



**SUPERIOR ARTS
RETAIL BUILDING**

2331 Superior Ave E
Cleveland, Ohio 44114

FOR LEASE

SUPERIOR ARTS RETAIL BUILDING

2331 Superior Ave E | Cleveland, Ohio 44114



HIGHLIGHTS

- ▶ Newly renovated storefront with beautiful glass window lining
- ▶ Located within the Superior Arts District just one (1) block north of Cleveland State University campus and one (1) mile east of Public Square
- ▶ Up to +/- 9,871 SF available (divisible) with +/- 7,490 SF of retail/office space in the front and +/- 2,381 SF of storage/warehouse space with one (1) drive-in door
- ▶ Part of the larger Campus District, founded 40 years ago to create opportunities that enhance education, improve access to health care, spur real estate and business development, and inspire people to live, work, and play in the neighborhood
- ▶ Direct freeway access to I-90 E to SR-2 and I-90 W to I-71 and I-77



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Rockwell Avenue
Emperor's Palace
Sichuan Hot Pot

Asia Plaza
Ball Ball Waffle
Szechuan Cafe
Li Wah Restaurant

ASIATOWN
CLEVELAND
Good Harvest Foods Market • Koko Bakery
Han Chinese Kabob & Grill • Szechuan Gourmet
Galaxy Karaoke • Map of Thailand • Korea House
Miega Korean Barbecue • Number One Pho
Wonton Gourmet & BBQ • Ha Ahn Restaurant
Superior Pho • Superior Restaurant •
Mango Mango Dessert • Ice or Rice Cafe
Park to Shop Supermarket • Alpha Ramen

2331 Superior Avenue



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

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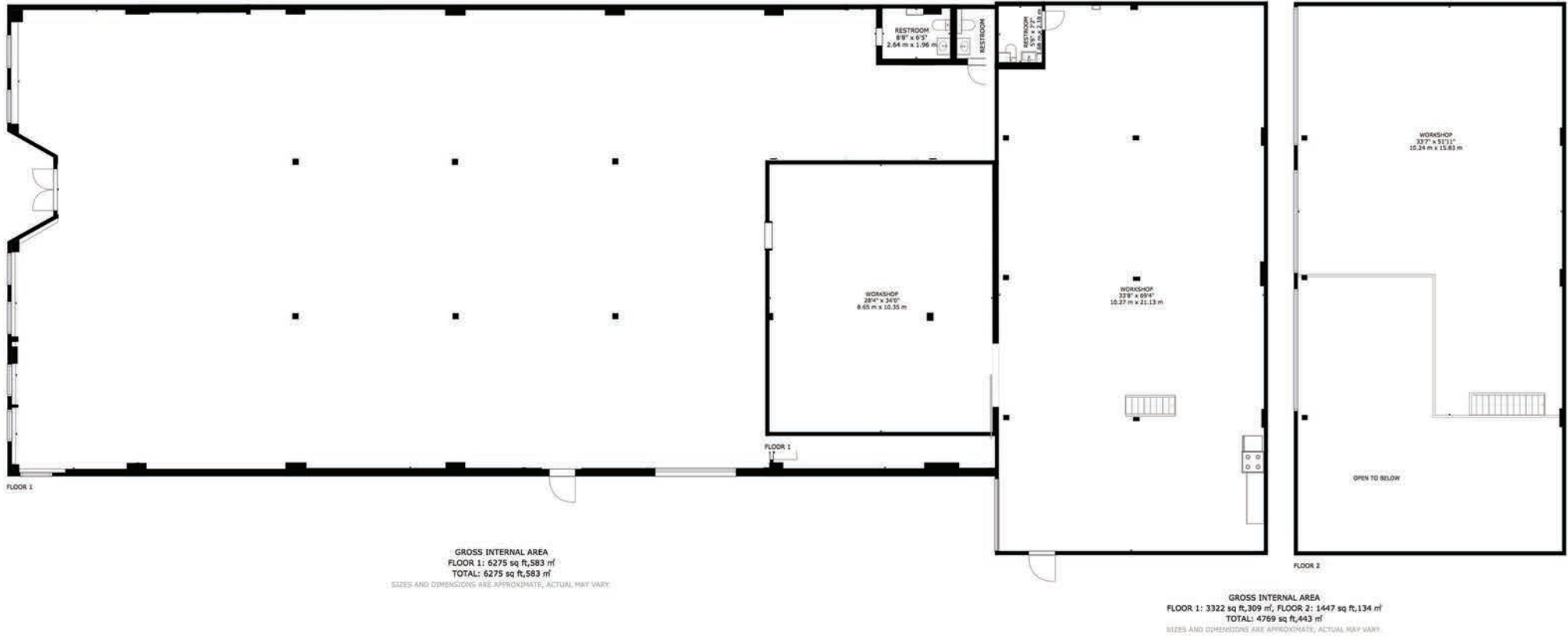
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A Campus District Neighborhood

Recent & Planned Development



CLEVELAND STATE UNIVERSITY CAMPUS

Source: campusdistrict.org



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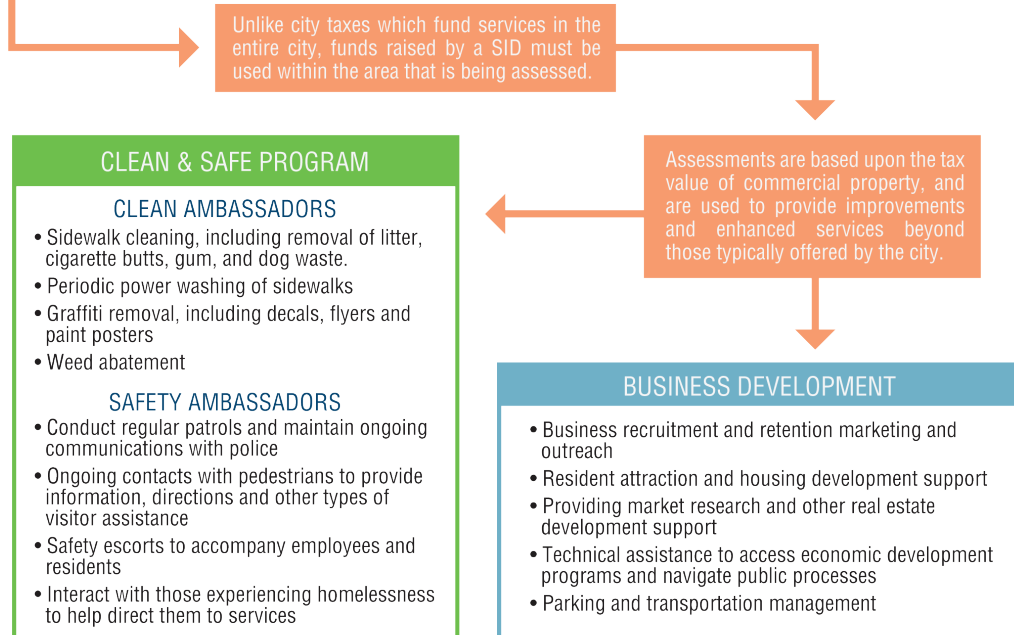


What is a Special Improvement District (SID)?

A Special Improvement District (SID) is a not-for-profit organization established under state law. Property owners within a SID assess themselves to provide funding for extended services aimed at the economic enhancement of the area. There are currently over 1,000 SIDs throughout the United States.

How Does the Superior Arts SID Work? What Does it Do?

The Superior Arts Improvement Corporation was created in 2017 to manage **assessment dollars** paid by property owners within the SID.



Source: campusdistrict.org



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BACKGROUND

The Midway concept was developed by Bike Cleveland and community partners in 2011 to reclaim excess right-of-way on Cleveland's over-built roadway network. Working with planners, engineers, and community members, Bike Cleveland identified an 80-mile network of protected bike lanes that would be a safe option for people of all ages and abilities to travel by bike across our city.

BENEFITS OF MIDWAY

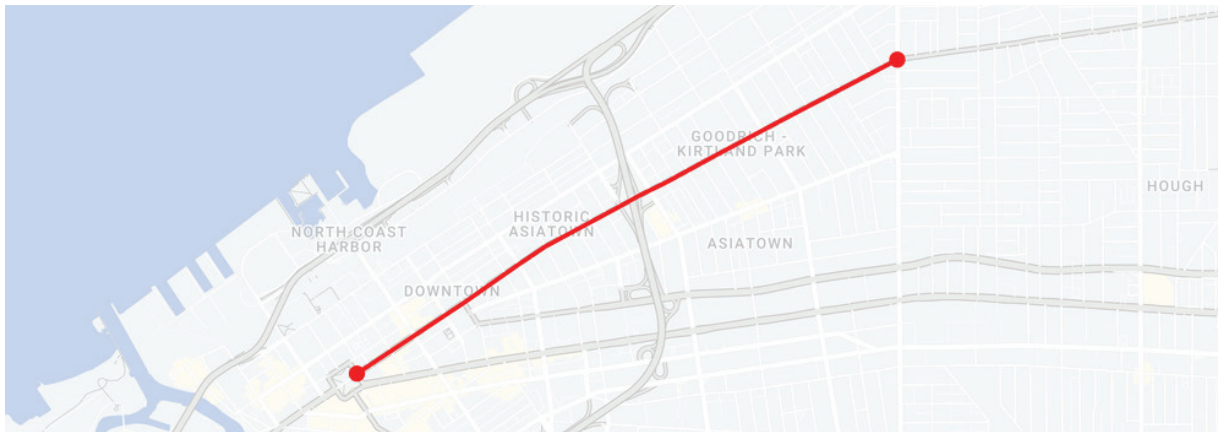
The Cleveland Midway: Superior Avenue proposes a continuous sidewalk-level bikeway median. Gaps in the Midway median will occur at major signalized intersections. Minor intersections will become T-intersections. Traffic will be maintained in each direction, with dedicated left-turn lanes at intersections. Traffic signals will be updated with dedicated traffic signal heads for the midway and possible Transit Signal Priority (TSP) for RTA buses.

This provides a safe and comfortable east-west bicycle and pedestrian connection for riders of all ages, abilities, and socioeconomic levels to access Cleveland's downtown and surrounding neighborhoods. The Cleveland Midway: Superior Avenue is located along an RTA priority corridor, facilitating multimodal travel and convenient transfers from foot to bike to transit.

In 2017, Superior Avenue between East Roadway and East 55th Street was selected as the first segment for implementation (approximately 2.4 miles long). Traffic analysis for Superior Avenue was completed in March 2020 to assess access requirements and safety along the corridor. The design process for implementation began at the beginning of 2023.

The Cleveland Midway will provide Cleveland with a resilient and equitable transportation system. Separated bike lanes are an innovative form of urban cycling infrastructure, giving continuous physical protection to cyclists while still being a part of the curb-to-curb street right of way. This creates a safer connection for cyclists, pedestrians, and vehicular traffic, making urban streets safe and comfortable for users of all ages and abilities.

The Midway is not just a cycling infrastructure project. It is an economic investment, public transit, streetscape, ecological, and neighborhood livability project that provides significant investment to some of the most vulnerable Cleveland neighborhoods.



Cleveland Midway Superior Avenue

Source: campusdistrict.org



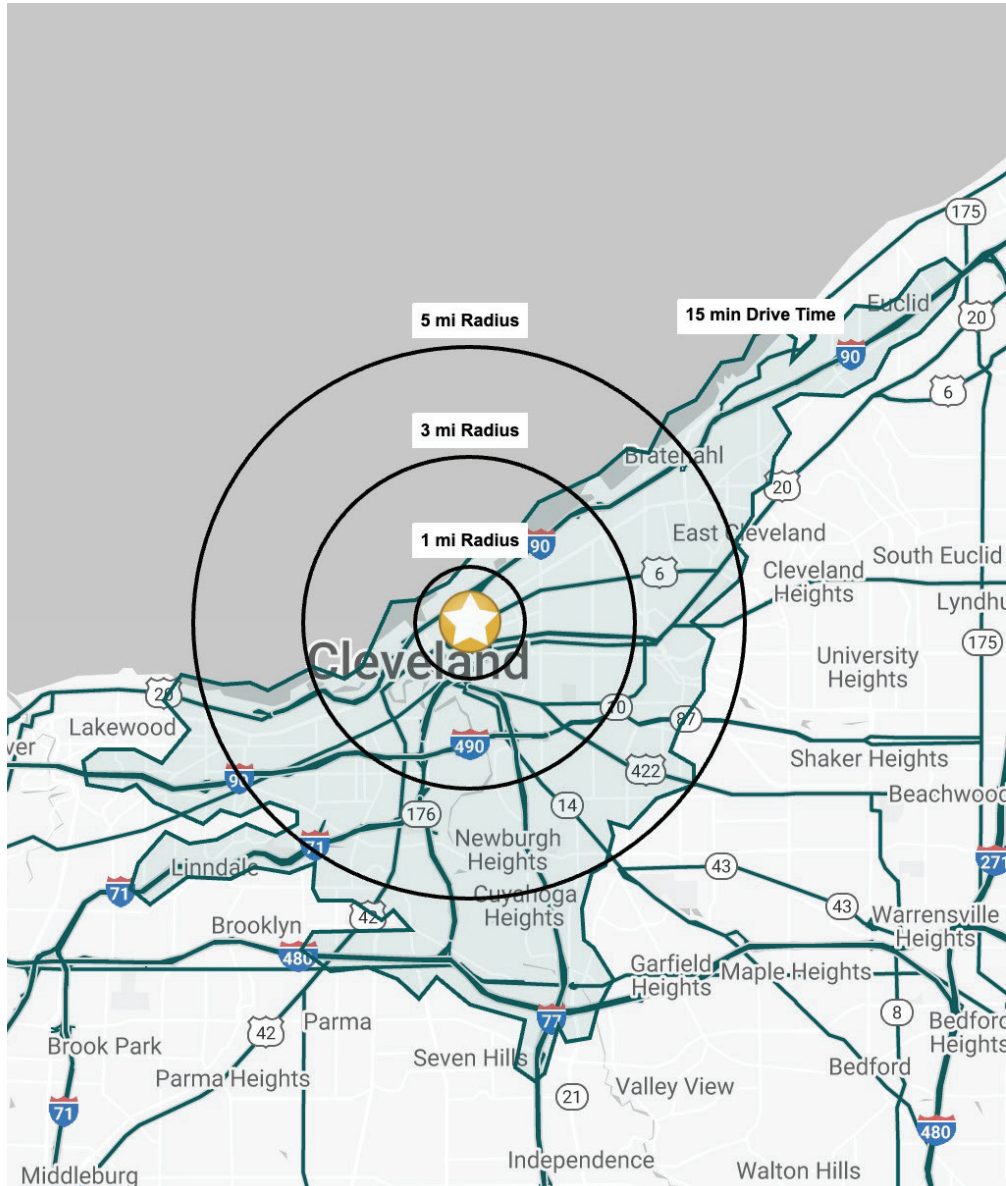
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	14,299	68,764	219,447	290,578
HOUSEHOLDS	7,667	33,518	99,857	133,010
MEDIAN AGE	31.0	34.3	34.7	35.3
AVERAGE HH INCOME	\$47,930	\$67,237	\$62,550	\$62,476
MEDIAN HH INCOME	\$36,938	\$45,808	\$43,306	\$43,458
BUSINESSES	2,752	6,612	11,307	14,604
EMPLOYEES	55,312	113,255	158,877	210,578
EDUCATION: BACHELORS +	41.4%	32.5%	26.8%	24.4%



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