NAI Pleasant Valley

FOR SALE

Hard Corner Available for Sale



5201 Clark Ave.

Cleveland, OH 44102

Property Features

- Available: 4,977 SF
- Zoned GR-C1 - General Retail Business
- Strategically located in close proximity to I-90 and I-71
- ~150 ft. from the newly built (2025) Clark PreK-8 School
- Ideal for Retail, Creative Office, or Mixed-Use
- Art Deco style Building, originally built in 1914



Deborah Maggard
+1 216 455 0914
dmaggard@naipvc.com

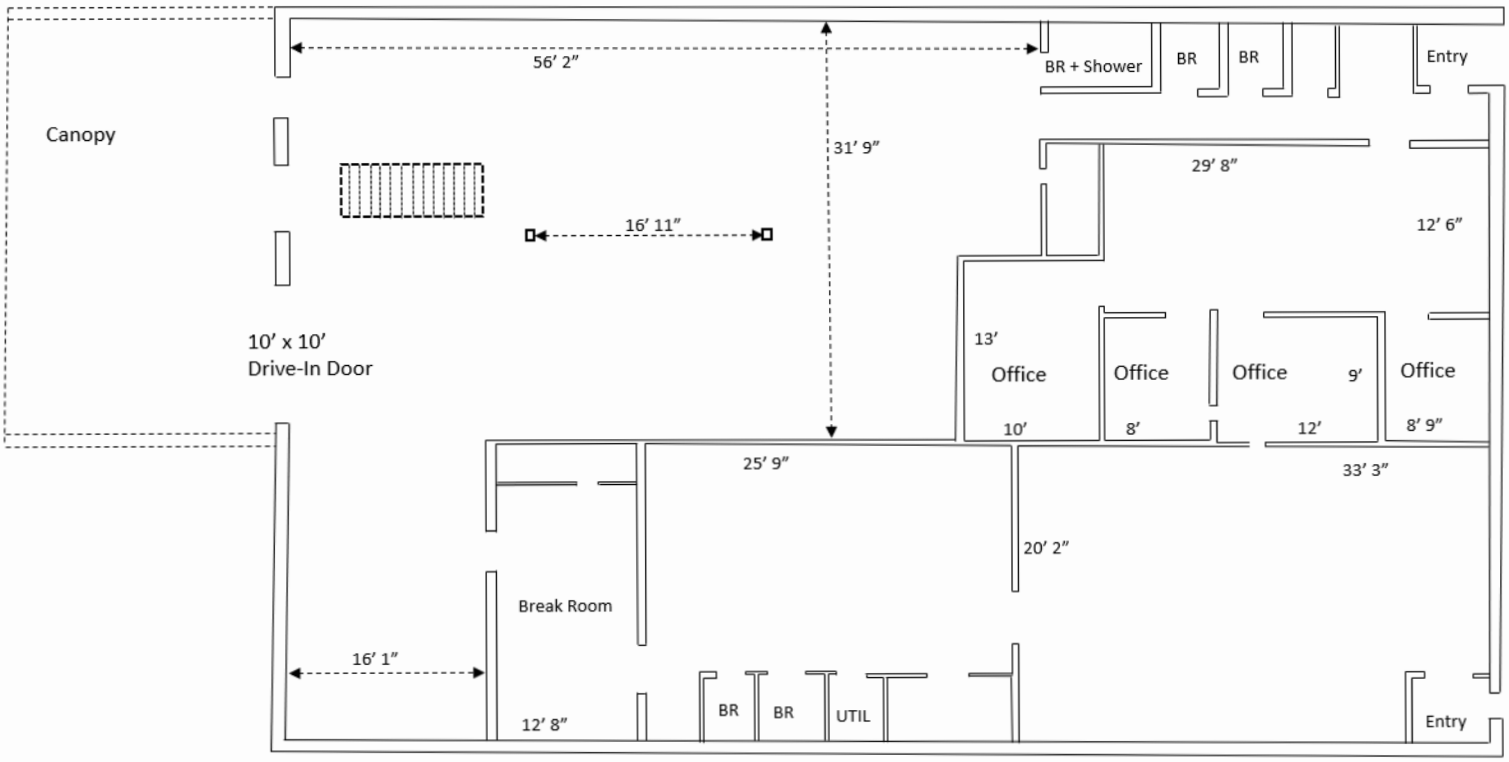
Mclain O'Donnell
+1 440 823 4288
mclain.odonnell@naipvc.com

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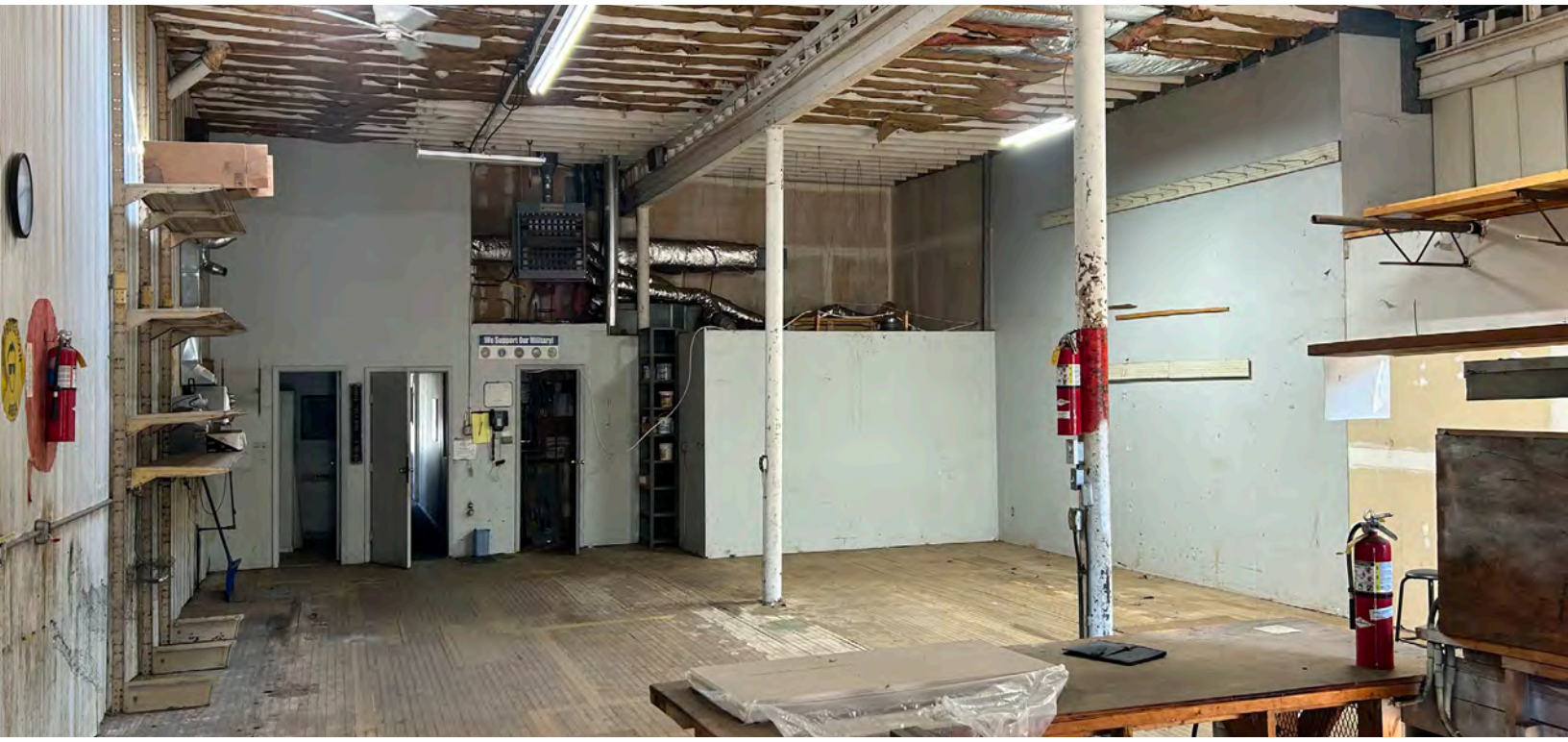
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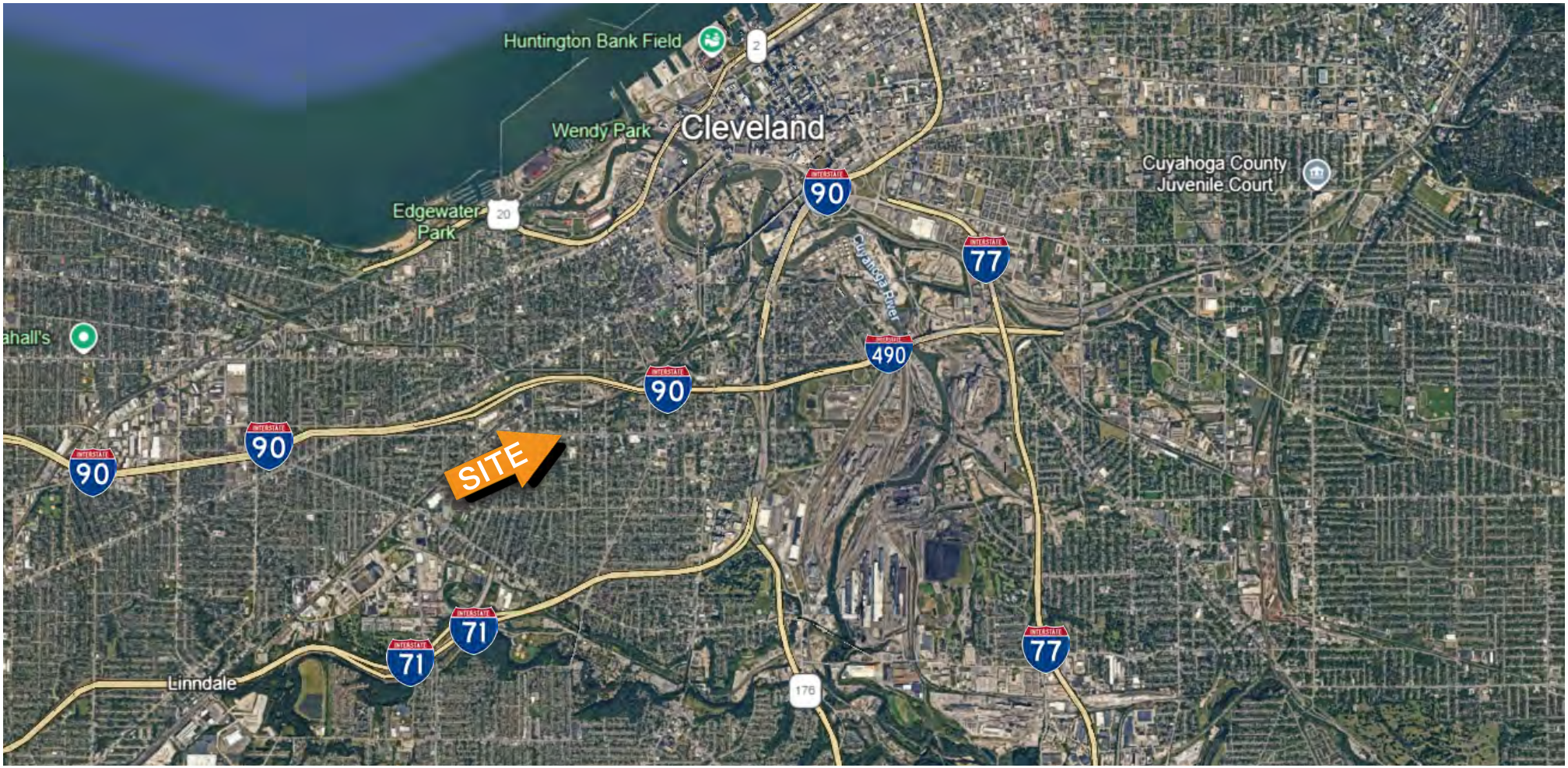
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Executive Summary

5201 Clark Ave, Cleveland, Ohio, 44102

Rings: 1, 3, 5 mile radii

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Population	1 mile	3 miles	5 miles
2020 Population	24,519	142,836	310,452
2020 Male Population	50.1%	50.6%	49.6%
2020 Female Population	49.9%	49.4%	50.4%
2026 Population	23,545	143,642	306,897
2026 Male Population	50.5%	51.2%	50.2%
2026 Female Population	49.5%	48.8%	49.8%
2031 Population	23,265	144,396	305,662
2031 Male Population	50.3%	51.0%	50.0%
2031 Female Population	49.7%	49.0%	50.0%
2010-2020 Annual Rate	-1.06%	0.07%	-0.08%
2020-2026 Annual Rate	-0.65%	0.09%	-0.18%
2026-2031 Annual Rate	-0.24%	0.10%	-0.08%

In the identified area, the current year population is **306,897**. In 2020, the Census count in the area was **310,452**. The rate of change since 2020 was **-0.18%** annually. The five-year projection for the population in the area is **305,662** representing a change of **-0.08%** annually from 2026 to 2031. Currently, the population is **50.2%** male and **49.8%** female.

Median Age			
2026 Median Age	34.2	35.1	36.7

The median age in this area is **36.7**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	42.1%	52.4%	57.1%
2026 Black Alone	19.1%	18.9%	20.3%
2026 American Indian Alone	1.0%	0.7%	0.5%
2026 Asian Alone	1.4%	2.8%	3.3%
2026 Pacific Islander Alone	0.1%	0.1%	0.0%
2026 Some Other Race Alone	20.9%	12.6%	8.4%
2026 Two or More Races	15.5%	12.6%	10.3%
2026 Hispanic Origin	40.5%	26.3%	18.1%
2026 Diversity Index	85.4	79.0	72.8

Persons of Hispanic origin represent **18.1%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **72.8** in the identified area, compared to **73.0** for the U.S. as a whole.

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Executive Summary | 5201 Clark Ave, Cleveland, Ohio, 44102 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	35	43	49
2010 Total Households	9,731	60,435	133,622
2020 Total Households	9,802	66,248	140,866
2026 Total Households	9,711	68,807	143,288
2031 Total Households	9,698	70,316	144,655
2010-2020 Annual Rate	0.07%	0.92%	0.53%
2020-2026 Annual Rate	-0.15%	0.61%	0.27%
2026-2031 Annual Rate	-0.03%	0.43%	0.19%
2026 Average Household Size	2.41	2.04	2.10

The household count in this area has changed from **140,866** in 2020 to **143,288** in the current year, a change of **0.27%** annually. The five-year projection of households is **144,655**, a change of **0.19%** annually from the current year total. Average household size is currently **2.10**, compared to **2.16** in the year 2020. The number of families in the current year is **65,204** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	16.5%	16.5%	16.6%

Median Household Income			
2026 Median Household Income	$43,256	$56,218	$59,352
2031 Median Household Income	$52,124	$65,760	$67,915
2026-2031 Annual Rate	3.80%	3.19%	2.73%

Average Household Income			
2026 Average Household Income	$62,814	$77,470	$79,344
2031 Average Household Income	$74,166	$90,714	$92,136
2026-2031 Annual Rate	3.38%	3.21%	3.03%

Per Capita Income			
2026 Per Capita Income	$25,767	$37,009	$37,187
2031 Per Capita Income	$30,743	$44,028	$43,752
2026-2031 Annual Rate	3.59%	3.53%	3.31%

Income Equality			
2026 Gini Index	49.7	48.4	47.3

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Households by Income

Current median household income is **$59,352** in the area, compared to **$85,893** for all U.S. households. Median household income is projected to be **$67,915** in five years, compared to **$100,053** all U.S. households.

Current average household income is **$79,344** in this area, compared to **$122,692** for all U.S. households. Average household income is projected to be **$92,136** in five years, compared to **$138,579** for all U.S. households.

Current per capita income is **$37,187** in the area, compared to the U.S. per capita income of **$48,241**. The per capita income is projected to be **$43,752** in five years, compared to **$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	115	118	118
2010 Total Housing Units	12,292	71,769	155,909
2010 Owner Occupied	3,909	23,578	63,861
2010 Renter Occupied	5,822	36,857	69,761
2010 Vacant	2,561	11,334	22,287
2020 Housing Units	11,649	76,010	158,818
2020 Owner Occupied	3,794	23,098	61,723
2020 Renter Occupied	6,008	43,150	79,143
2020 Vacant	1,840	9,974	17,951
2026 Housing Units	11,700	80,447	164,251
2026 Owner Occupied	4,035	24,574	64,507
2026 Renter Occupied	5,676	44,233	78,781
2026 Vacant	1,989	11,640	20,963
2031 Total Housing Units	11,744	80,793	164,840
2031 Owner Occupied	4,160	25,250	65,582
2031 Renter Occupied	5,538	45,067	79,072
2031 Vacant	2,046	10,477	20,185

Socioeconomic Status			
2026 Socioeconomic Status Index	34.7	41.3	42.4

Currently, **34.5%** of the **164,251** housing units in the area are owner occupied; **48.5%** renter occupied; and **17.0%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **158,818** housing units in the area and **1,840** vacant housing units. The annual rate of change in housing units since 2020 is **0.54%**. Median home value in the area is **$167,993**, compared to a median home value of **$376,272** for the U.S. In five years, median home value is projected to change by **10.32%** annually to **$198,090.**

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