SPACE AVAILABLE FOR LEASE





EXISTING

Property Highlights

- Join new Family Dollar store
- Retail, Office or Medical space available for lease
- 4,760 SF available (68' frontage by 70' deep), will divide
- Area retailers include CVS, Huntington Bank, Best Cuts, McDonalds, Wendy's and Georgio's
- Signalized traffic light at entrance of property
- Plenty of lighted, off street parking at front door
- Located in the heart of the Brooklyn Centre Historic District
- 1/2 mile south of MetroHealth Medical Center

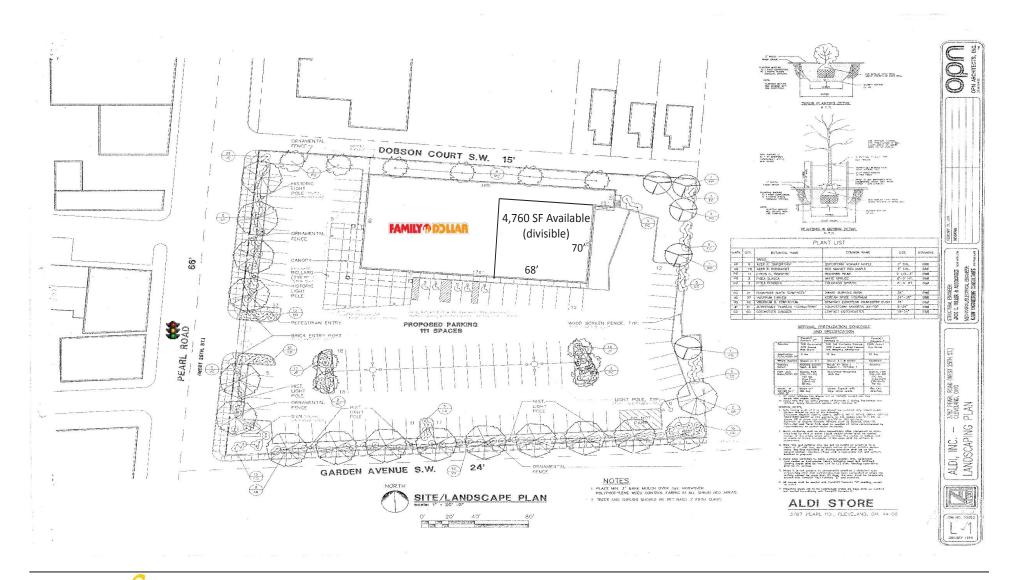
Demographics:

| Estimated Population | Daytime Employees | Average HH Income | |
|-------------------------|----------------------|----------------------|--|
| 1 Miles: 17,540 | 1 Miles: 12,478 | 1 Miles: \$43,445 | |
| 2 Miles: 60,842 | 2 Miles: 26,020 | 2 Miles: \$50,857 | |
| 3 Miles: 128,128 | 3 Miles: 60,535 | 3 Miles: \$60,535 | |



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SPACE AVAILABLE FOR LEASE **SITE PLAN**

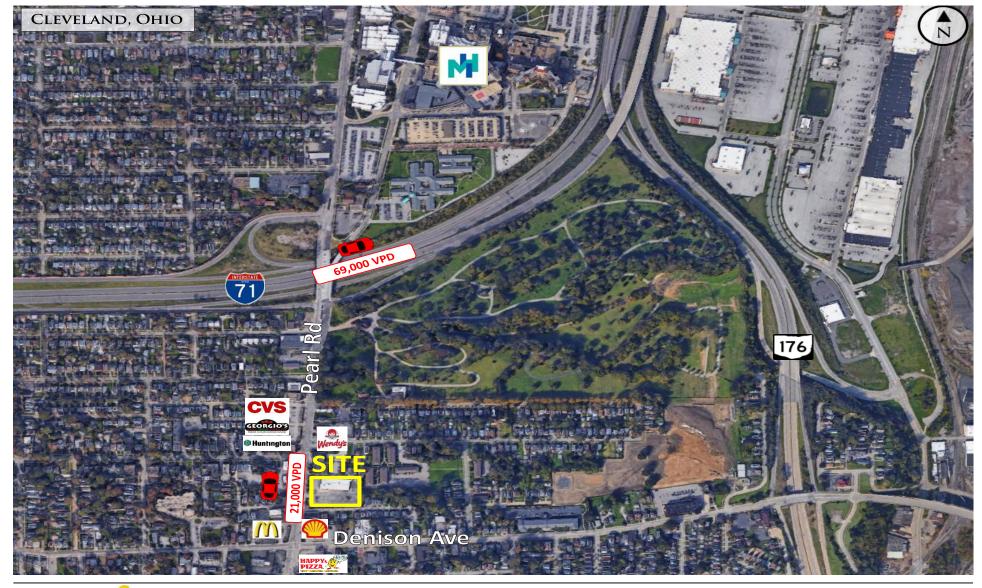




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SPACE AVAILABLE FOR LEASE **AERIAL**





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SPACE AVAILABLE FOR LEASE **DEMOGRAPHICS**

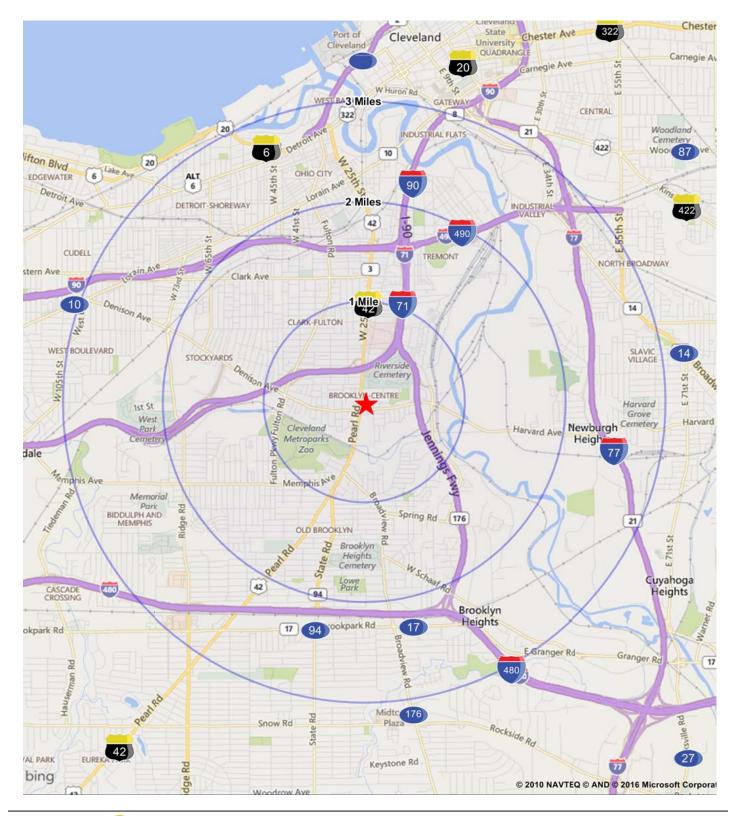
| 3787 Pearl Rd | | | | |
|------------------------|---|-------------|-------------|-------------|
| Cleve | eland, OH 44109 | 1 mi radius | 2 mi radius | 3 mi radius |
| POPULATION | 2018 Estimated Population | 17,540 | 60,842 | 128,128 |
| | 2023 Projected Population | 17,581 | 60,370 | 127,711 |
| | 2010 Census Population | 18,404 | 64,233 | 133,832 |
| | 2000 Census Population | 20,711 | 72,587 | 150,626 |
| | Projected Annual Growth 2018 to 2023 | - | -0.2% | -0.1% |
| | Historical Annual Growth 2000 to 2018 | -0.9% | -0.9% | -0.8% |
| | 2018 Median Age | 33.2 | 34.4 | 34.6 |
| HOUSEHOLDS | 2018 Estimated Households | 7,055 | 25,379 | 55,022 |
| | 2023 Projected Households | 7,177 | 25,547 | 55,670 |
| | 2010 Census Households | 7,129 | 25,811 | 55,334 |
| | 2000 Census Households | 7,916 | 28,654 | 59,976 |
| | Projected Annual Growth 2018 to 2023 | 0.3% | 0.1% | 0.2% |
| | Historical Annual Growth 2000 to 2018 | -0.6% | -0.6% | -0.5% |
| RACE AND ETHNICITY | 2018 Estimated White | 55.6% | 64.7% | 63.8% |
| | 2018 Estimated Black or African American | 19.6% | 14.9% | 18.8% |
| | 2018 Estimated Asian or Pacific Islander | 1.0% | 1.2% | 1.8% |
| | 2018 Estimated American Indian or Native Alaskan | 0.7% | 0.5% | 0.5% |
| | 2018 Estimated Other Races | 23.2% | 18.7% | 15.1% |
| | 2018 Estimated Hispanic | 37.6% | 30.1% | 23.6% |
| INCOME | 2018 Estimated Average Household Income | \$43,445 | \$50,857 | \$52,621 |
| | 2018 Estimated Median Household Income | \$28,326 | \$35,472 | \$37,742 |
| | 2018 Estimated Per Capita Income | \$17,595 | \$21,319 | \$22,734 |
| EDUCATION (AGE 25+) | 2018 Estimated Elementary (Grade Level 0 to 8) | 8.4% | 7.1% | 5.9% |
| | 2018 Estimated Some High School (Grade Level 9 to 11) | 18.4% | 15.6% | 14.2% |
| | 2018 Estimated High School Graduate | 34.7% | 34.2% | 33.2% |
| | 2018 Estimated Some College | 20.8% | 21.7% | 21.5% |
| | 2018 Estimated Associates Degree Only | 6.9% | 6.2% | 6.8% |
| | 2018 Estimated Bachelors Degree Only | 7.7% | 10.7% | 12.0% |
| | 2018 Estimated Graduate Degree | 3.3% | 4.5% | 6.4% |
| BUSINESS | 2018 Estimated Total Businesses | 729 | 1,827 | 4,597 |
| | 2018 Estimated Total Employees | 12,478 | 26,020 | 60,535 |
| | 2018 Estimated Employee Population per Business | 17.1 | 14.2 | 13.2 |
| | 2018 Estimated Residential Population per Business | 24.1 | 33.3 | 27.9 |

KOWIT COMPANY

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SPACE AVAILABLE FOR LEASE **AREA MAP**





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