

SALE / LEASE

9300 MILES AVENUE

9300 Miles Avenue Cleveland, OH 44105



PROPERTY DESCRIPTION

- Former Family Dollar for Sale or for Lease
- Convenient ingress/egress at signaled intersection
- 50 free surface parking spaces.
- Landlord responsible for roof, structure, and capital expenses.
- Corner lot with approximately 18,000 VPD
- 15 minute drive to Downton Cleveland
- 2.3 miles from I-480 Interchange

OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	8,000 SF
Lot Size:	0.67 Acres
Building Size:	8,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,094	57,407	153,508
Total Population	13,438	102,757	290,152
Average HH Income	\$35,075	\$34,292	\$49,931
Total Businesses	263	2,954	12,072
Total Employees	2,606	41,362	341,785

Mike McDowell
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COMMERCIAL**
EMMCO REALTY GROUP

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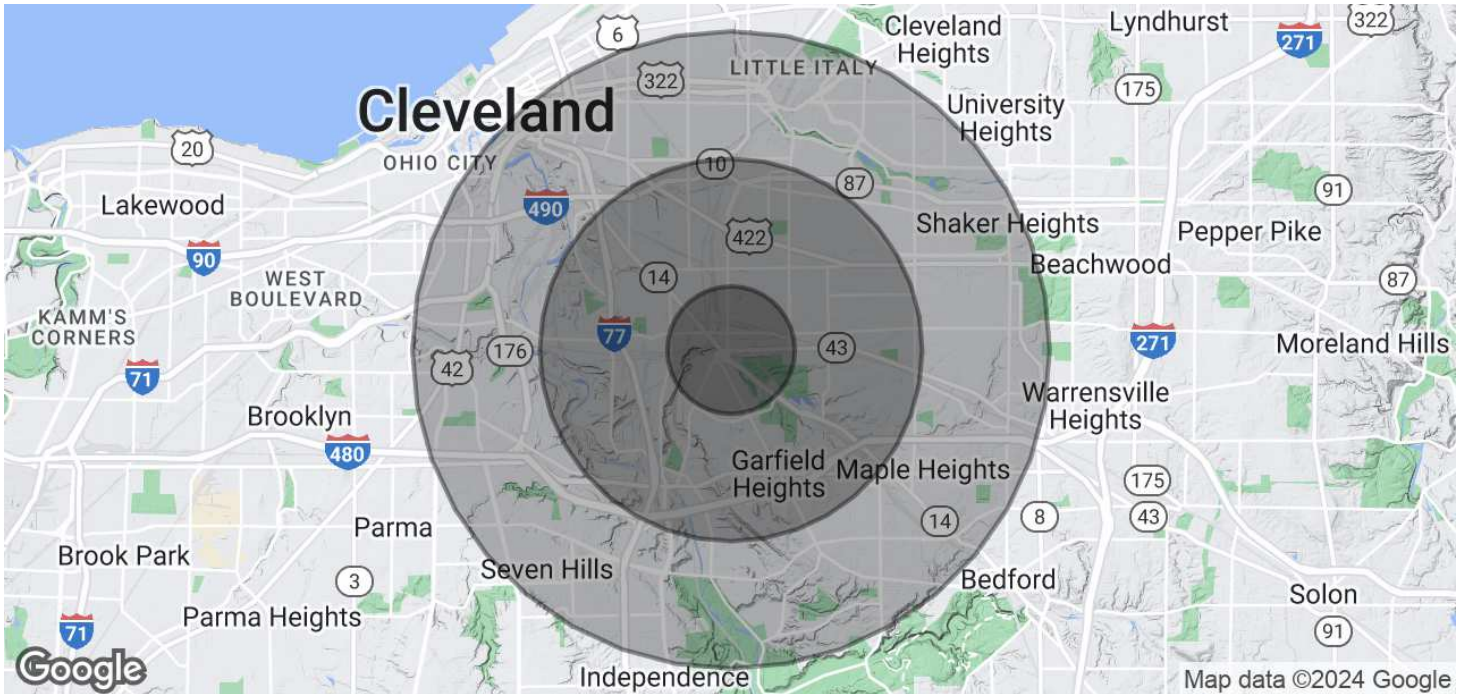


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population

13,438

102,757

290,152

Average Age

38.4

40.3

39.5

Average Age (Male)

36.1

37.4

37.4

Average Age (Female)

41.3

42.5

41.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households

7,094

57,407

153,508

of Persons per HH

1.9

1.8

1.9

Average HH Income

\$35,075

\$34,292

\$49,931

Average House Value

\$59,050

\$62,196

\$98,069

2020 American Community Survey (ACS)

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