

STEELYARD COMMONS PAD BUILDING

Cleveland, Ohio





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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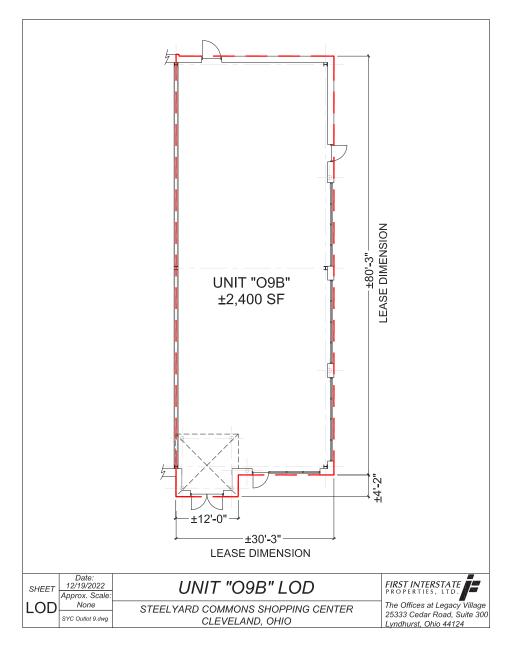
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