

TALLAHASSEE GENERAL
ANCHOR
RETAIL



0.62 ACRES AVAILABLE

7201 Denison Ave
Cleveland, Ohio 44102w

AVAILABLE FOR GROUND LEASE, OR BUILD-TO-SUIT

0.62 Acres Available
7201 Denison Avenue, Cleveland, Ohio 44102

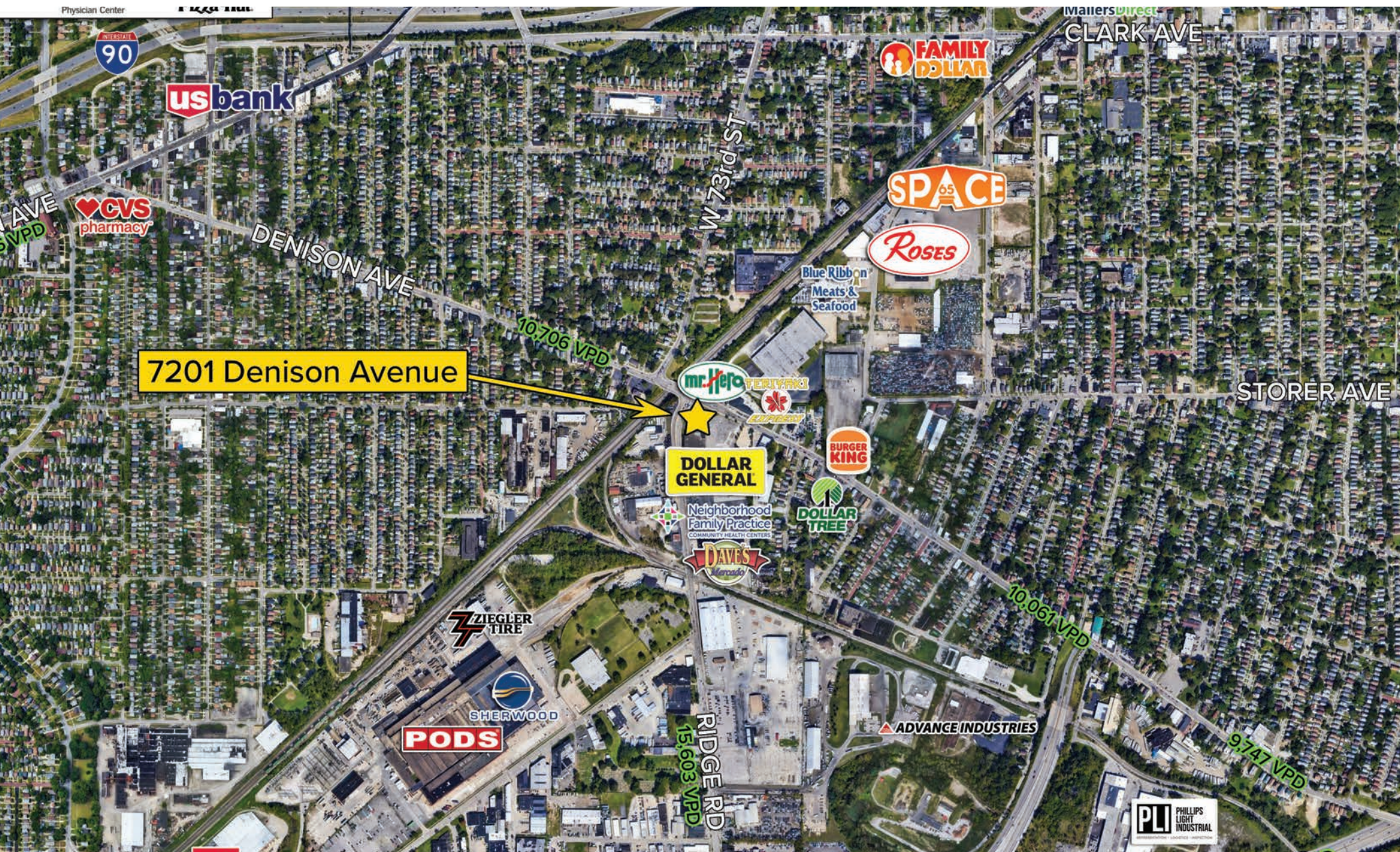


HIGHLIGHTS

- ▶ 0.62 acres available for Ground Lease or Build-to-Suit
- ▶ Located at the hard corner of Denison Avenue & Ridge Road (approximately 423' total frontage)
- ▶ Dual ingress/egress on Denison Avenue & Ridge Road
- ▶ Approximately 1/2-mile from heavily traveled I-71 (84,631 VPD)
- ▶ Nearby retailers include: Mr Hero, Georgio's Pizza, U.S. Bank, Dave's Market, Dollar General, Burger King, Dollar Tree, Little Caesars Pizza, Roses Discount Store

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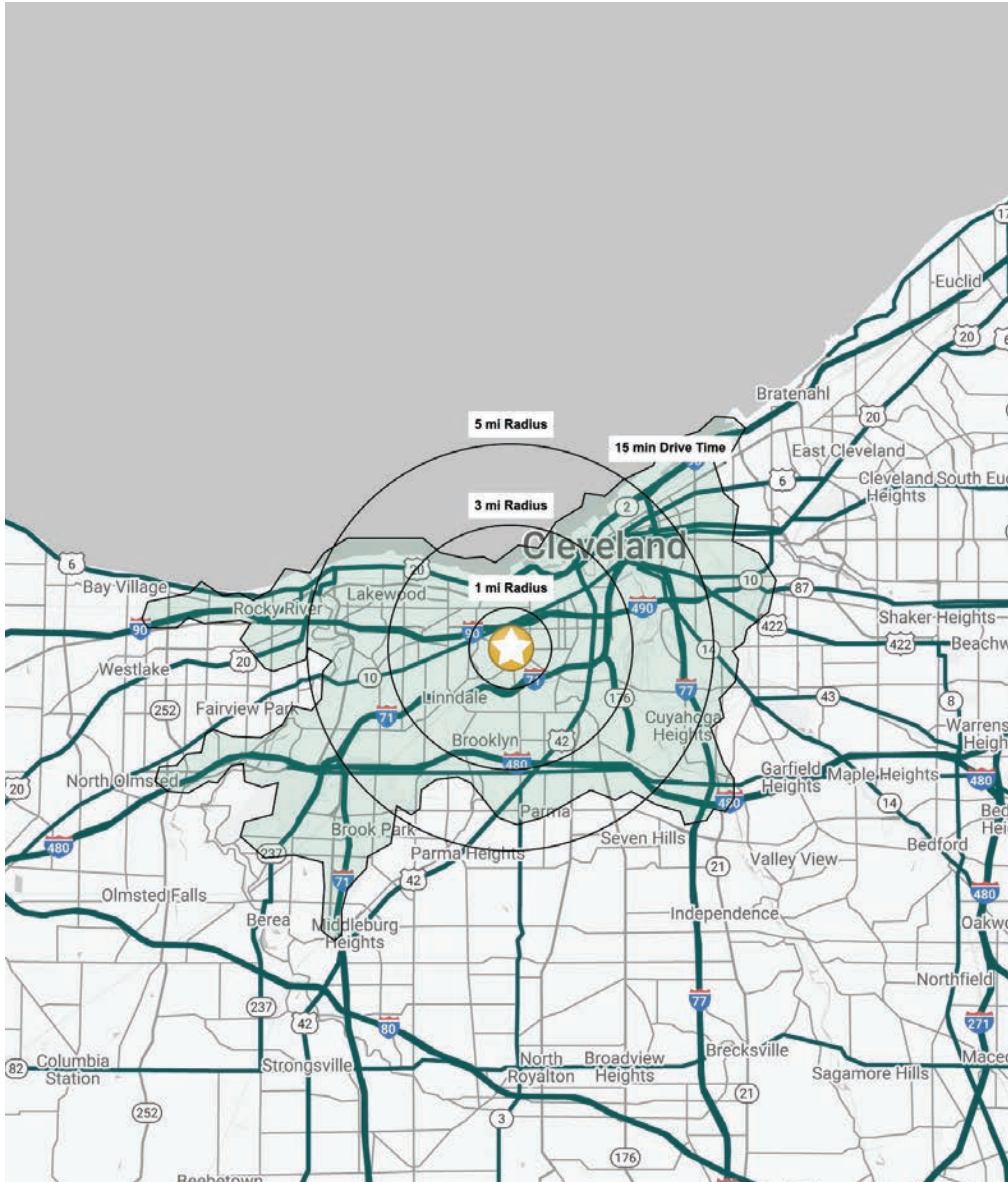
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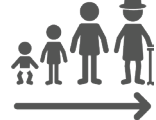





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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	21,032	161,167	323,335	364,418
 HOUSEHOLDS	7,739	72,935	148,486	167,045
 MEDIAN AGE	31.7	36.8	37.7	38.3
 AVERAGE HH INCOME	\$49,306	\$59,341	\$63,680	\$64,673
 MEDIAN HH INCOME	\$34,764	\$43,975	\$49,655	\$49,838
 BUSINESSES	475	4,625	12,988	16,380
 EMPLOYEES	4,994	51,899	204,844	259,545



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