



**FREESTANDING
BUILDING**

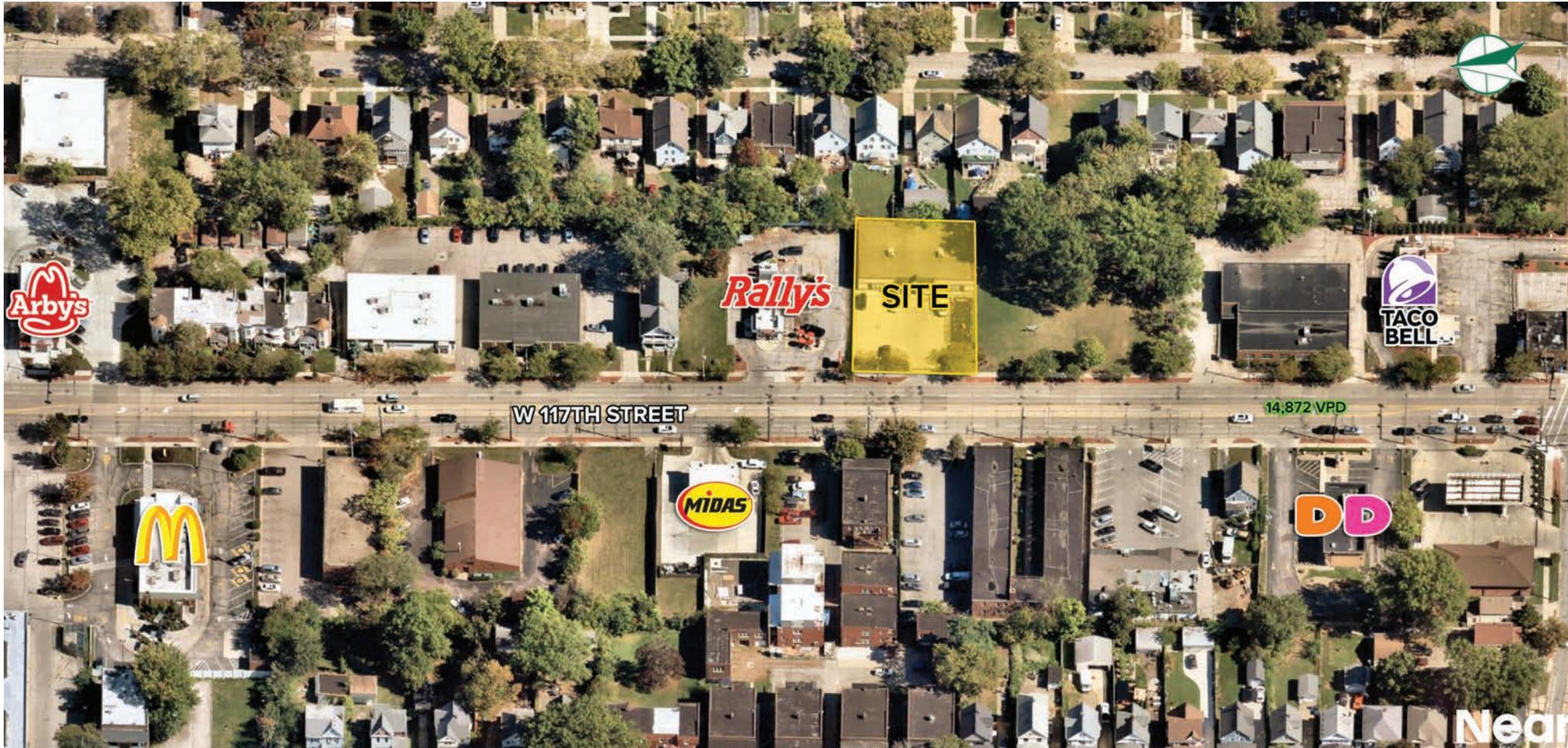
1491 W 117th Street
Cleveland, Ohio 44107

FOR LEASE

Retail Spaces

FREESTANDING BUILDING

1491 W 117th Street | Cleveland, Ohio 44107



HIGHLIGHTS

- ▶ Prime retail space available - 1,800 SF to 5,400 SF
- ▶ Planned exterior renovation
- ▶ Excellent traffic counts with 14,872 VPD
- ▶ Strong residential density with over 272,937 residents within 5 miles
- ▶ Ownership willing to redevelop to suit tenants



ANCHOR
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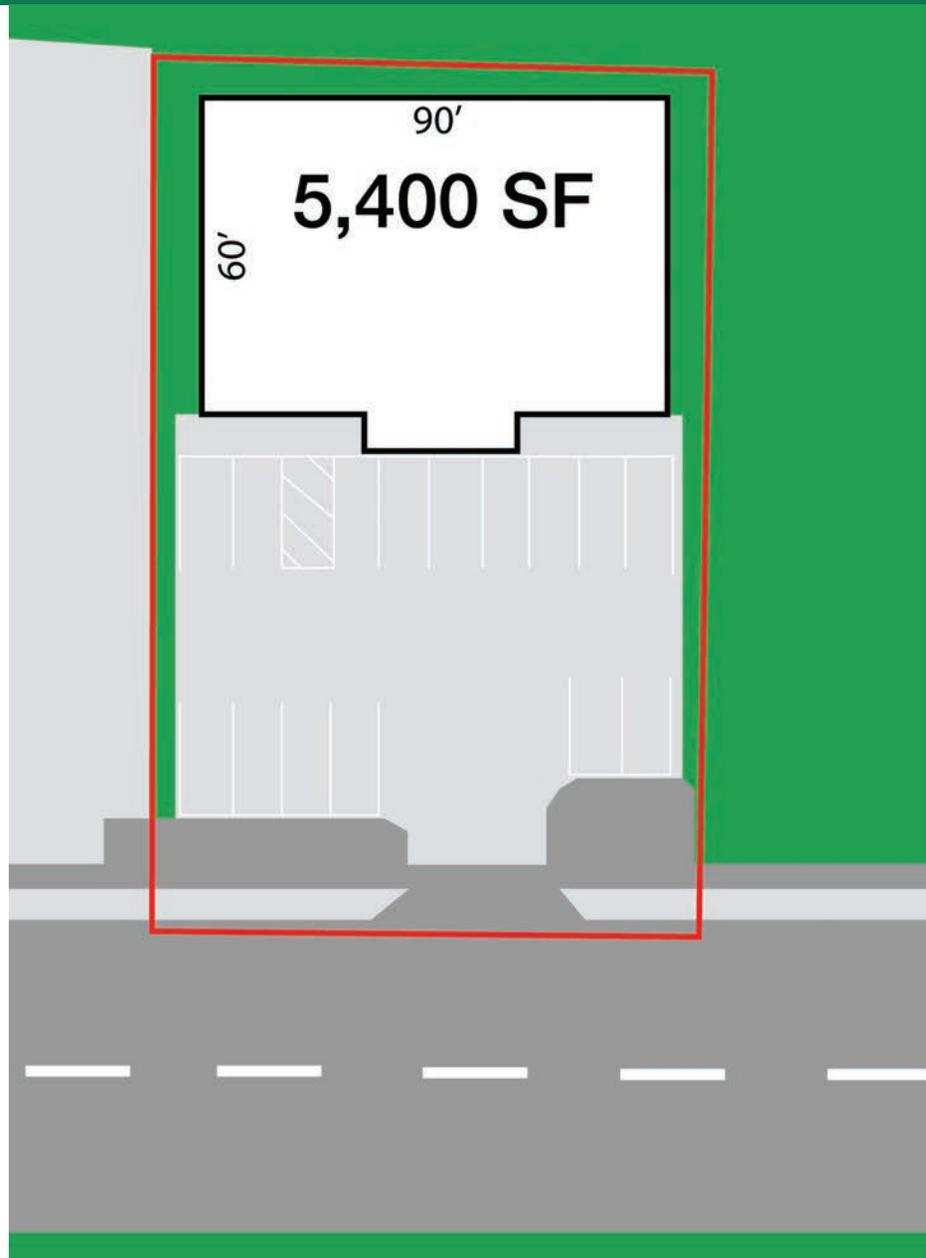
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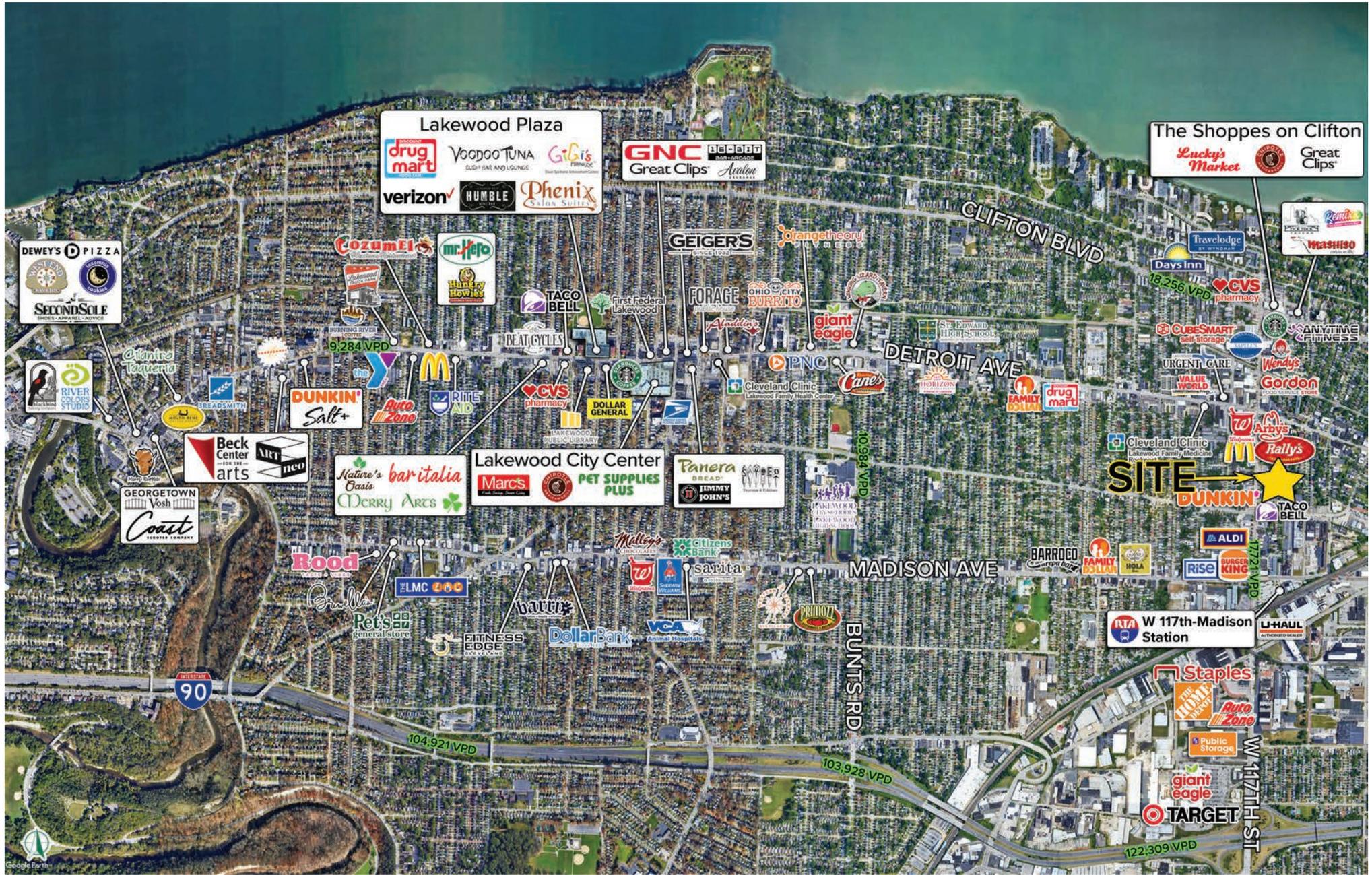


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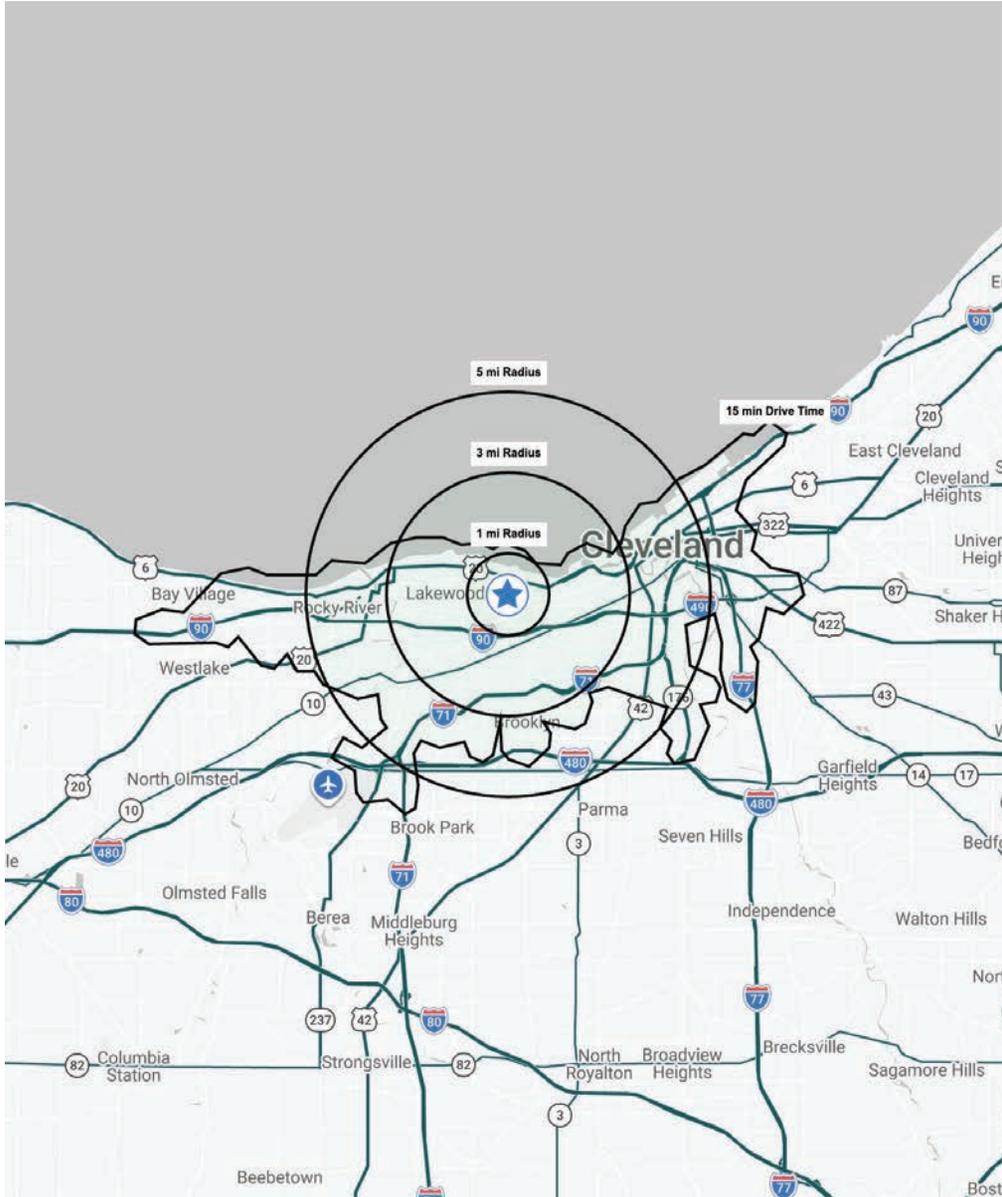
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	25,630	137,503	272,937	285,230
HOUSEHOLDS	14,032	64,686	129,102	134,032
MEDIAN AGE	36.2	35.7	36.5	36.5
AVERAGE HH INCOME	\$77,761	\$86,682	\$89,506	\$91,152
MEDIAN HH INCOME	\$54,663	\$62,046	64,228	\$64,624
BUSINESSES	833	4,175	12,005	13,921
EMPLOYEES	9,748	37,986	148,482	189,625
EDUCATION: BACHELORS +	38.9%	36.9%	36.3%	38.2%



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