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216.381.8200

STEELYARD COMMONS PAD BUILDING

Cleveland, Ohio



FEB 24

HIGHLIGHTS

- **AVAILABLE:** 2,400 SF former restaurant endcap with 30' of frontage
 - Previous tenant operated in space for 15 years before relocating within Steelyard Commons to freestanding drive-thru location
 - Restaurant upgrades include: 2-inch water line, 1,000-gallon grease trap, 4-inch sanitary line, 2.5-inch gas line, 12-foot hood
 - Existing enclosed patio
- **CUSTOMERS:** Over 8 million customers annually
- **TRAFFIC:** Traffic on Steelyard Drive reaches over 5 million vehicles annually
- **HIGHWAY ACCESS:** Directly from I-71 and SR 176
- **DAYTIME POPULATION:** Over 200,000 employees within a 5-mile radius

DEMOGRAPHICS

| POPULATION | 3 MILE | 5 MILE | 7 MILE |
|--------------------|----------|----------|----------|
| 2028 Projection | 126,532 | 302,834 | 540,415 |
| 2023 Estimate | 127,335 | 308,103 | 551,995 |
| INCOME | 3 MILE | 5 MILE | 7 MILE |
| 2023 Average | \$56,704 | \$56,038 | \$62,481 |
| 2023 Median | \$37,315 | \$39,470 | \$43,843 |
| DAYTIME POPULATION | 3 MILE | 5 MILE | 7 MILE |
| 2023 Employees | 98,382 | 207,575 | 315,862 |

LEASING INFORMATION

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CLEVELAND

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