

George J. Pofok, CCIM, SIOR

Senior Vice President 216.525.1469 gpofok@crescorealestate.com

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#### **Property Highlights**

YEAR BUILT	1955; Renovated in 2012
LAND SIZE (ACRES)	.14 Acres
BUILDING SF	7,900 SF
ZONING	General Business "A" (GB-A)
PARKING	Off Street Parking for 14 Cars

• Located on Lorain Road across from a Giant Eagle anchored 164,151 SF Strip Center.

#### **Available Units**

А	1,125 SF	Retail
В	1,000 SF	Retail
D	620 SF	Office (can be combined with E)
Е	760 SF	Office (can be combined with D)

Retail - \$13.00 Gross

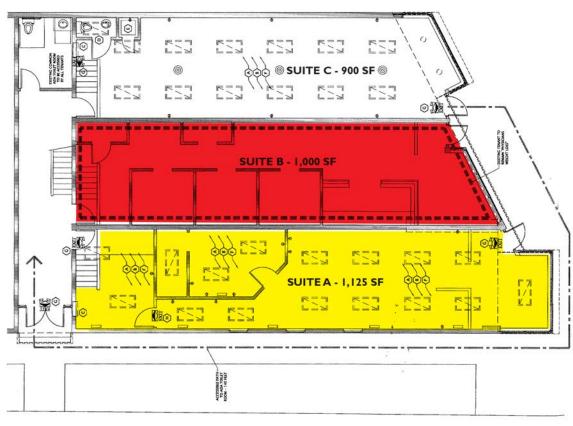
Office - \$10.00 - \$12.00 Gross

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#### **Retail Floor Plans**



#### **DEMOGRAPHICS**

Population	Current Est.	2016 Population				
1 Mile	14,463	14,229				
3 Miles	82,357	81,137				
Households	Current Est.	2016 Population				
1 Mile	6,149	6,083				
3 Miles	36,117	35,803				
Total Housing Units	Owner	Renter				
1 Mile	77.38%	22.62%				
3 Miles	72.84%	27.16%				
Income	Median	Average				
1 Mile	\$51,374	\$64,666				
3 Miles	\$52,376	\$68,329				
Traffic Count						

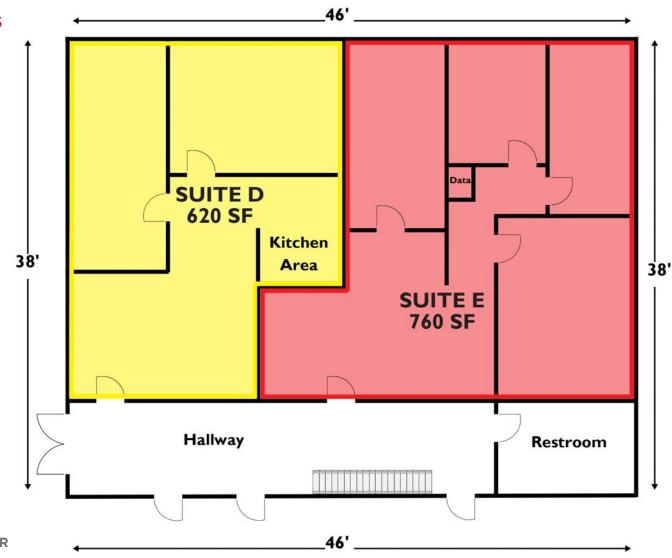
Lorain Road @ W. 220th Street: 16,810/day

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