



For Lease Auto Repair Service Building

Lease Rate: \$8.75/SF Plus Utilities

SF: 5,500 SQ FT

**Zoned: Retail (Approved for Auto Service by
City of Cleveland)**

- 5 Lift Masters & 1 Alignment Lift
- 10' Height Doors & 2 Entries (Front & Side)
- Shop Monkey Subscription Available
- Security System Available
- 2 Offices (1st floor 300SF & 2nd floor 250SF)
- Large Basement Storage
- 10 Parking Spaces in Lot Next Door W 122nd St & Street Parking
- 1st Month Rent & 2 Month's Security Deposit

Contact: Gary Pescatrice
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www.TrinityCREgroup.com

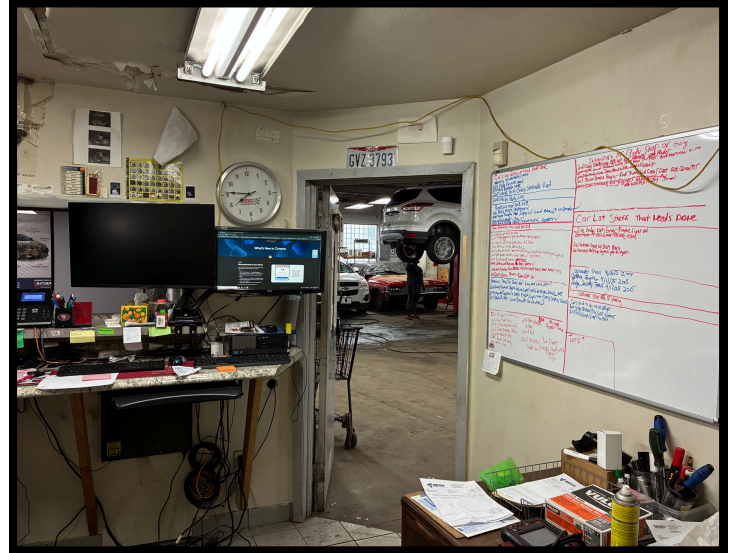


TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Lorain Rd	W 118 th St SW	11,148	2025	.21 mi
W 117 th St	Lorain Rd N	14,328	2025	.22 mi
W 117 th St	Lorain Rd S	17,790	2025	.24 mi
Lorain Rd	W 117 th St SW	10,955	2025	.24 mi
W 117 th St	Geraldine Ave S	20,478	2025	.27 mi
W 117 th St	Triskett Rd S	29,948	2025	.32 mi

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>
Population	21,398	153,679
Households	8,718	70,658
Average Household Income	\$43,619	\$48,188



1st Floor Office



1st Floor Office



1st Floor Office

