

FOREST HILLS SHOPPING CENTER

13520 Euclid Ave, Cleveland, OH 44112

RETAIL PROPERTY FOR LEASE



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PROPERTY SUMMARY

FOREST HILLS SHOPPING CENTER | 13520 EUCLID AVE, CLEVELAND, OH 44112



PROPERTY DESCRIPTION

Forest Hills Shopping Center is a prime leasing opportunity in the rapidly developing central Cleveland business district, at the bustling intersection of Euclid and Superior on the south side of the street. This neighborhood retail center enjoys exceptional visibility and is easily accessible by the Superior Transit Station. Abundant parking in both the front and rear, ensuring a convenient and stress-free shopping experience. Located along a major bus line and features a dedicated turn lane at one of the two signalized intersections serving the property, enhancing accessibility for customers arriving by car or public transit

HIGHLIGHTS

- Great Mass Transit systems surrounding the entire building
- Conveniently positioned near University Hospital and nationally-known Cleveland Clinic.. Located less than 2 Miles away from Cleveland's University Circle
- University Circle: Case Western University (5,150 Students) | Cleveland Clinic Hospital (1,400 Beds) | University Hospitals Cleveland Medical Center (1,000+ Beds) | VA Medical Center | Cleveland Museum of Art

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	18
Available SF:	1,500 - 12,944 SF
Lot Size:	4.04 Acres
Building Size:	66,114 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	11,234	81,803	163,040
Total Population	17,292	143,298	296,686
Average HH Income	\$28,407	\$45,013	\$50,282

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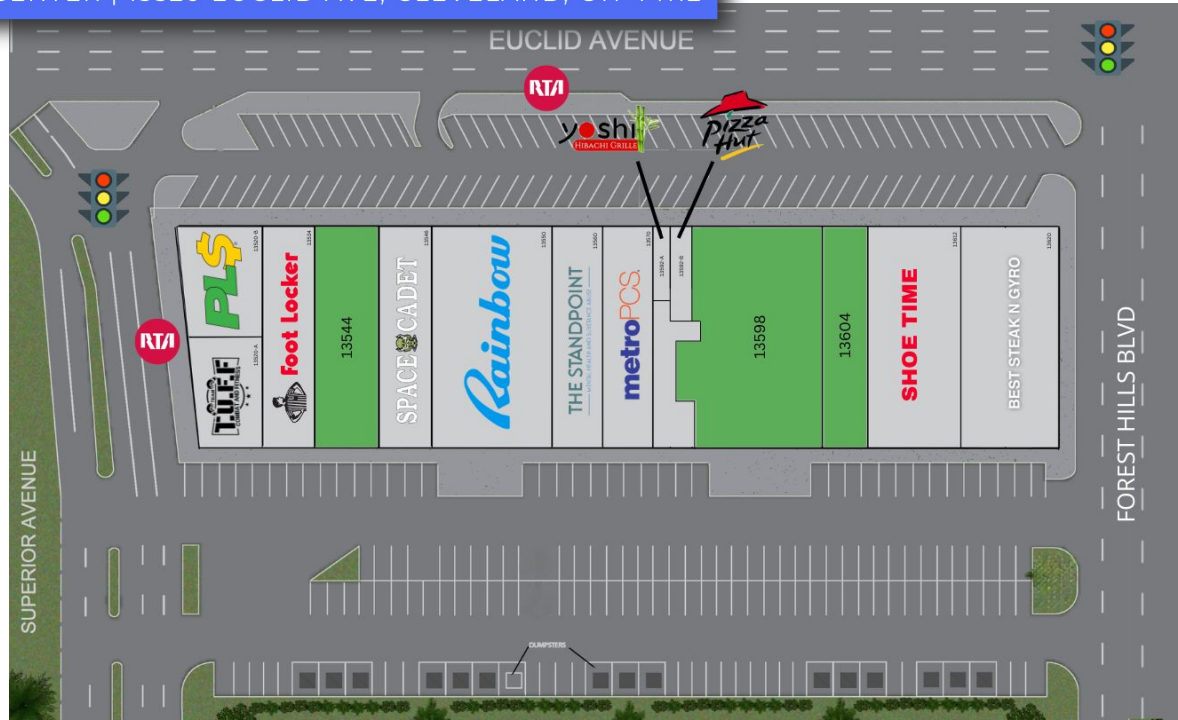
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PLANS

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LEGEND

- Available
- Available Soon
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZ	TYPE	RATE	VIDEO
■ Suite 13598	Available	12,944 SF	NNN	Negotiable	View Here
■ Suite 13604	Available	1,500 - 3,459 SF	NNN	Negotiable	View Here
■ Suite 13544	Available	2,000 - 4,604 SF	NNN	Negotiable	-

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SUITE 13544

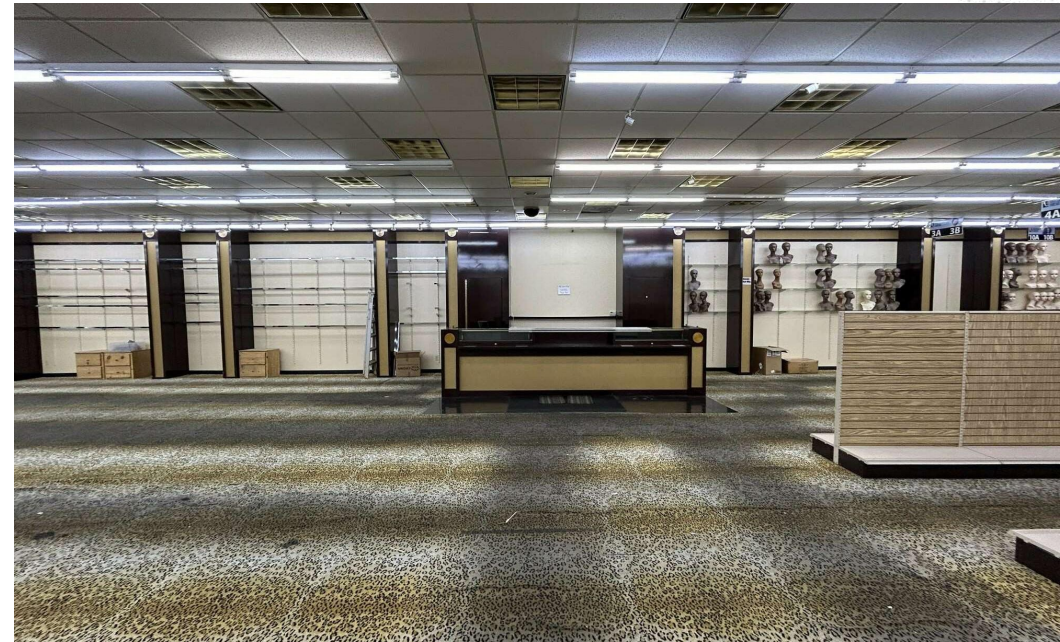
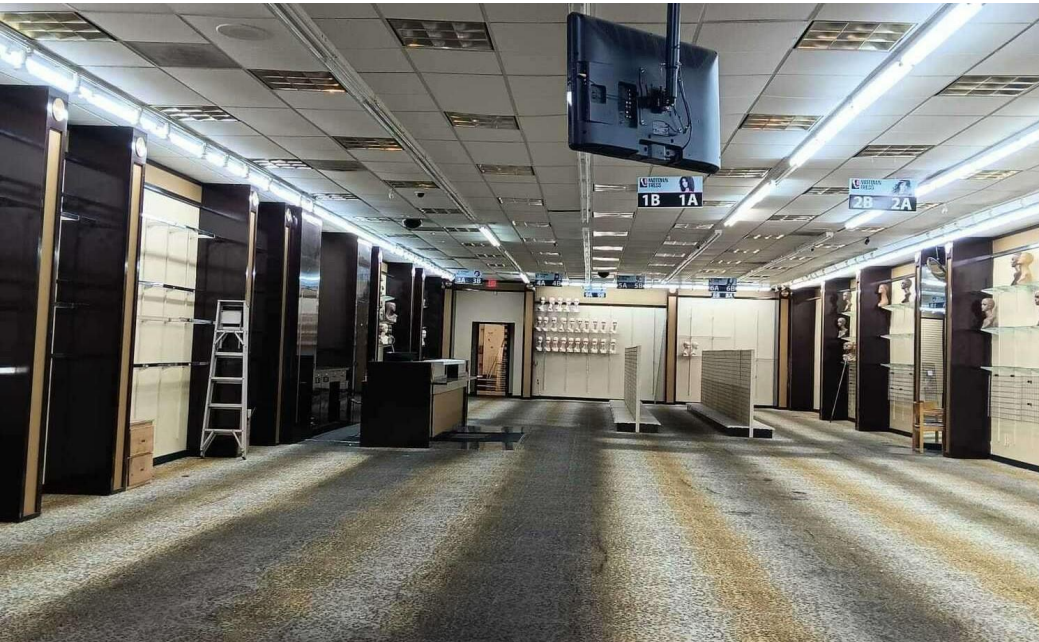
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SUITE 13558: 2,000 - 4,604 SQ. FT.

In-line divisible retail space with tons of frontage. There is additional basement space offers free square footage and makes it easy to add additions or convert the space for any use.

Spaces are divisible! Shopping center is being renovated to accommodate smaller form-factor tenants and add additional frontage!



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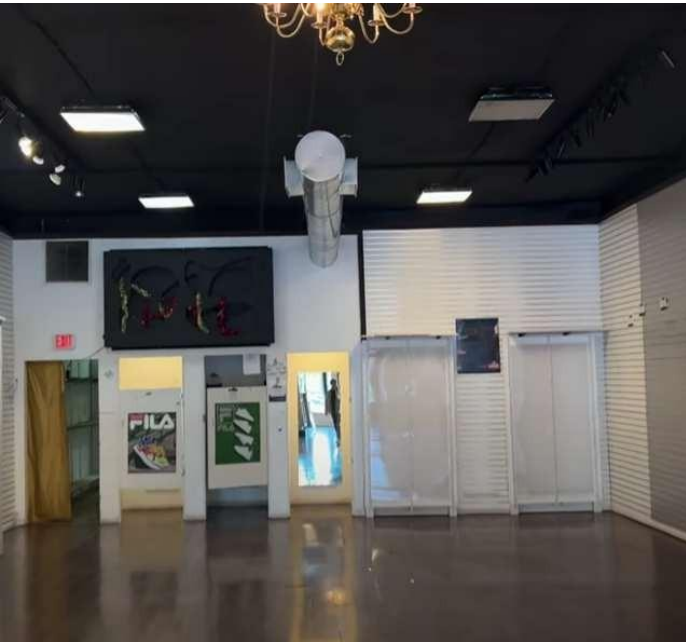
SUITE 135604

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SUITE 135604: 1,500 - 3,459 SQ FT

Prime in-line divisible retail space available with a newly renovated sales floor featuring decorative lighting and reinforced slat wall, making it a great fit for apparel, home goods, and other light retail uses. Dedicated dressing rooms in place and expansive stockroom plus basement storage.



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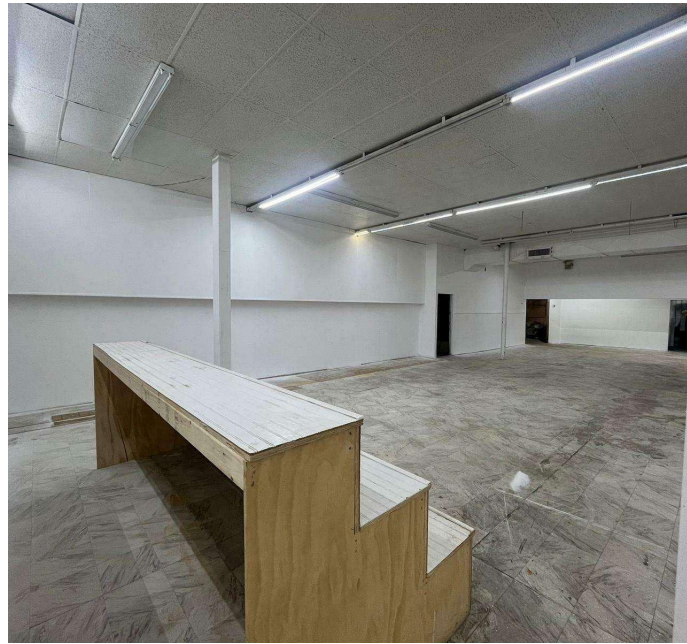
SUITE 13598

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SUITE 13598: 12,944 SQ. FT.

Amazing opportunity to lease a large open space that can be modified for lots of uses. Was formally occupied as grocery store. This space has a full dedicated parking lot, free basement storage, and two entrances on the front and back of the plaza.



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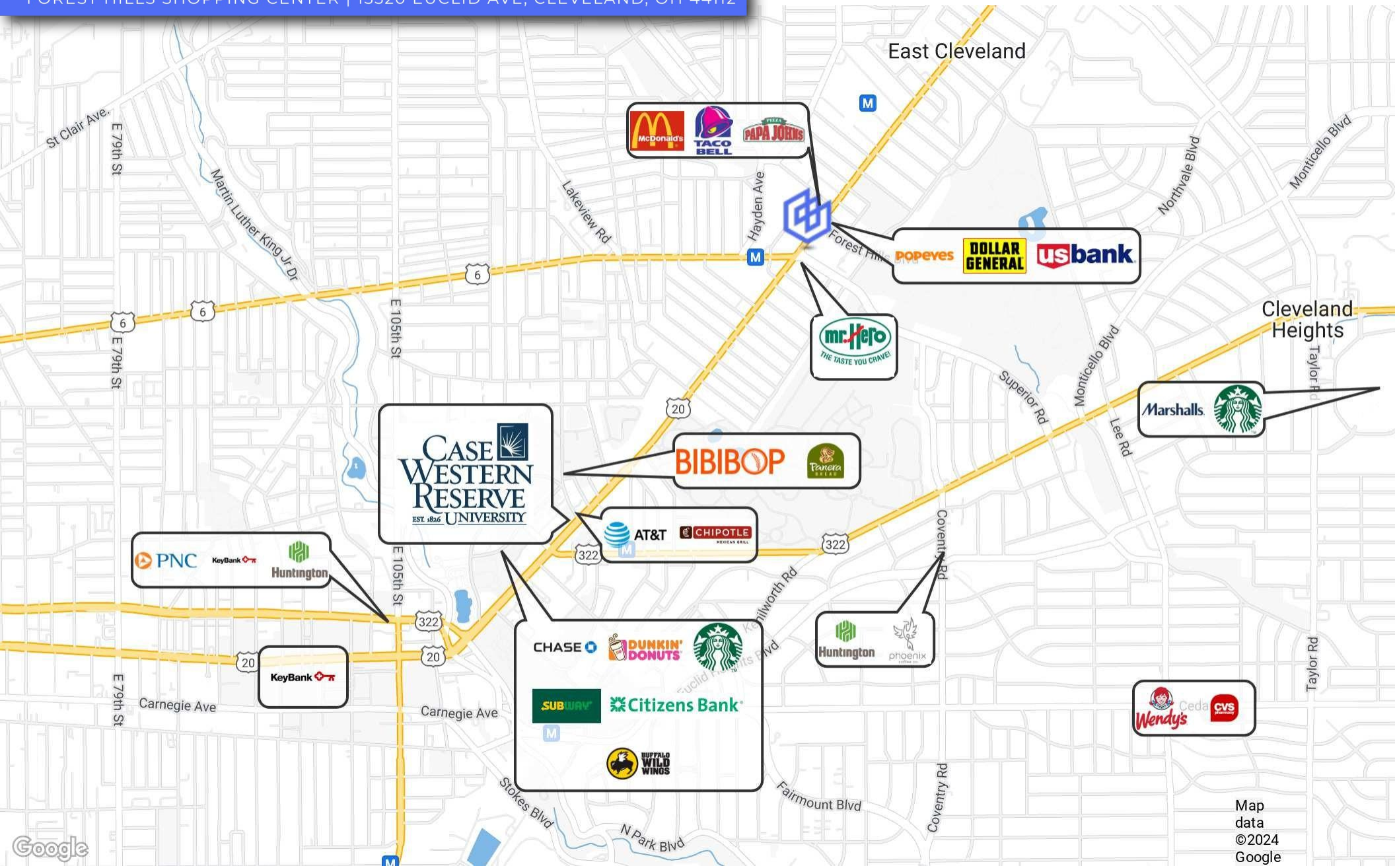
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RETAILER MAP

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Map
data
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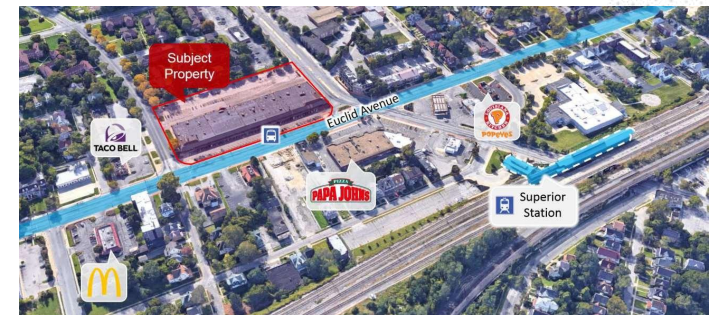
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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP &

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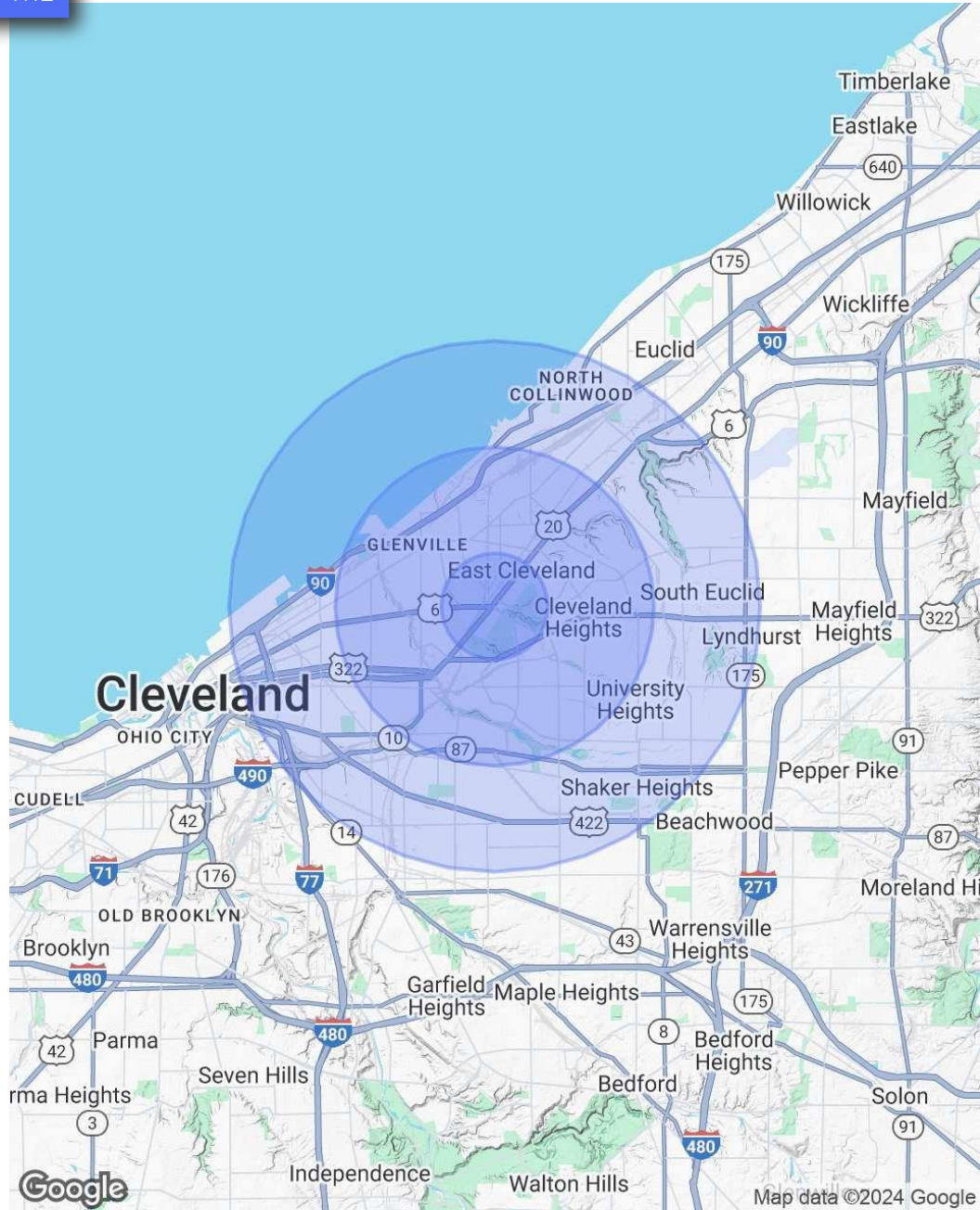
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,292	143,298	296,686
Average Age	36.6	38.1	38.7
Average Age (Male)	35.6	35.9	36.7
Average Age (Female)	37.2	40.6	40.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	11,234	81,803	163,040
# of Persons per HH	1.5	1.8	1.8
Average HH Income	\$28,407	\$45,013	\$50,282
Average House Value	\$46,735	\$96,740	\$101,195

2020 American Community Survey (ACS)



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RECENT TRANSACTIONS



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