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MEMBER



2343 Superior Avenue

SUPERIOR AVE



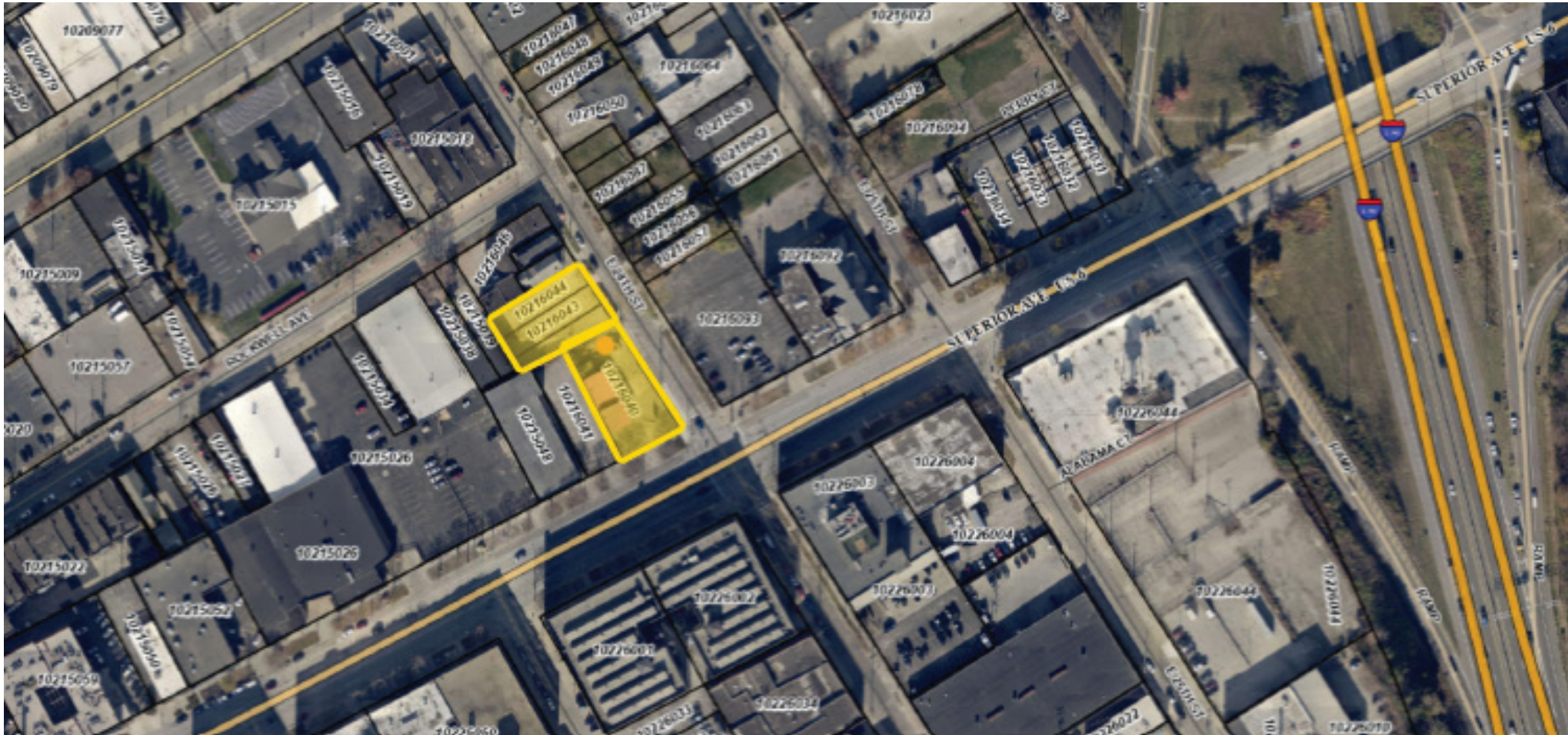
SUPERIOR & E 24TH **2343 Superior Ave E**
Cleveland, Ohio 44114

FOR LEASE

+/- 0.55 Acres

SUPERIOR & E 24TH

2343 Superior Ave | Cleveland, Ohio 44114



HIGHLIGHTS

- ▶ +/- 0.55 acres available for ground lease or build-to-suit
- ▶ Located at the signalized intersection of Superior Ave and E 24th St
- ▶ Convenient freeway access to I-90 E to SR-2 and I-90 W to I-71 and I-77
- ▶ Located along the Cleveland Midway Superior Avenue project stretching from E 55th to Public Square designed to improve the safety of pedestrians, bikers, drivers, and public transit riders - starting 2025
- ▶ Join the Superior Arts District just one (1) block north of CSU Campus District and one (1) mile east of Public Square



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ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com
VICTOR KIRALLAH | 216.342.2626 | vkirallah@anchorretail.com

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SUPERIOR Arts

A Campus District Neighborhood

Recent & Planned Development



Source: campusdistrict.org



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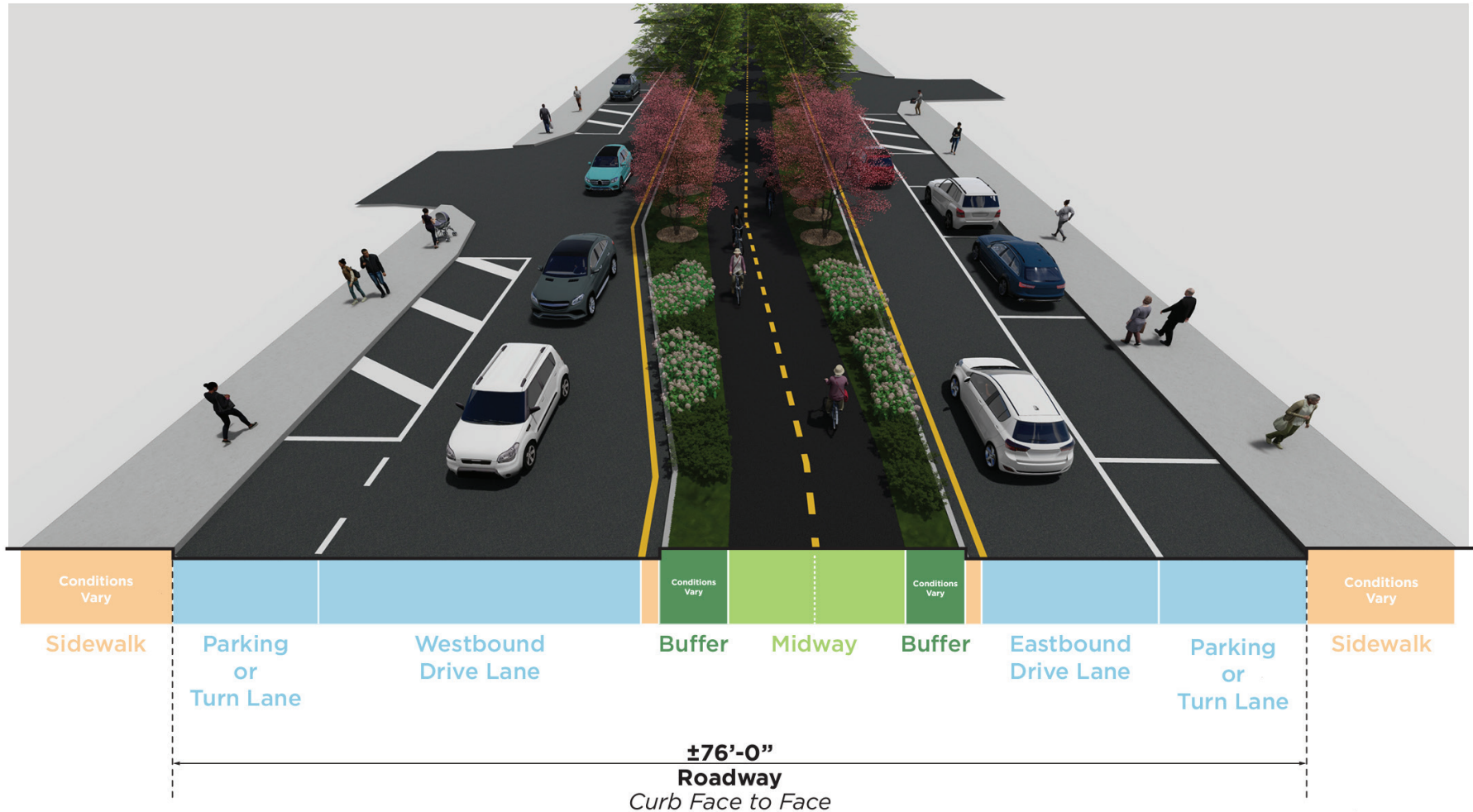
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PROPOSED SUPERIOR AVENUE SECTION - TYPICAL WITH PARKING

**SCHEMATIC-DESIGN SUBJECT TO CHANGE*

- [Midway Corridor Site Plan](#)
- [Superior Midway Intersection Boards](#)
- [Superior Midway Perspective Section Boards](#)
- [Superior Midway Project Overview](#)

Source: campusdistrict.org

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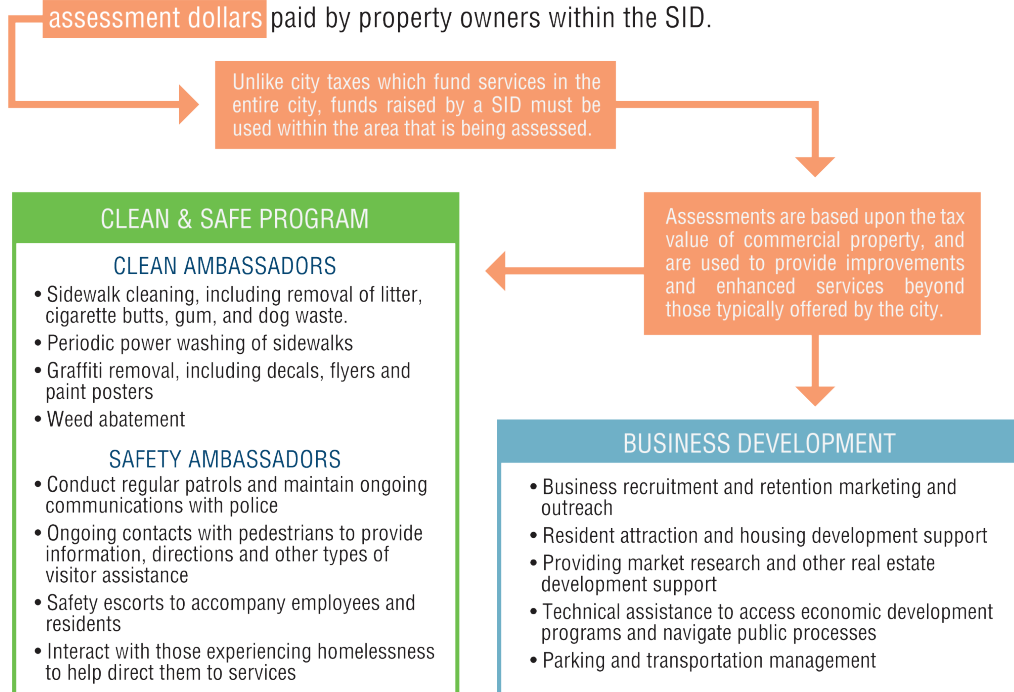


What is a Special Improvement District (SID)?

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

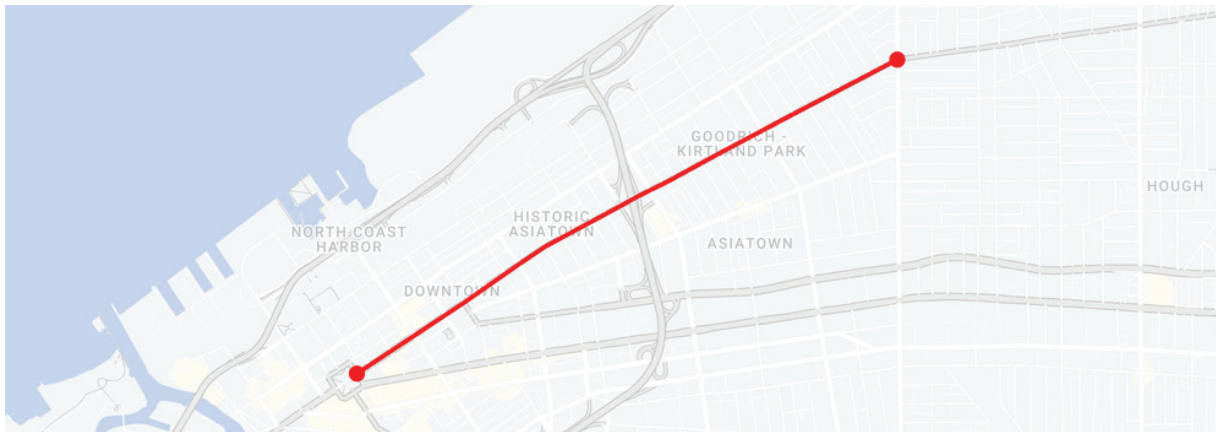
The Cleveland Midway: Superior Avenue proposes a continuous sidewalk-level bikeway median. Gaps in the Midway median will occur at major signalized intersections. Minor intersections will become T-intersections. Traffic will be maintained in each direction, with dedicated left-turn lanes at intersections. 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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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

Asia Plaza
Ball Ball Waffle
Szechuan Cafe
Li Wah Restaurant

Arby's Pizza Hut
Yum Village langston

amazon locker UNIVERSITY STUDIOS THE EDGE ON EUCLID
CORROS BAKERY RASCAL HOUSE
UNIVERSITY LOFTS Comfort VIKING PUBLIC HOUSE SUBWAY
19 LOFTS 00 INNERBELT LOFTS

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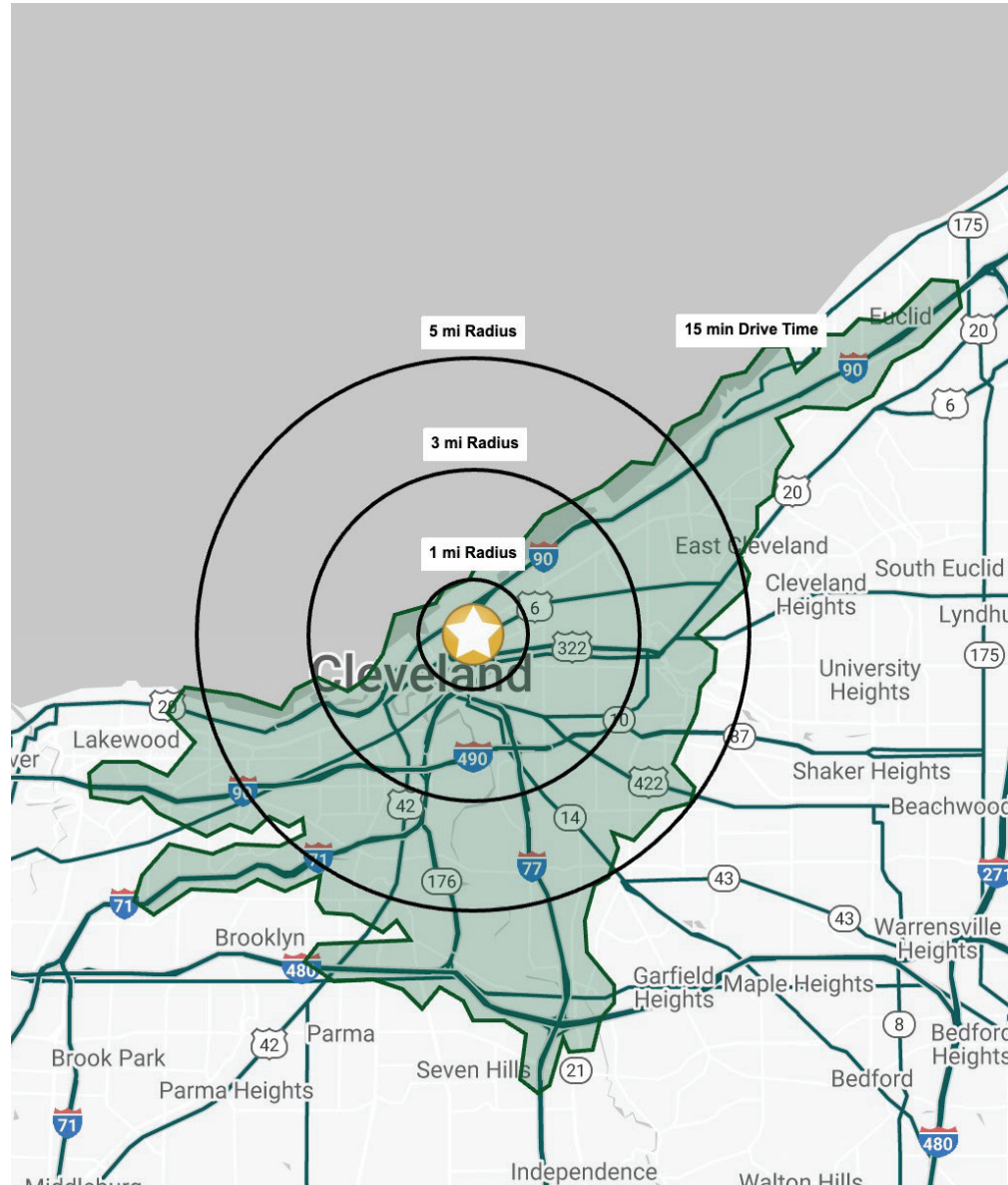
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	15,360	78,087	234,327	308,575
HOUSEHOLDS	8,302	38,840	109,688	143,413
MEDIAN AGE	31.4	35.5	36.9	37.5
AVERAGE HH INCOME	\$52,403	\$61,574	\$60,231	\$61,690
MEDIAN HH INCOME	\$40,428	\$48,988	\$45,779	\$46,736
BUSINESSES	2,708	6,673	11,387	14,797
EMPLOYEES	53,979	114,125	159,896	213,244
EDUCATION: BACHELORS +	43.5%	33.3%	28.2%	25.9%



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