



1120 CHESTER AVENUE SUITE 106  
CLEVELAND, OHIO

## THE PROPERTY

- 3,000 SF Class A space available for sub-lease
- Ideal for a creative office, gym or casual restaurant
- Modern finishes throughout with glass garage door frontage
- Located near the prestigious nine-twelve business district
- Convenient to the amenities of Downtown Cleveland
- Heavily populated area with offices, retail and apartments
- More than 145,000 daytime employees within 3 miles

## DEMOGRAPHICS

### ESTIMATED POPULATION

1 Mile: 14,465  
 2 Miles: 37,192  
 3 Miles: 75,972

### DAYTIME EMPLOYEES

1 Miles: 86,563  
 2 Miles: 117,022  
 3 Miles: 145,439

### AVERAGE HH INCOME

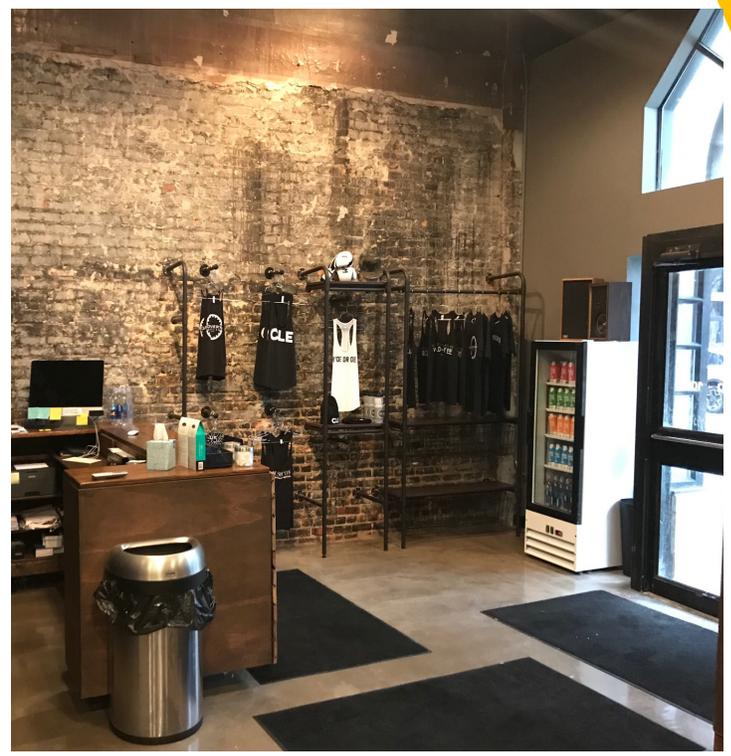
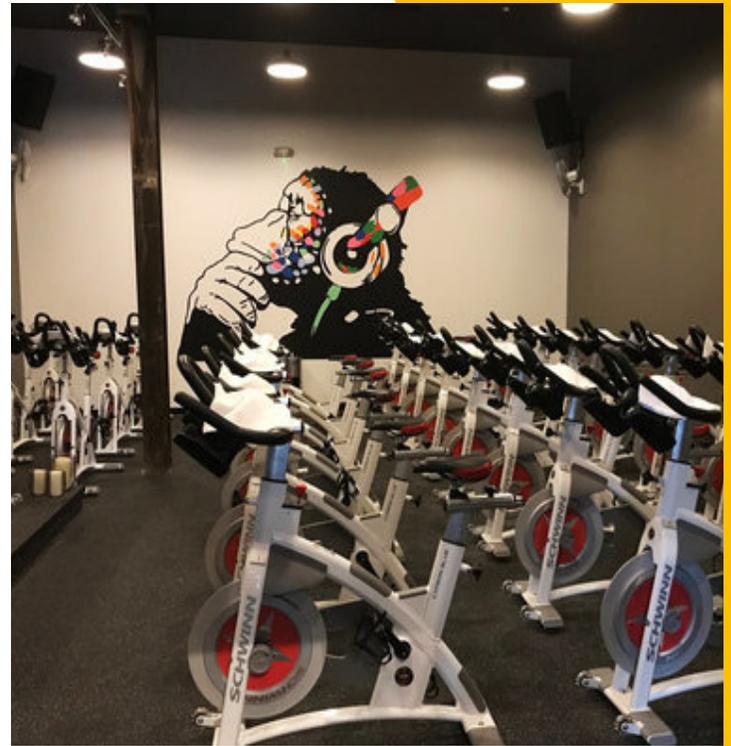
1 Mile: \$74,669  
 2 Miles: \$63,958  
 3 Miles: \$52,390

### Contact Agent:

Michael J. Hirsch (216) 514-1400 ext 107 mhirsch@kowitzrealestate.com  
 Kowitz & Company Real Estate Group | 216.514.1400 | www.kowitzrealestate.com

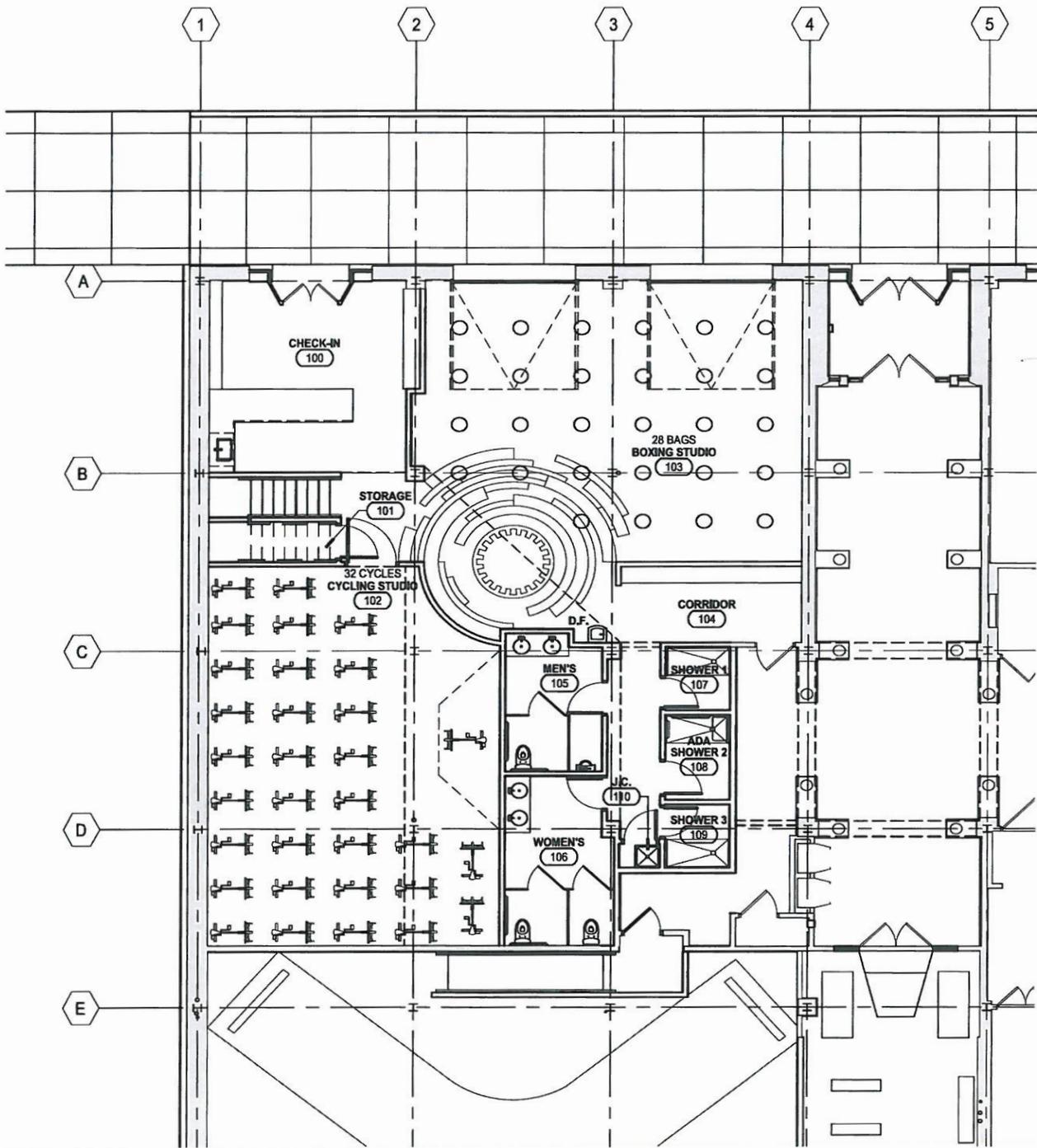
# PHOTOS

1120 CHESTER AVENUE, CLEVELAND, OHIO



# FLOOR PLAN

1 120 CHESTER AVENUE, CLEVELAND, OHIO



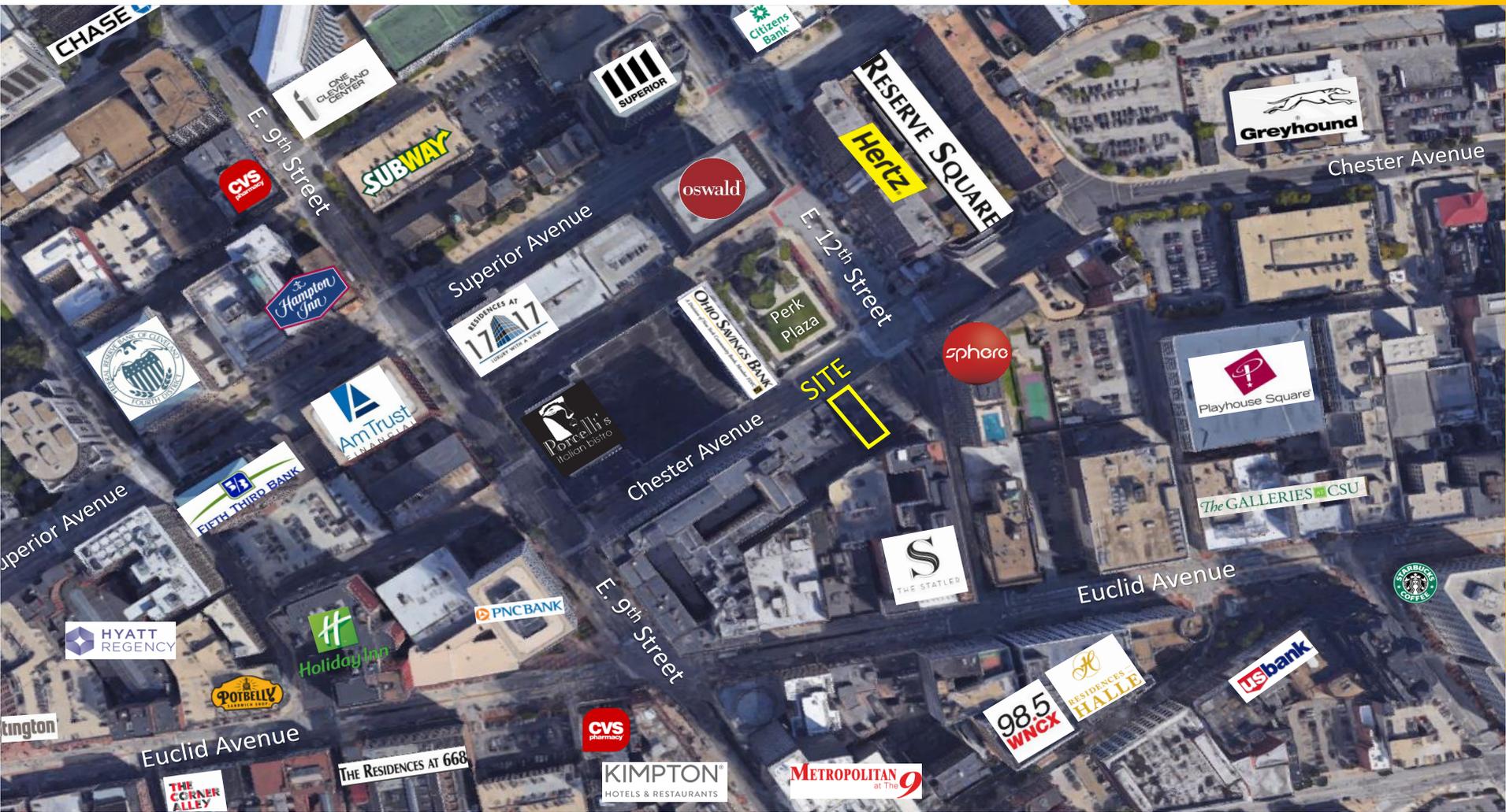
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# AERIAL

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# DEMOGRAPHICS

1120 CHESTER AVENUE, CLEVELAND, OHIO

1120 Chester Ave Cleveland, OH 44114		1 mi radius	2 mi radius	3 mi radius
POPULATION	2019 Estimated Population	14,465	37,192	75,976
	2024 Projected Population	14,084	36,384	78,545
	2010 Census Population	12,751	35,728	76,194
	2000 Census Population	9,476	32,251	85,512
	Projected Annual Growth 2019 to 2024	-0.5%	-0.4%	0.7%
	Historical Annual Growth 2000 to 2019	2.8%	0.8%	-0.6%
	2019 Median Age	32.1	31.8	33.6
HOUSEHOLDS	2019 Estimated Households	7,275	17,888	34,665
	2024 Projected Households	7,051	17,505	35,866
	2010 Census Households	5,354	15,495	31,988
	2000 Census Households	3,626	12,868	32,868
	Projected Annual Growth 2019 to 2024	-0.6%	-0.4%	0.7%
	Historical Annual Growth 2000 to 2019	5.3%	2.1%	0.3%
RACE AND ETHNICITY	2019 Estimated White	38.5%	34.4%	33.7%
	2019 Estimated Black or African American	49.5%	50.8%	50.5%
	2019 Estimated Asian or Pacific Islander	8.5%	8.6%	4.6%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
	2019 Estimated Other Races	3.3%	5.9%	10.7%
	2019 Estimated Hispanic	3.6%	8.4%	16.2%
INCOME	2019 Estimated Average Household Income	\$74,669	\$63,958	\$52,390
	2019 Estimated Median Household Income	\$40,793	\$38,463	\$33,723
	2019 Estimated Per Capita Income	\$41,182	\$32,882	\$25,109
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.9%	5.3%	6.6%
	2019 Estimated Some High School (Grade Level 9 to 11)	13.2%	12.8%	14.6%
	2019 Estimated High School Graduate	19.4%	22.3%	26.5%
	2019 Estimated Some College	17.4%	19.3%	20.6%
	2019 Estimated Associates Degree Only	5.1%	4.8%	5.2%
	2019 Estimated Bachelors Degree Only	20.4%	18.9%	14.7%
BUSINESS	2019 Estimated Graduate Degree	20.7%	16.6%	11.8%
	2019 Estimated Total Businesses	4,154	6,505	8,317
	2019 Estimated Total Employees	86,563	117,022	145,439
	2019 Estimated Employee Population per Business	20.8	18.0	17.5
	2019 Estimated Residential Population per Business	3.5	5.7	9.1

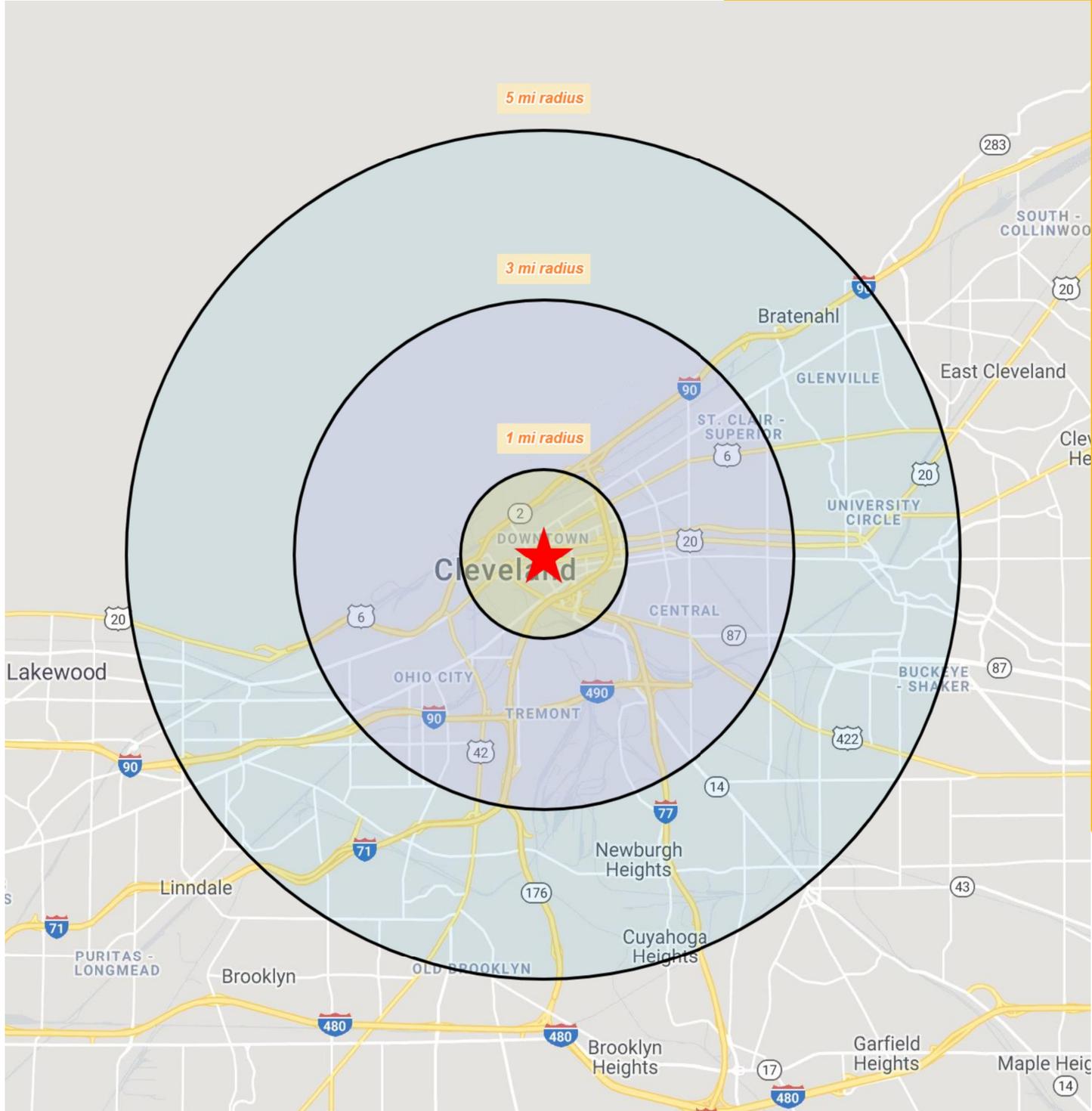
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# AREA MAP

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