

FOR SALE OR LEASE



#### **PROPERTY HIGHLIGHTS**

- Great owner/user opportunity located in the Cedar Lee District of Cleveland Heights 16,590 VPD
- Approximately 4,000 SF of available retail storefront with potential outdoor patio space
- Over 100 metered parking spaces in rear
- New roof & HVAC

www.passovgroup.com

### TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	17,531	\$99,289	4,149
3 Miles	160,516	\$76,683	168,171
5 Miles	339,218	\$64,417	297,565
5 Minutes	51,366	\$93,403	17,598

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

#### 3401 Richmond Rd., Suite 200 Beachwood, OH 44122

#### FOR MORE INFORMATION, CONTACT: 216.831.8100



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# FOR SALE OR LEASE CLEVELAND HEIGHTS, OH

EXIT TO REAR PARKING FUTURE TENANT NEW OVERHEAD ELECTRIC SERVICE TO POL 19'-01" SHAWN PYUL SALON NEW 2 HOUR DEMISING WAL 61:113. Estarmos FUTURE TENANT SOKA GAKKAI INTERNATIONAL 4,000 SF () <u>VT 'B'</u> DCIAL 53'-1<u>7</u>" 14'-9 **AVAILABLE** 0 **BEST GYROS** DID FUTURE TENANT 'B' EXISTING STEEL COLUMNS ALWAYS FRESH CUT REMOVE EXISTING 32'-24 FUTURE STOREFRONT ENTRY FRONT ENTRY EXIT FRONT SIDEWALK FRONT SIDEWALK 51'-11<sup>1</sup>/<sub>4</sub>"

## LEE RD

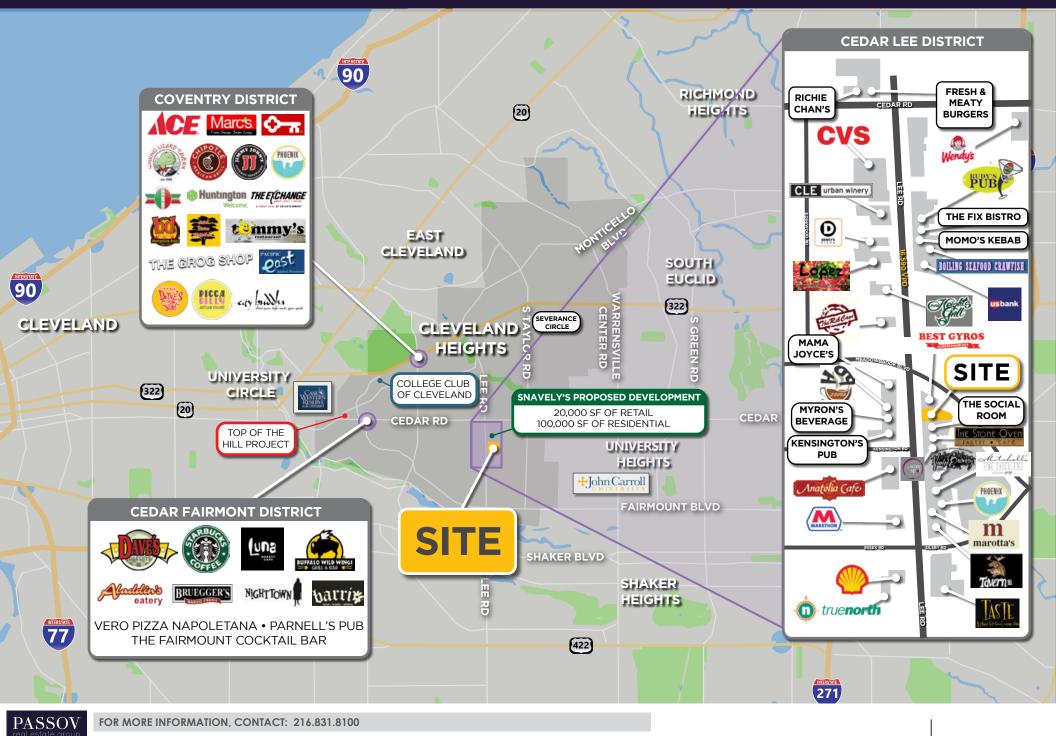


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