

RETAIL & OFFICE SPACE FOR LEASE IN MIXED USE PROJECT



SPACE FOR LEASE
14600 Detroit Avenue
Lakewood, Ohio

Property Highlights

- Retail & Office opportunity in a mixed use project
- Mixed use project to include retail, office and residential
- 4,900 SF, 1st floor space available with 50' of frontage on Detroit Avenue with patio options - can divide
- Up to 25,000 SF of retail or office available
- Area amenities include: deli's, retail shopping, restaurants, banking and new state-of-the-art Cleveland Clinic Family Health Center
- 201 luxury apartments

Demographics:

| Estimated Population | Daytime Employees | Average HH Income |
|----------------------|-------------------|-------------------|
| 3 Miles: 118,699 | 3 Miles: 36,232 | 3 Miles: \$71,606 |
| 5 Miles: 224,615 | 5 Miles: 92,311 | 5 Miles: \$68,538 |
| 7 Miles: 368,895 | 7 Miles: 258,457 | 7 Miles: \$69,259 |



Contact Agent:

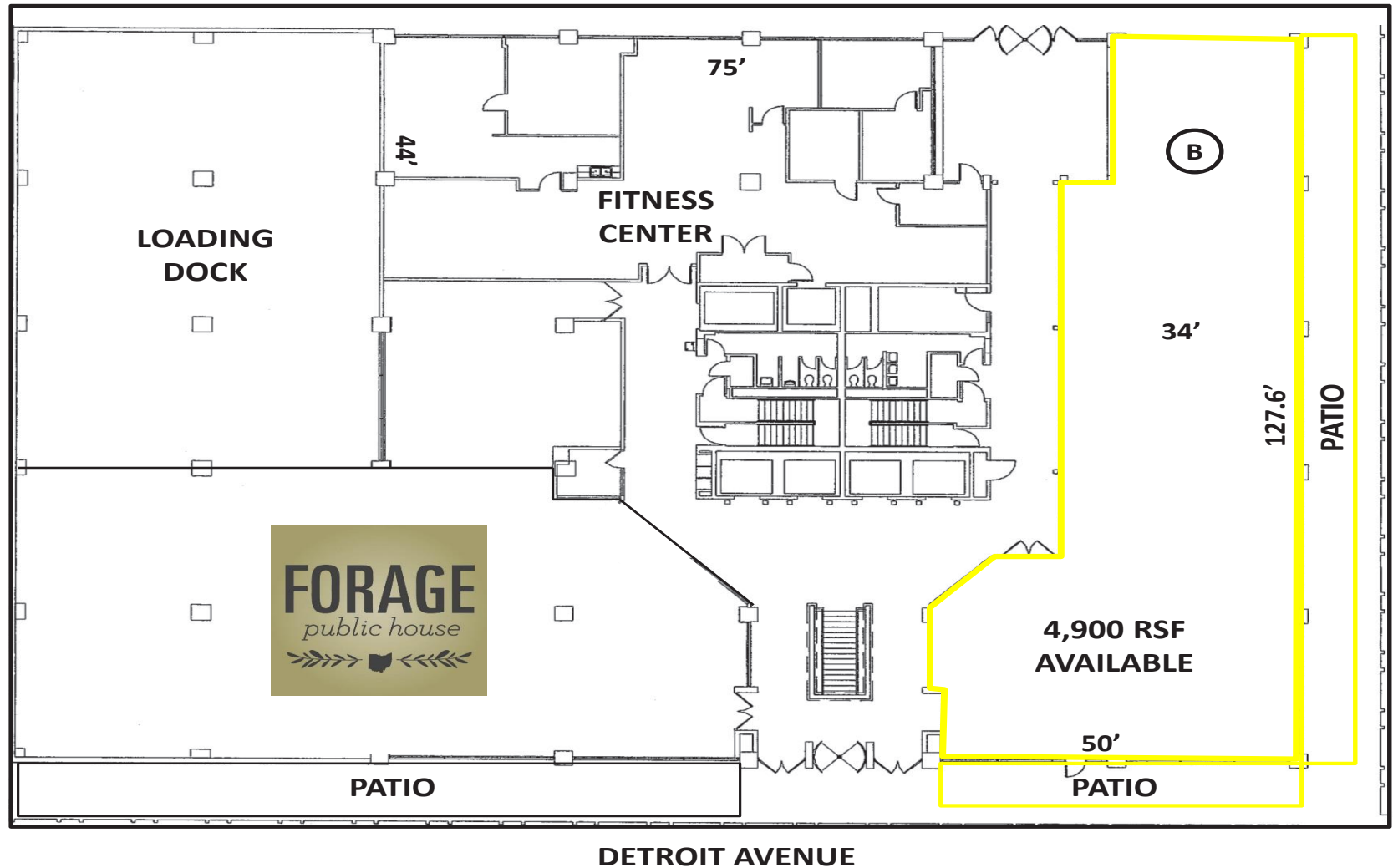
Amy Doroba

216.514.1400 x124

adoroba@kowitzrealstate.com

RETAIL & OFFICE SPACE FOR LEASE FLOOR PLAN - FIRST FLOOR

FIRST FLOOR – RETAIL SPACE AVAILABLE



KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

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RETAIL & OFFICE SPACE FOR LEASE

AERIAL



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RETAIL & OFFICE SPACE FOR LEASE SITE PARKING AERIAL



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RETAIL & OFFICE SPACE FOR LEASE DEMOGRAPHICS

| 14600 Detroit Ave Lakewood, OH 44107 | | 3 mi radius | 5 mi radius | 7 mi radius |
|---|---|-------------|-------------|-------------|
| POPULATION | 2018 Estimated Population | 118,699 | 224,615 | 368,895 |
| | 2023 Projected Population | 112,453 | 216,002 | 354,727 |
| | 2010 Census Population | 123,420 | 233,573 | 380,951 |
| | 2000 Census Population | 133,691 | 253,485 | 406,704 |
| | Projected Annual Growth 2018 to 2023 | -1.1% | -0.8% | -0.8% |
| | Historical Annual Growth 2000 to 2018 | -0.6% | -0.6% | -0.5% |
| | 2018 Median Age | 36.5 | 36.9 | 37.5 |
| HOUSEHOLDS | 2018 Estimated Households | 56,362 | 102,647 | 166,818 |
| | 2023 Projected Households | 54,294 | 100,217 | 163,023 |
| | 2010 Census Households | 56,328 | 102,644 | 165,025 |
| | 2000 Census Households | 59,965 | 109,070 | 171,722 |
| | Projected Annual Growth 2018 to 2023 | -0.7% | -0.5% | -0.5% |
| | Historical Annual Growth 2000 to 2018 | -0.3% | -0.3% | -0.2% |
| RACE AND ETHNICITY | 2018 Estimated White | 76.5% | 72.2% | 74.4% |
| | 2018 Estimated Black or African American | 12.5% | 14.5% | 13.7% |
| | 2018 Estimated Asian or Pacific Islander | 2.9% | 2.6% | 2.9% |
| | 2018 Estimated American Indian or Native Alaskan | 0.3% | 0.4% | 0.3% |
| | 2018 Estimated Other Races | 7.8% | 10.3% | 8.7% |
| | 2018 Estimated Hispanic | 10.9% | 15.2% | 13.1% |
| INCOME | 2018 Estimated Average Household Income | \$71,606 | \$68,538 | \$69,259 |
| | 2018 Estimated Median Household Income | \$51,421 | \$48,925 | \$50,005 |
| | 2018 Estimated Per Capita Income | \$34,067 | \$31,445 | \$31,582 |
| EDUCATION (AGE 25+) | 2018 Estimated Elementary (Grade Level 0 to 8) | 3.2% | 4.0% | 3.7% |
| | 2018 Estimated Some High School (Grade Level 9 to 11) | 7.2% | 9.2% | 9.1% |
| | 2018 Estimated High School Graduate | 25.1% | 28.0% | 29.2% |
| | 2018 Estimated Some College | 21.3% | 20.9% | 21.7% |
| | 2018 Estimated Associates Degree Only | 7.6% | 7.2% | 7.4% |
| | 2018 Estimated Bachelors Degree Only | 22.1% | 19.0% | 18.1% |
| | 2018 Estimated Graduate Degree | 13.5% | 11.7% | 10.8% |
| BUSINESS | 2018 Estimated Total Businesses | 3,856 | 7,903 | 17,654 |
| | 2018 Estimated Total Employees | 36,232 | 92,311 | 258,457 |
| | 2018 Estimated Employee Population per Business | 9.4 | 11.7 | 14.6 |
| | 2018 Estimated Residential Population per Business | 30.8 | 28.4 | 20.9 |

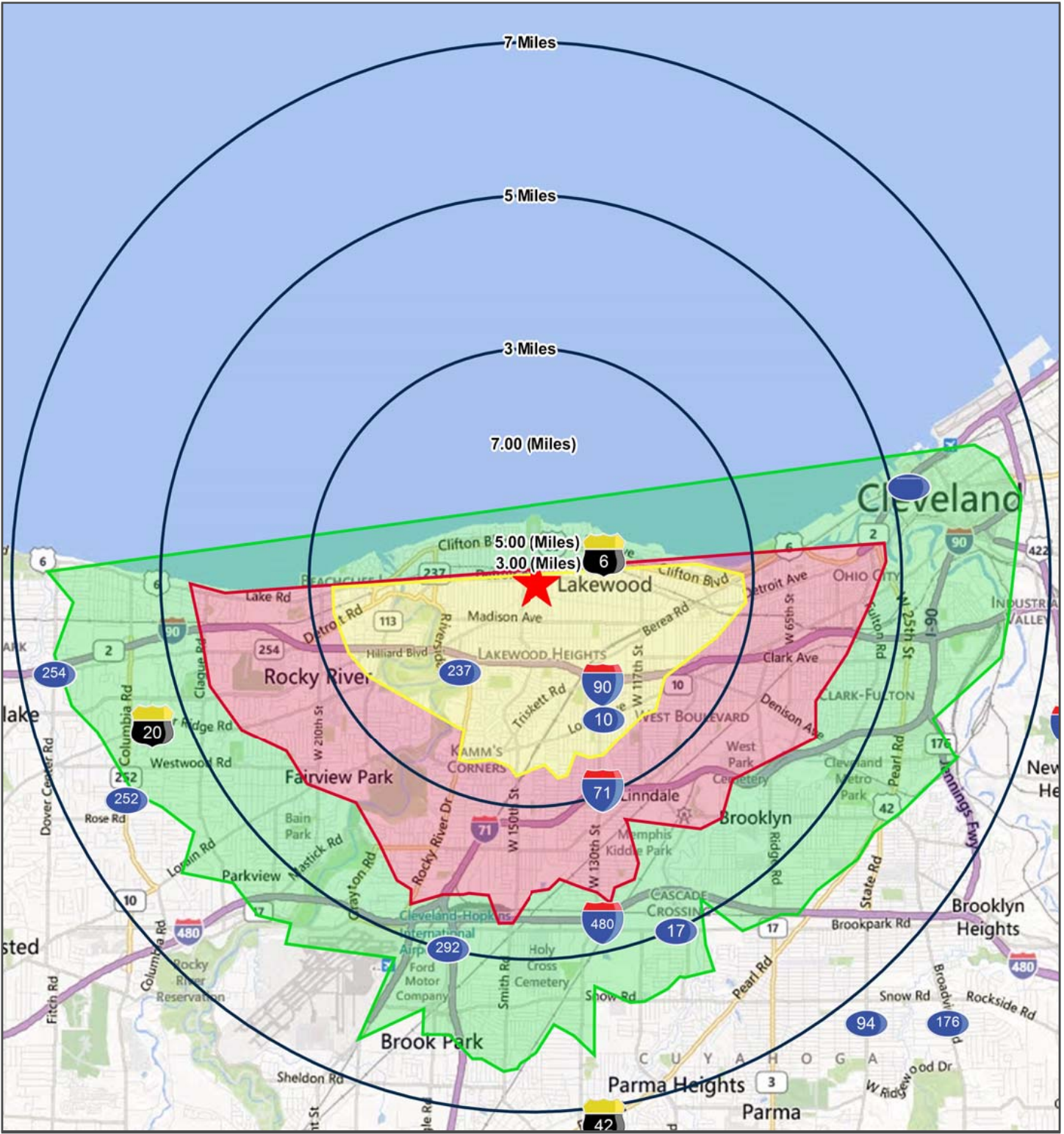


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RETAIL & OFFICE SPACE FOR LEASE AREA MAP



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