

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



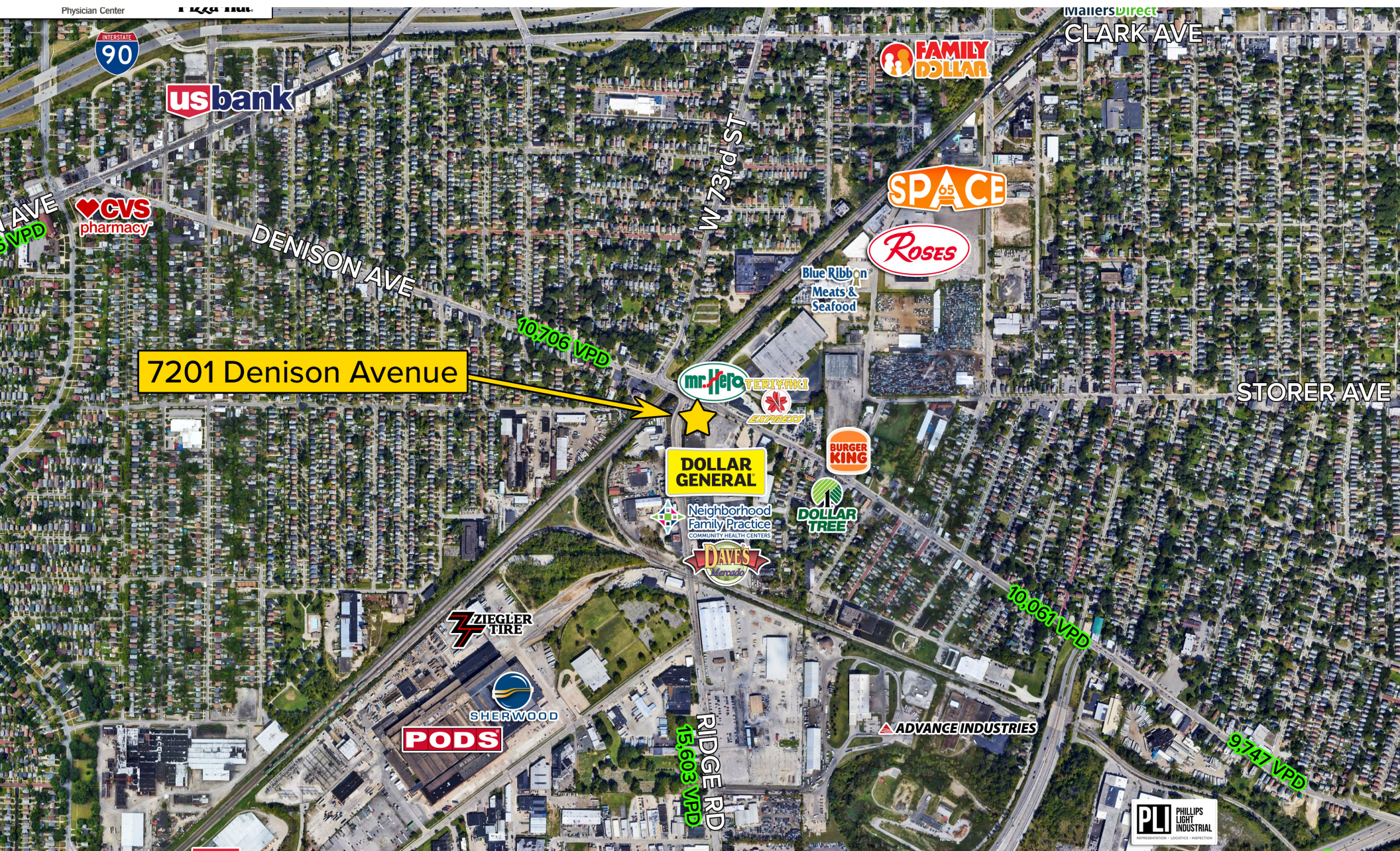
## HIGHLIGHTS

- ▶ 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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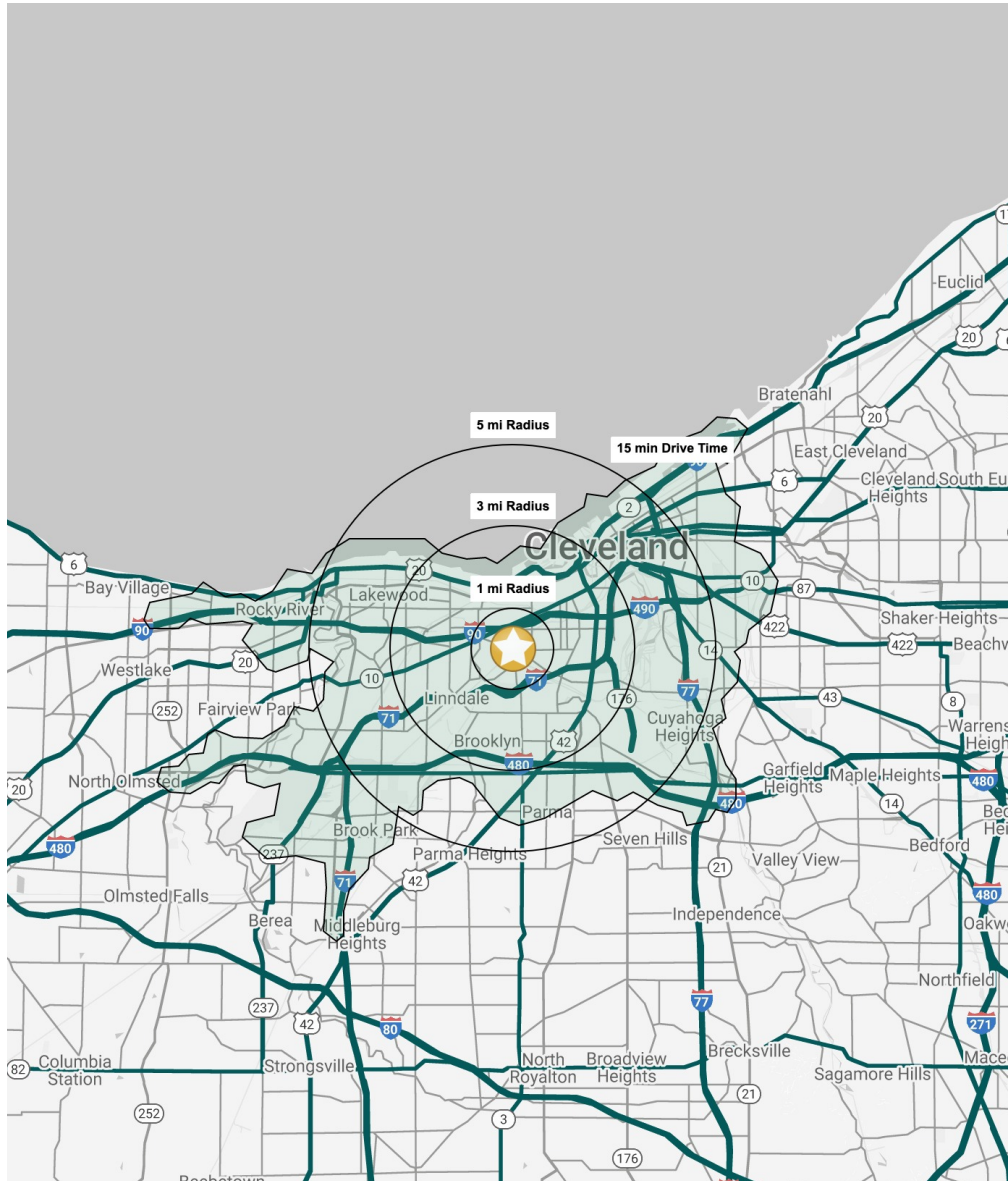
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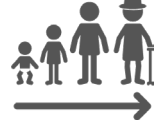






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## DEMOGRAPHIC SNAPSHOT

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



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