



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

SALE / LEASE

EMMCOREALTYGROUP.COM

FORMER ADVANCE AUTO PARTS

Price Upon Request

1274 Lakeview Road
Cleveland, OH 44106

AVAILABLE SPACE
6,895 SF

AREA

This freestanding property is located on a peninsula, surrounded by Lakeview Road, E 123rd Street, and Superior Avenue in Cleveland, OH. With excellent visibility and multiple points of ingress and egress it is easily accessible.



OFFICE

Mike McDowell

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3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



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OFFERING SUMMARY

Sale Price: Price Upon Request

Available SF: 6,895 SF

Lease Rate: Price Upon Request

Lot Size: 0.071 Acres

Year Built: 2013

Building Size: 6,895 SF

Zoning: Light Industry

Market: Cleveland

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PROPERTY OVERVIEW

The former Advance Auto Parts is an excellent investment or owner/user opportunity for a variety of uses!

PROPERTY HIGHLIGHTS

- 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!



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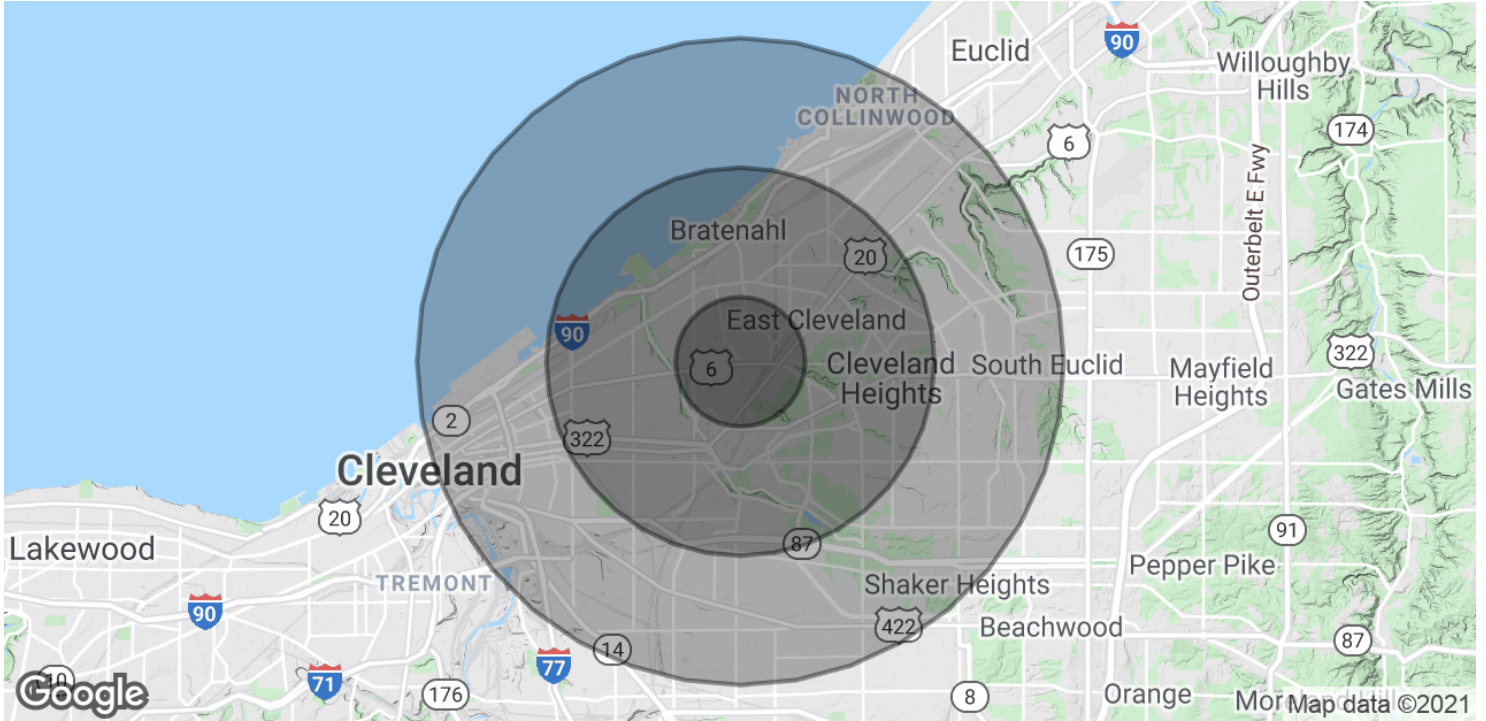
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,342	157,232	344,109
Average age	35.5	35.9	35.8
Average age (Male)	32.2	33.4	33.3
Average age (Female)	38.0	38.2	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,224	65,268	142,549
# 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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