



2202 Superior Avenue

SUPERIOR AVE



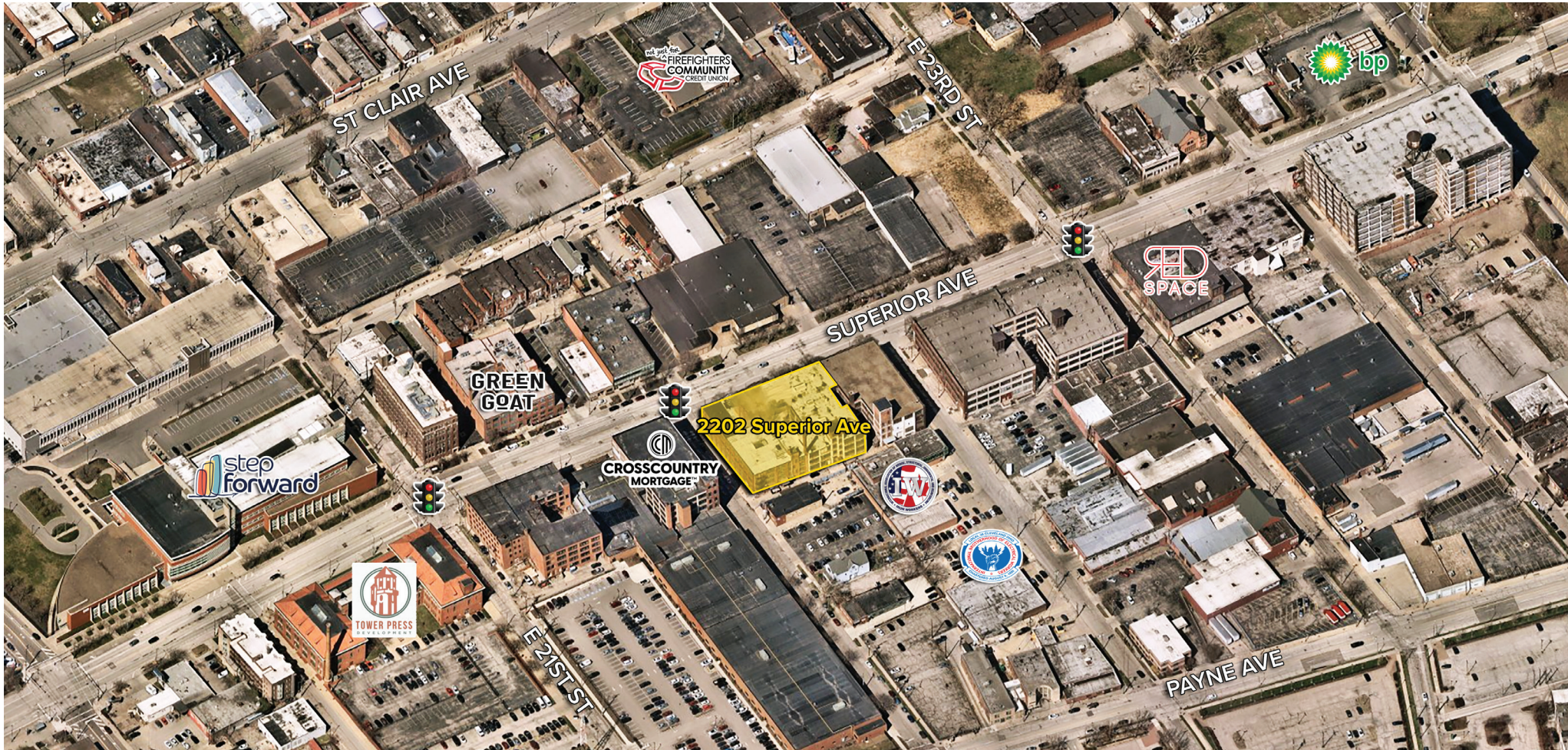
# THE HELLER BUILDING REDEVELOPMENT

2202 Superior Ave  
Cleveland, Ohio 44114

# FOR LEASE

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2202 Superior Ave | Cleveland, Ohio 44114



## HIGHLIGHTS

- ▶ +/- 1,794 SF available for lease
- ▶ The redevelopment of the Heller and Keller-Kohn Buildings will include approximately 100 new residential units
- ▶ 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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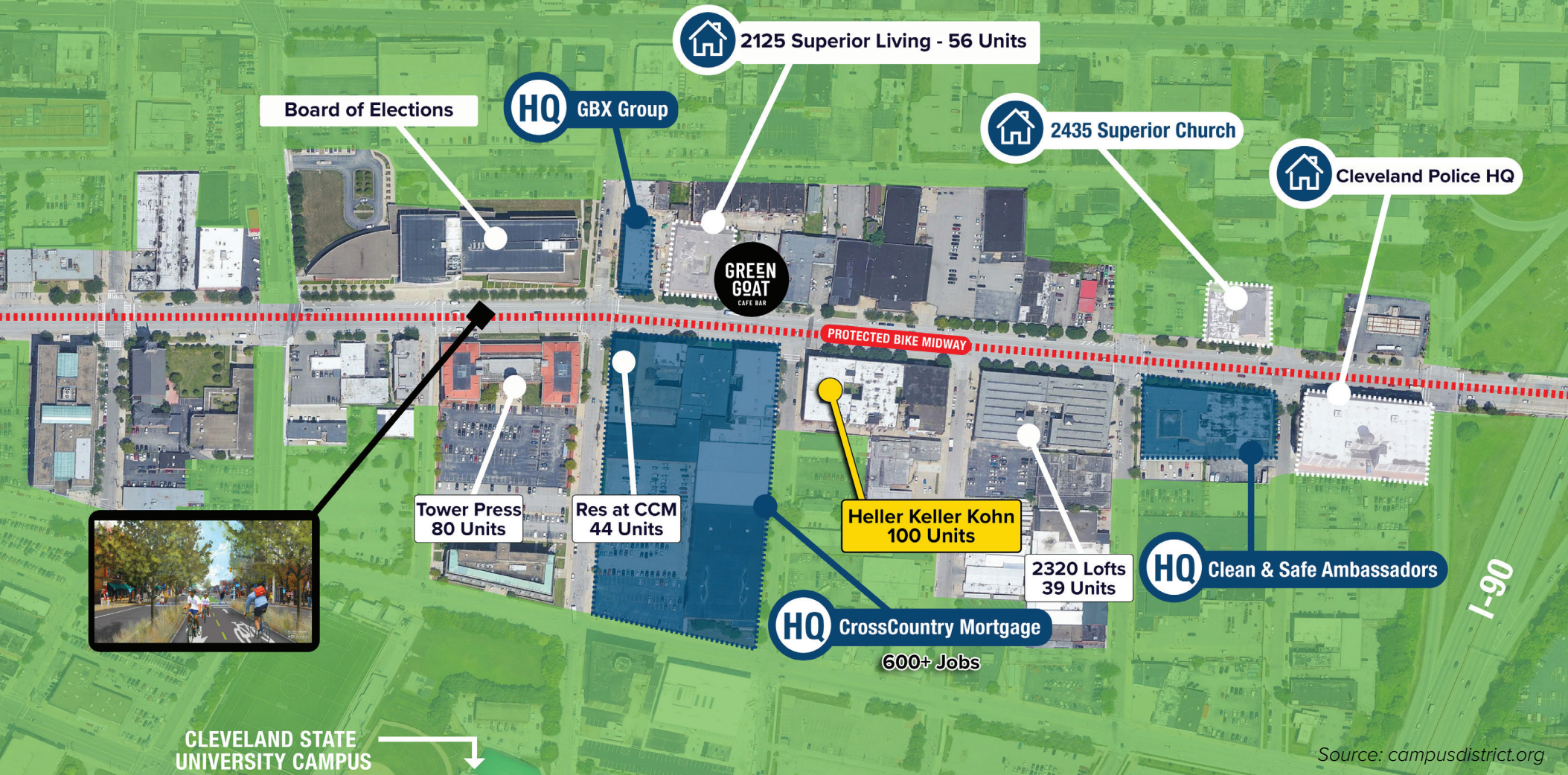
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**SUPERIOR**  
*Arts*  
A Campus District Neighborhood

## Recent & Planned Development



**AR** | **ANCHOR**  
RETAIL

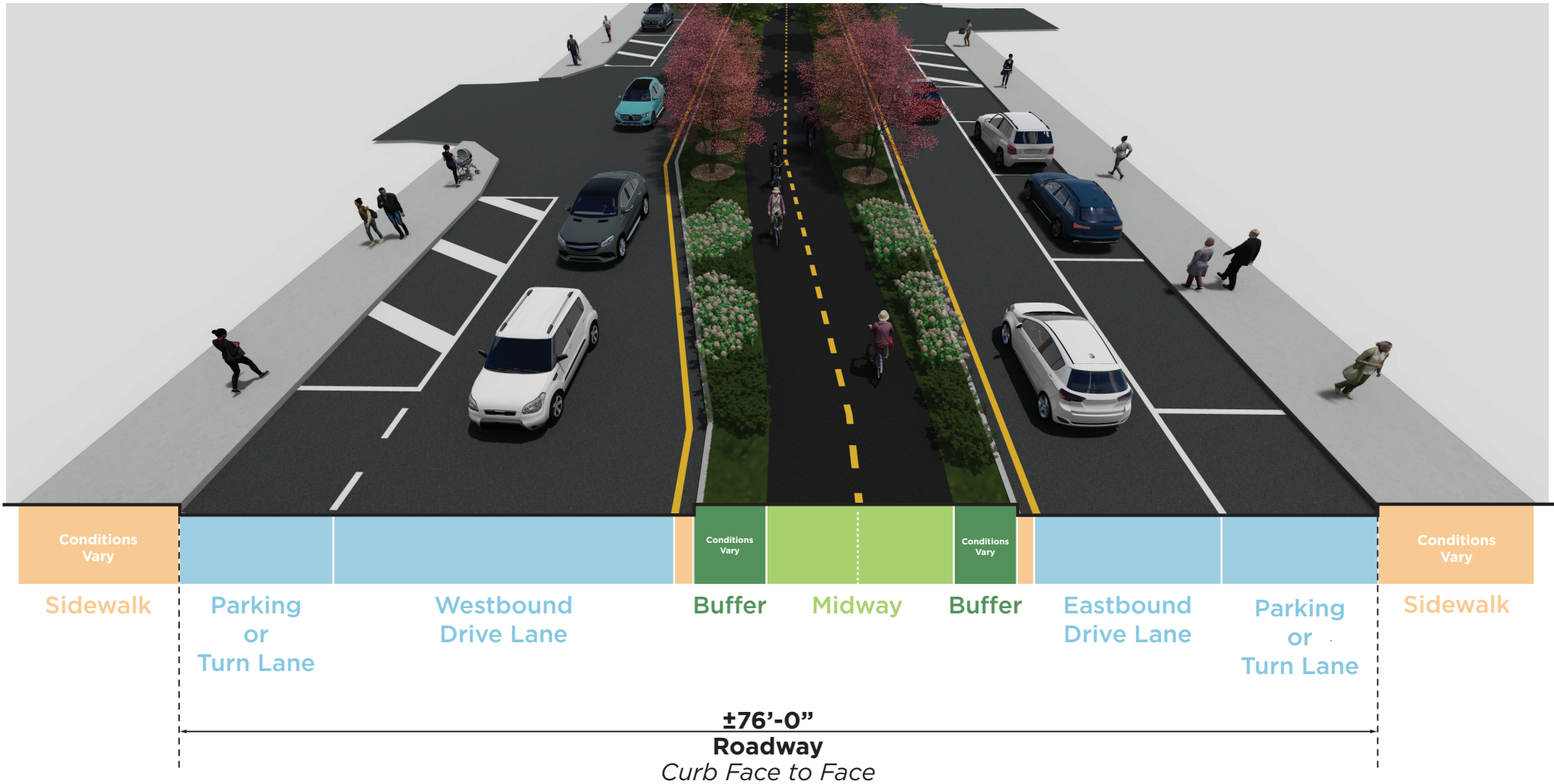
**REALTY**  
**RESOURCES**  
MEMBER

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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](http://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.

Unlike city taxes which fund services in the entire city, funds raised by a SID must be used within the area that is being assessed.

Assessments are based upon the tax value of commercial property, and are used to provide improvements and enhanced services beyond those typically offered by the city.

### CLEAN & SAFE PROGRAM

#### CLEAN AMBASSADORS

- Sidewalk cleaning, including removal of litter, cigarette butts, gum, and dog waste.
- Periodic power washing of sidewalks
- Graffiti removal, including decals, flyers and paint posters
- Weed abatement

#### SAFETY AMBASSADORS

- Conduct regular patrols and maintain ongoing communications with police
- Ongoing contacts with pedestrians to provide information, directions and other types of visitor assistance
- Safety escorts to accompany employees and residents
- Interact with those experiencing homelessness to help direct them to services

### BUSINESS DEVELOPMENT

- Business recruitment and retention marketing and outreach
- Resident attraction and housing development support
- Providing market research and other real estate development support
- Technical assistance to access economic development programs and navigate public processes
- Parking and transportation management

Source: [campusdistrict.org](http://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

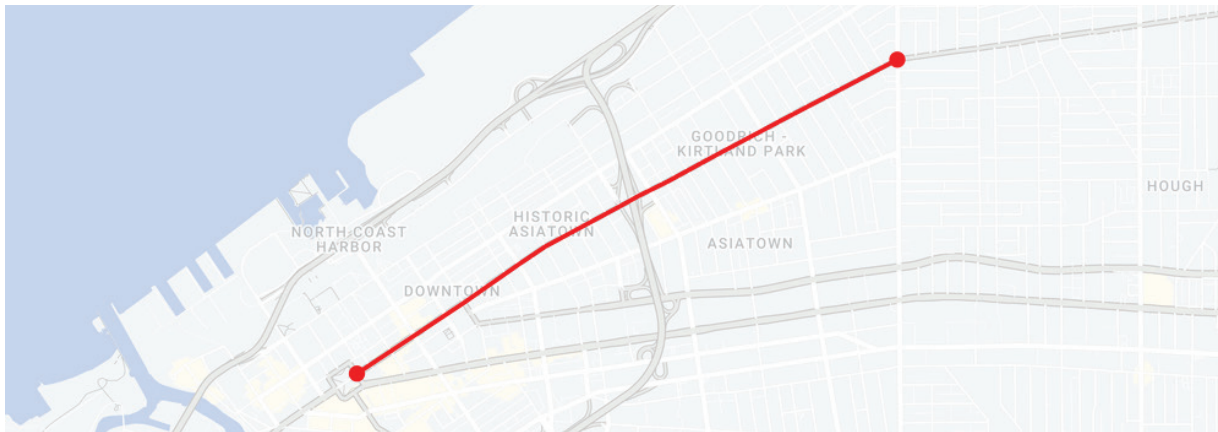
The Cleveland Midway: Superior Avenue proposes a continuous sidewalk-level bikeway median. Gaps in the Midway median will occur at major signalized intersections. Minor intersections will become T-intersections. Traffic will be maintained in each direction, with dedicated left-turn lanes at intersections. 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](https://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** **TAILGATE** **Bombay Chest** **19 LOFTS** 00  
**UNIVERSITY LOFTS** **COMFORT** **VIKING PUBLIC HOUSE** **SUBWAY** **INNERBELT LOFTS**

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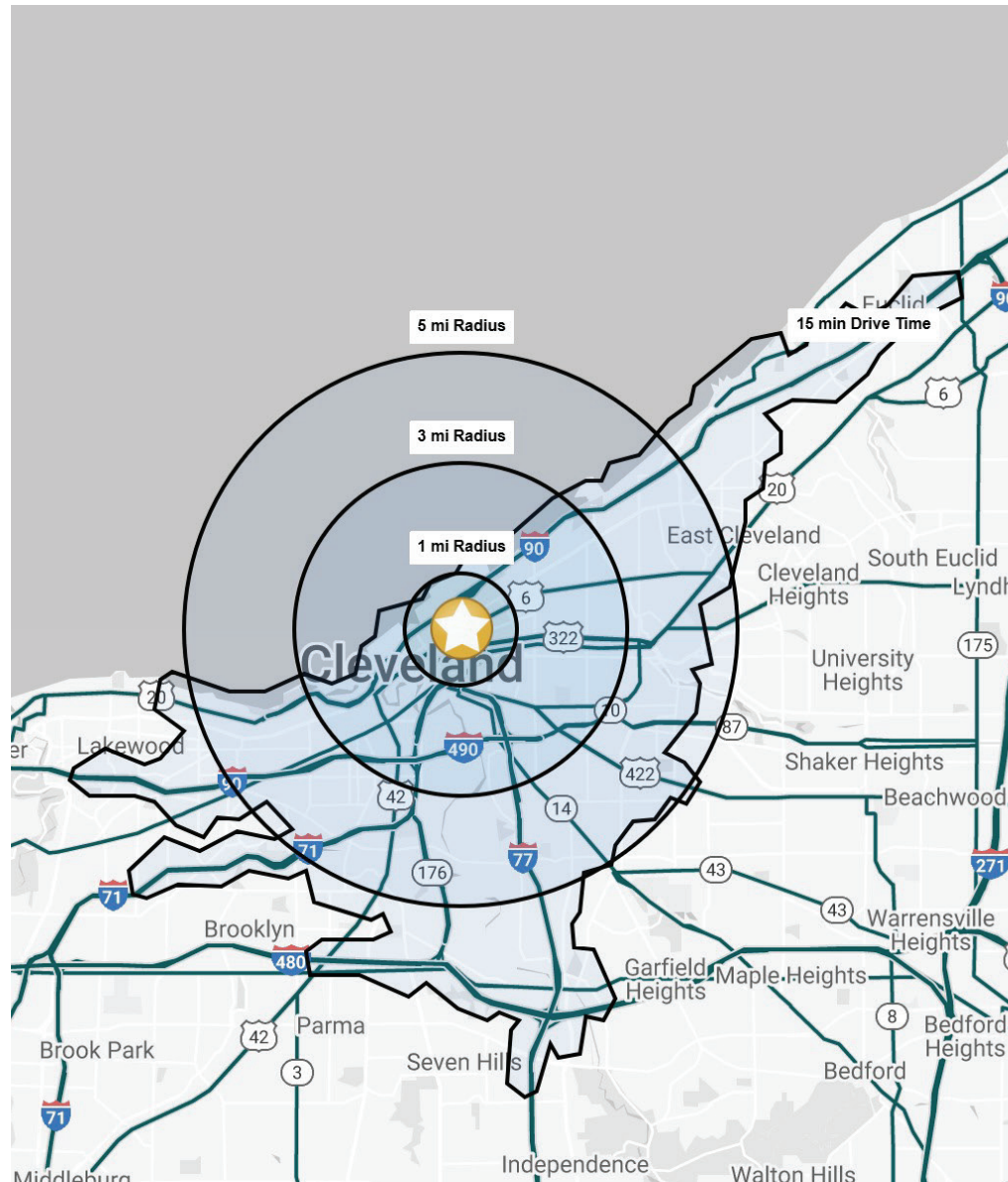




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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	15,826	78,879	237,335	312,888
HOUSEHOLDS	8,700	39,221	111,362	145,947
MEDIAN AGE	30.8	33.8	34.6	35.5
AVERAGE HH INCOME	\$65,344	\$71,875	\$65,288	\$64,512
MEDIAN HH INCOME	\$41,638	\$49,387	\$45,934	\$46,885
BUSINESSES	2,896	6,699	11,499	15,002
EMPLOYEES	57,682	112,117	165,200	213,787
EDUCATION: BACHELORS +	46.8%	34.8%	29.0%	26.8%



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