



**FORMER RITE AID**

**475 E 185th Street**  
**Euclid, Ohio 44119**

# FOR LEASE

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## HIGHLIGHTS

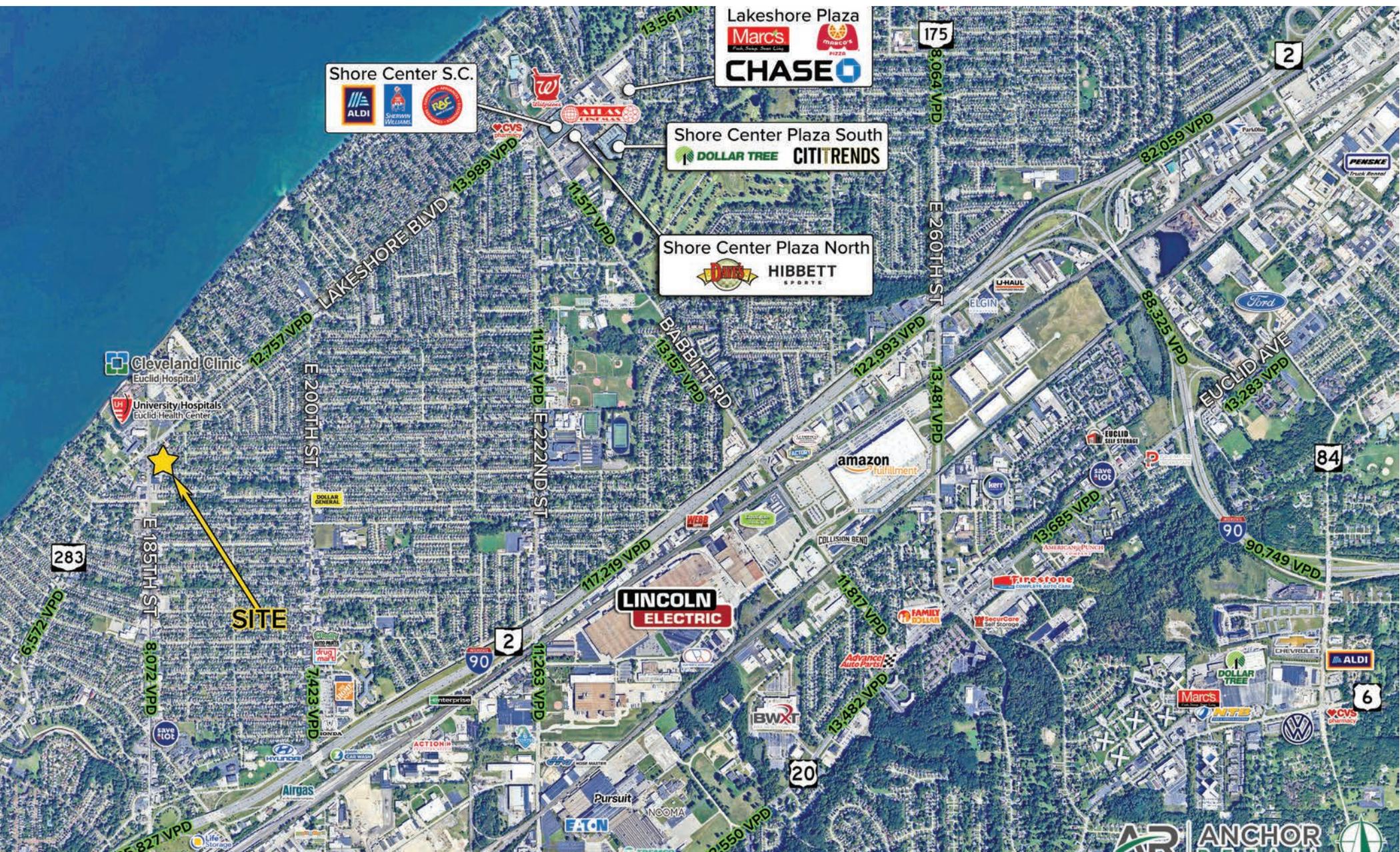
- ▶ 14,826 SF freestanding former Rite Aid—ideal for retail, medical, or general commercial redevelopment
- ▶ Prime location on a major thoroughfare, offering excellent visibility and consistent daily traffic
- ▶ Near Cleveland Clinic and other essential services, providing exceptional convenience and maximum exposure to patients, visitors, employees and customers
- ▶ Ample on-site parking to accommodate high customer volume
- ▶ Strong neighborhood demographics with steady local and commuter traffic
- ▶ Flexible zoning supports a wide range of commercial uses



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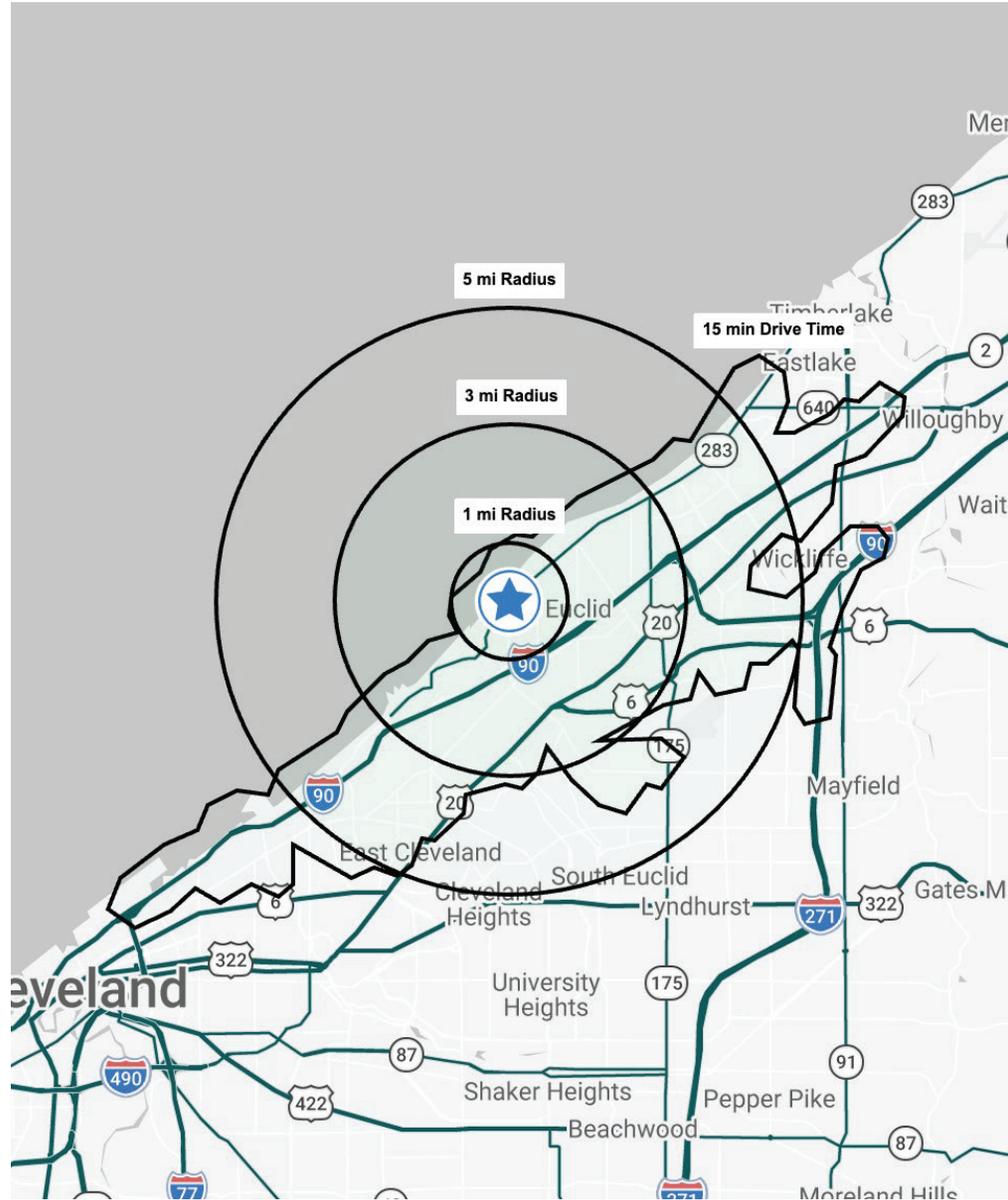
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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	14,218	68,960	155,263	143,889
HOUSEHOLDS	6,429	32,975	72,337	67,907
MEDIAN AGE	41.7	40.7	41.1	40.3
AVERAGE HH INCOME	\$82,280	\$67,373	\$77,521	\$71,552
MEDIAN HH INCOME	\$60,716	\$49,759	\$57,558	\$52,771
BUSINESSES	476	2,415	5,203	5,431
EMPLOYEES	3,519	25,626	52,544	55,595
EDUCATION: BACHELORS +	24.7%	23.0%	27.2%	24.2%



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