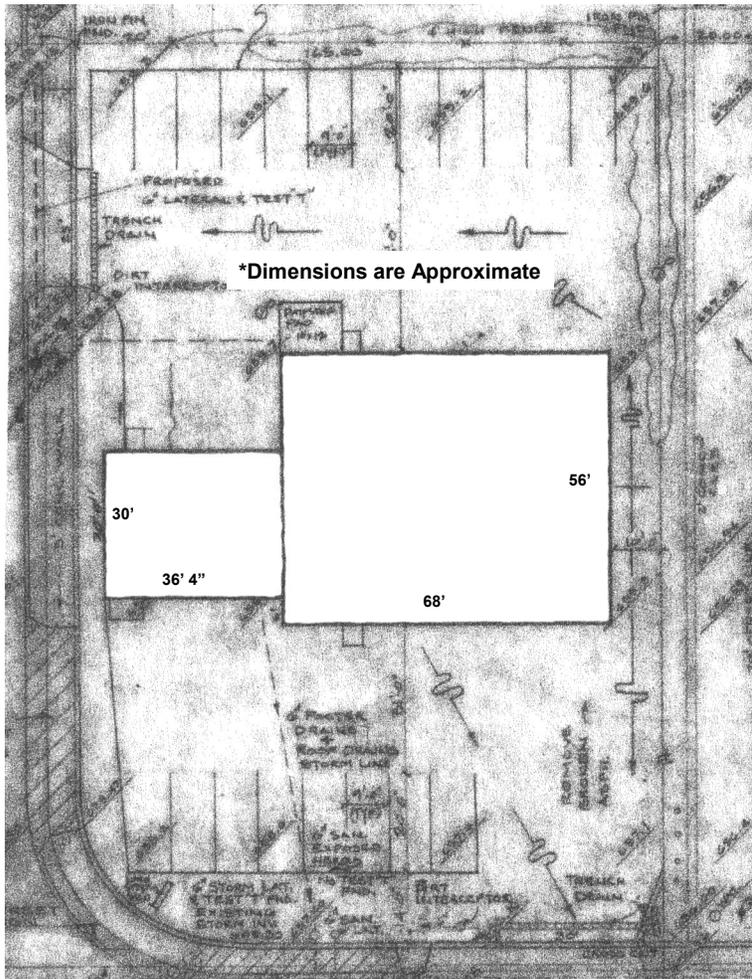
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2018 Traffic Count by STDB	
Intersection of Euclid Avenue & Dille Avenue	24,376



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2018 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	9,101	101,235	228,015
Total Households	4,676	45,906	101,602
Average Household Income	\$43,972	\$52,272	\$60,546
Total Housing Units	5,601	55,786	124,531



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