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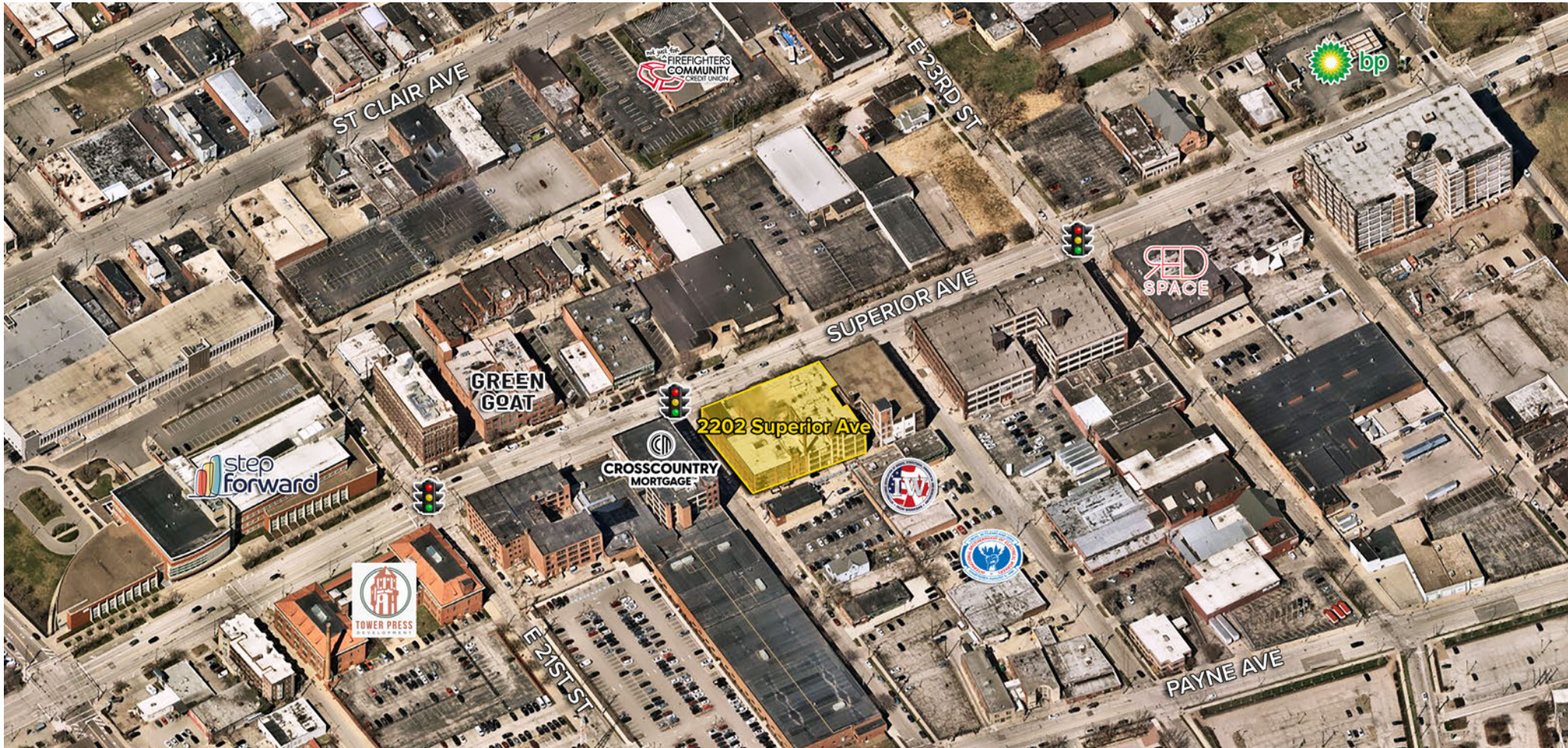
**THE HELLER BUILDING
REDEVELOPMENT**

2202 Superior Ave
Cleveland, Ohio 44114

FOR LEASE

THE HELLER BUILDING REDEVELOPMENT

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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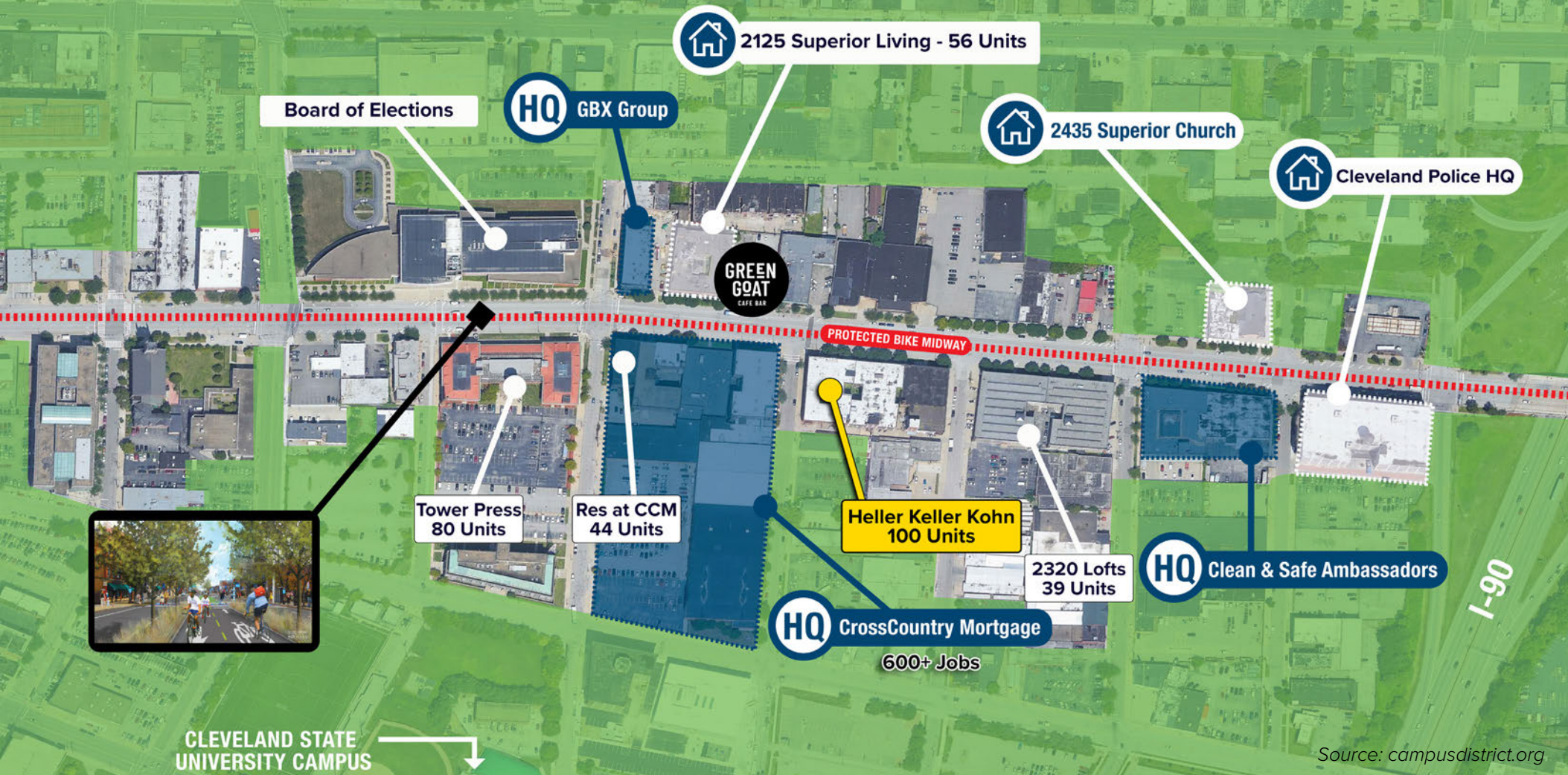
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SUPERIOR
Arts
A Campus District Neighborhood

Recent & Planned Development

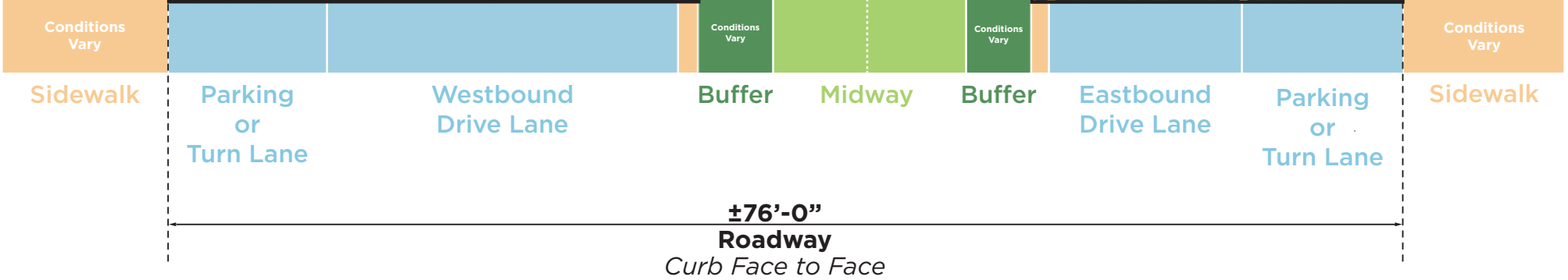


Source: campusdistrict.org

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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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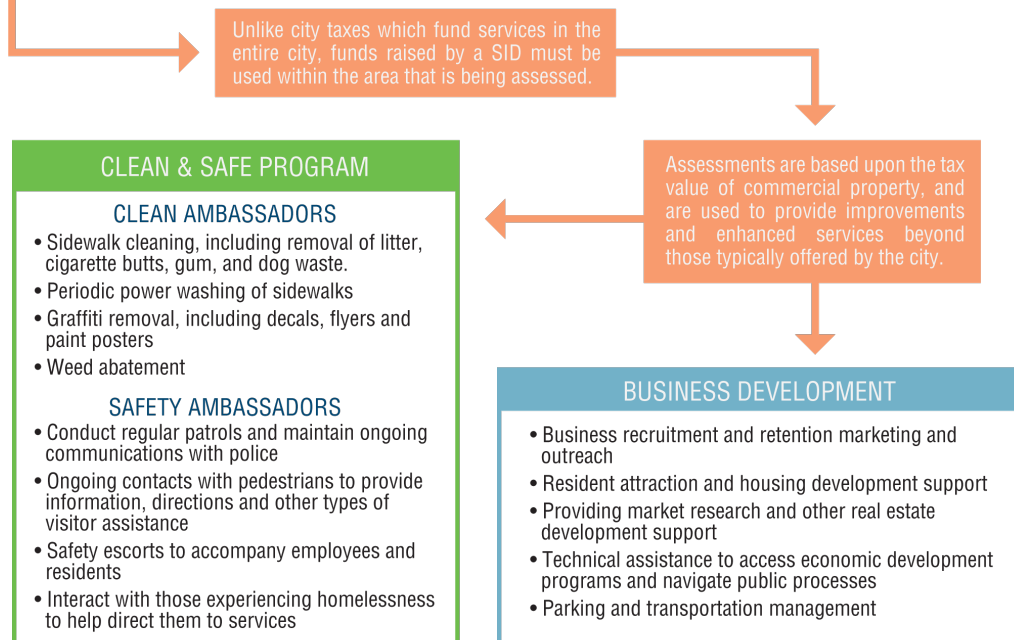


What is a Special Improvement District (SID)?

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
 Village langston

amazon locker UNIVERSITY STUDIOS THE EDGE ON EUCLID
 CORROS RASCAL HOUSE TUB TAILGATE
 UNIVERSITY LOFTS COMFORT VIKING PUBLIC HOUSE SUBWAY
 19 LOFTS 00 INNERBELT LOFTS

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- Superior Pho • Superior Restaurant •
- Mango Mango Dessert • Ice or Rice Cafe
- Park to Shop Supermarket • Alpha Ramen

Rockwell Avenue
Emperor's Palace
Sichuan Hot Pot

Asia Plaza
Ball Ball Waffle
Szechuan Cafe
Li Wah Restaurant

2202 Superior Avenue

NorthCoast HARBOR

CLEVELAND BROWNS STADIUM

WAREHOUSE DISTRICT

SHERWIN WILLIAMS New Global HQ
2025 Occupancy

ANCHOR RETAIL

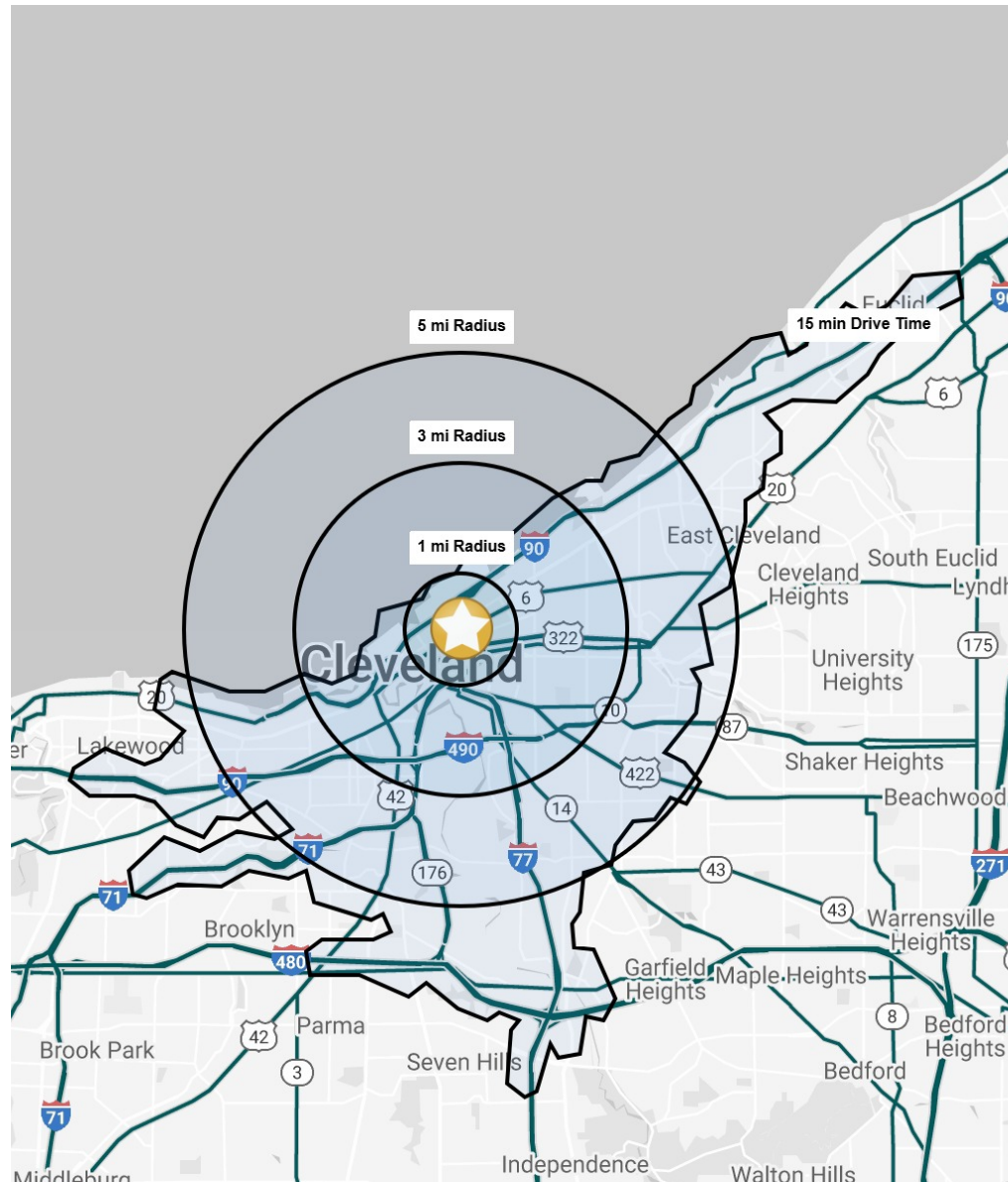
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DEMOGRAPHIC SNAPSHOT

	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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