



#### PROPERTY HIGHLIGHTS

- Approximately 3,325 SF plus mezzanine available in the fantastic neighborhood of Coventry in Cleveland Heights. 939 SF also available.
- Busy pedestrian area and traffic counts over 23,000 VPD
- With nearby tenants such as Panini's, Jimmy Johns, Hunan's, Key Bank, and Marc's
- Close to Case Western Reserve University, John Carroll University, Notre Dame College and University Circle

#### TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	18,421	\$69,995	4,545
<b>3 Miles</b>	164,988	\$59,368	156,002
<b>5 Miles</b>	339,091	\$60,142	296,760
<b>5 Minutes</b>	33,906	\$72,305	45,643

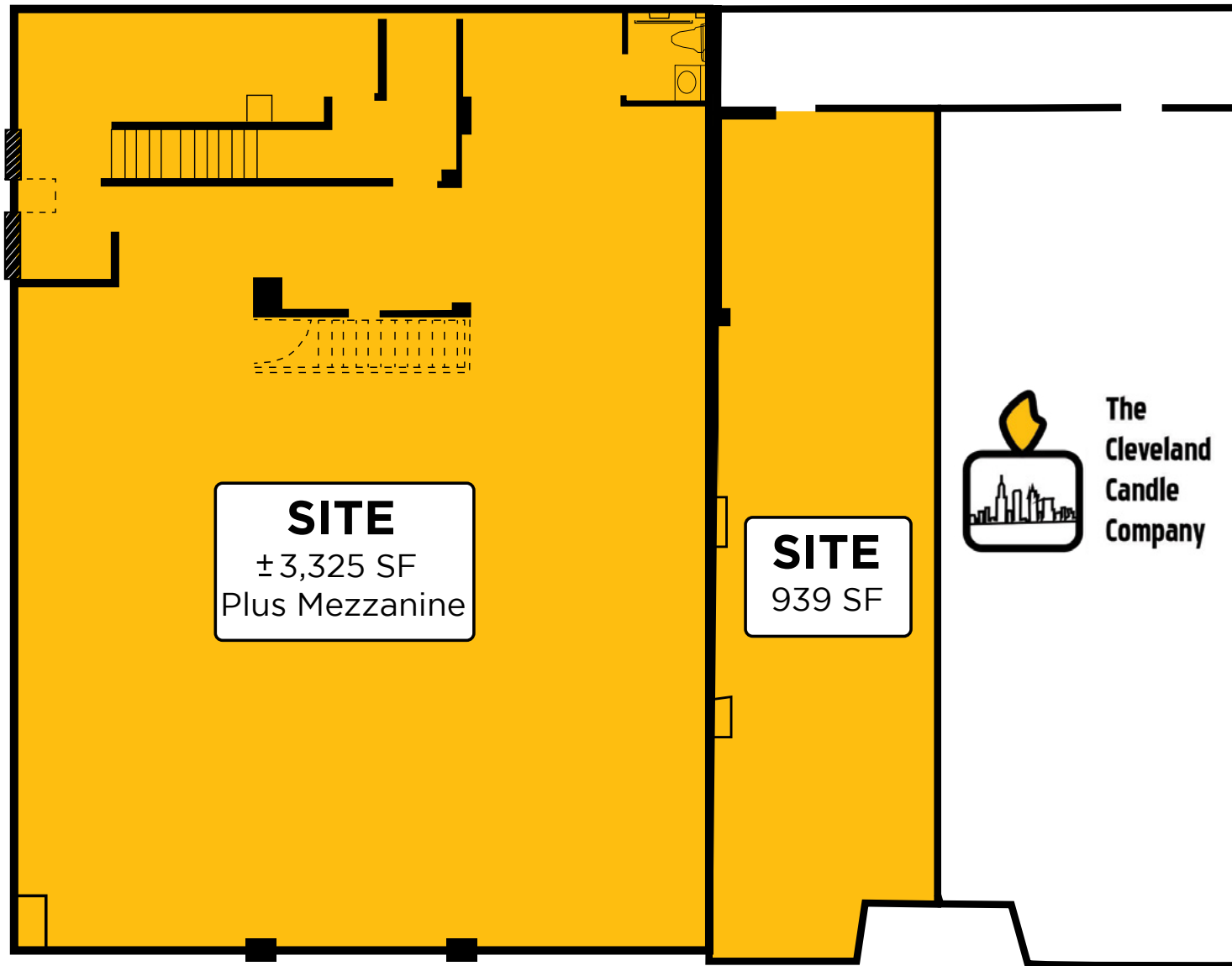
#### QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

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

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

**Catherine Lueckel** / [clueckel@passovgroup.com](mailto:clueckel@passovgroup.com) • **Allison Giomuso** / [agiomuso@passovgroup.com](mailto:agiomuso@passovgroup.com)



COVENTRY ROAD



## COVENTRY DISTRICT



## CEDAR LEE DISTRICT



RICHIE CHAN'S, FRESH & MEATY BURGERS,  
THE FIX BISTRO, MOMO'S KEBAB, MAMA  
JOYCE'S, THE SOCIAL ROOM, MYRON'S  
BEVERAGE, KENSINGTON'S RUB

## CEDAR FAIRMONT DISTRICT



VERO PIZZA NAPOLETANA • PARNELL'S PUB  
THE FAIRMONT COCKTAIL BAR





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Candle  
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**SITE**

**avalon**  
EXCHANGE



COVENTRY RD

MAYFIELD RD



PARKING  
GARAGE





