

2,670 SF Retail Space Available in Cleveland

11512 CLIFTON BOULEVARD | CLEVELAND | OHIO

FOR LEASE

Cleveland
3.5 MILES

2,670 SF AVAILABLE

DHL



State Farm

Safar

**EMPANADA
ERRTHANG
COMING SOON!**

Clifton Blvd - 18,834 VPD

RETAIL AT CLIFTON CORNERS

**EXCLUSIVE
CONTACTS:**

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CBRE

THE OPPORTUNITY

- Availabilities:
 - 2,670 SF endcap (former retail store)
- Join Safar Indian, Mad Chicken, Empanada Errthang, T-Mobile, State Farm Insurance at Clifton Corners!
- Located on the high traffic Clifton Blvd just on the border of Cleveland and Lakewood, minutes from downtown, Gordon Square, Ohio City and more
- Join nearby retailers and restaurants: Lucky's Market, Chipotle, Pulp, Verizon, T-Mobile, Mad Chicken, Anytime Fitness, Shell Gas Station and many more!
- Abundant on-site parking
- Strong traffic counts of 18,834 VPD (Source: ODOT)
- Population of 124,809 people within a 3-mile radius



QUICK STATS 3 MILE RADIUS



DAYTIME
POPULATION
94,371



POPULATION
124,809



HOUSEHOLDS
59,733



POPULATION
25 & OVER
89,961



AVG. HOUSEHOLD
INCOME
\$80,045

NOTE TO TENANT:
THE TENANT AND TENANT'S DESIGN PROFESSIONALS SHOULD
FIELD VERIFY ALL CONDITIONS SHOWN ON THE LOT.

BUILDING
FOOTPRINT
13,015 SF

23'-0"

15'-0"

37'-3"

18'-0"

46'-0"

17'-0"

15'-0"

45'-5"

7'-1"

34'-10"

33'-2"

15'-0" SL

CLIFTON BOULEVARD

WEST 116TH STREET

STATE FARM

24/7

AVAILABLE
2,670 SF
END CAP RETAIL

EMPANADA
ERRTHANG

Safar

CURB CUT

CURB CUT

NOTE TO TENANT:
THE TENANT AND TENANT'S DESIGN PROFESSIONALS SHOULD
FIELD VERIFY ALL CONDITIONS SHOWN ON THE LOD

BUILDING
FOOTPRINT
13,075 SF



**EMPANADA
ERRTHANG**



**AVAILABLE
2,670 SF
ENDCAP RETAIL**

CLIFTON BOULEVARD

LEASE PLAN
SCALE: 1" = 20'-0"



2,670 SF SPACE





Walgreens

LAKEWOOD

Gordon
FOOD SERVICE

CUBESMART
self storage



2,670 SF AVAILABLE

Clifton Blvd - 18,834 VPD

T Mobile

CBRE

Summer Place

pier w
RESTAURANT/LOUNGE

CVS
pharmacy

CHIPOTLE
MEXICAN GRILL

verizon

Lucky's Market

Edison's
Pizza Kitchen

STARBUCKS

LANDMARK
SMOKEHOUSE & BAR

DHL

EMPANA JA
ERRTHANG

Safar

State Farm

2,670 SF AVAILABLE

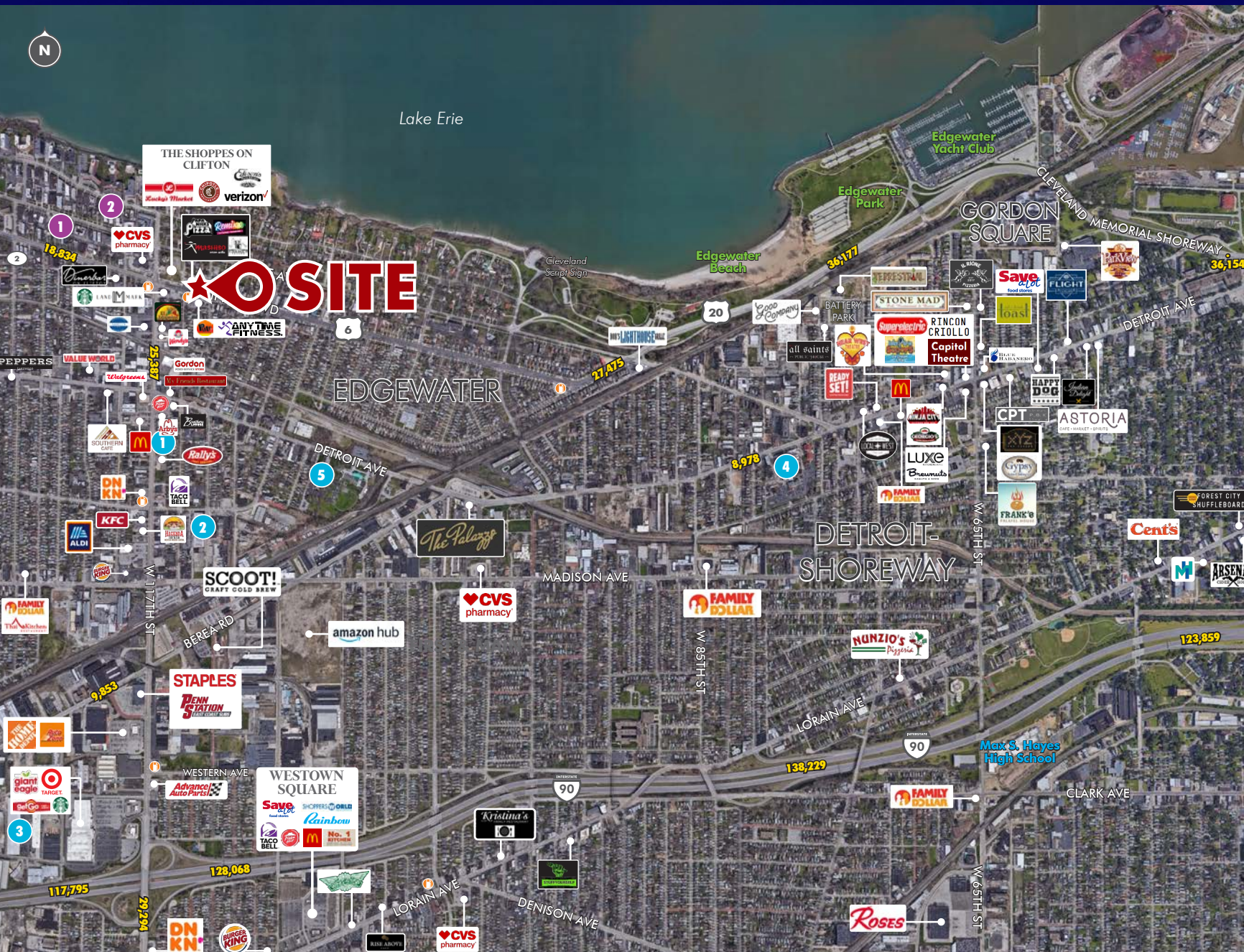
T Mobile

ANYTIME
FITNESS

Clifton Blvd - 18,834 VPD

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RETAIL TRADE MAP



EDGEWATER RETAIL TRADE AREA

TRADE AREA INFO

Madison Ave & W 85th St
(3 Miles)

- Population: 144,565
- Daytime Population: 138,202
- Total Households: 68,603
- Average HH Income: \$75,060
- Total Businesses: 4,825
- Total Employees: 75,617

MAJOR EMPLOYERS

1. First Choice Medical - 500
2. The Kirby Company - 425
3. AT&F - 201
4. Catholic Charities - 200
5. Eliza Jennings - 200

HOTELS

2 Hotels/109 Rooms

1. Days Inn - 66
2. Travelodge - 43

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Licensed Real Estate Broker

Updated: September 9, 2024

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RETAIL TRADE MAP



LAKEWOOD-CLEVELAND WEST RETAIL TRADE AREA

TRADE AREA INFO

Madison Ave & Bunts Rd
(3 Miles)

- Population: 137,592
- Daytime Population: 104,114
- Total Households: 65,242
- Average HH Income: \$83,274
- Total Businesses: 3,869
- Total Employees: 42,348

MAJOR OFFICE BLDGS

2.3 MSF (3 Miles)

1. Lakewood Center North - 258,470 SF
2. INA Building - 210,000 SF
3. Lakewood Center West - 77,112 SF

HOTELS

2 Hotels/109 Rooms

1. Days Inn - 66
2. Travelodge - 43

MAJOR EMPLOYERS

1. Fairview Hospital - 2,000 (Off Map)
2. PPG Industries - 650 (Off Map)
3. FirstChoice - 500
4. The Kirby Company - 425
5. Alpha Packaging - 300 (Off Map)

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	21,111	124,809	254,451
2025 Daytime Population	16,417	94,371	276,161
2025 Households - Current Year Estimate	12,661	59,733	121,694
2025 Average Household Income	\$75,642	\$81,490	\$84,137
2030 Average Household Income Projection	\$84,409	\$91,999	\$95,147
2025 Median Household Income	\$52,457	\$56,694	\$58,466
2025 Population 25 and Over	16,677	89,961	184,036

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