

FOR SALE



OWN THIS VIEW.



DEVELOPMENT OPPORTUNITY IN CLEVELAND FLATS

2206 Superior Viaduct, Cleveland, OH 44113

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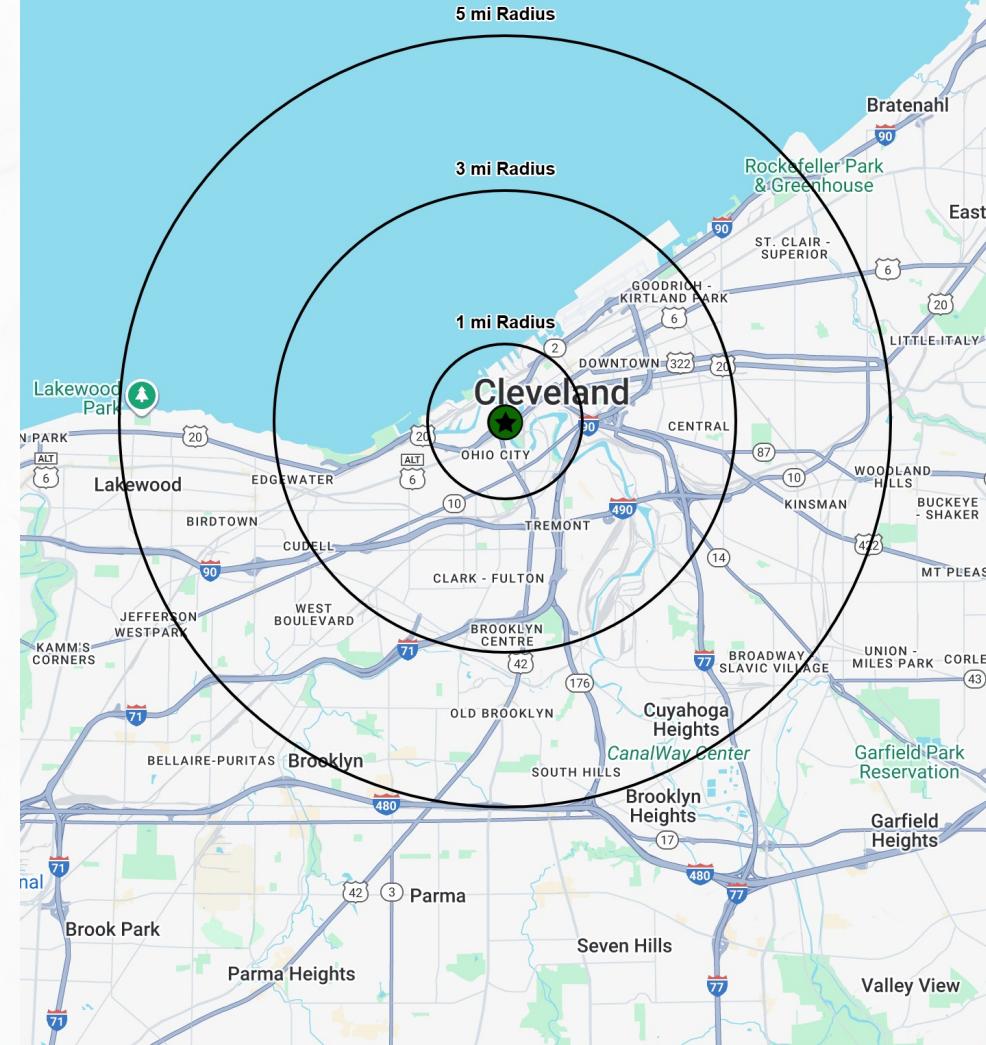
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PROPERTY OVERVIEW

PROPERTY SUMMARY

- One-of-a-kind redevelopment opportunity in the hot Flats West Bank
- Frontage on Superior Viaduct and Washington Avenue
- Site is part of the "Hubbard Cooke Block" designated historic district
- Prime candidate for historic tax credits for an owner/user or investor
- Unique 22,500 SF building offers amazing city views

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GOOGLE MAPS VIEW



DEMOGRAPHICS

1-MILE 3-MILE 5-MILE

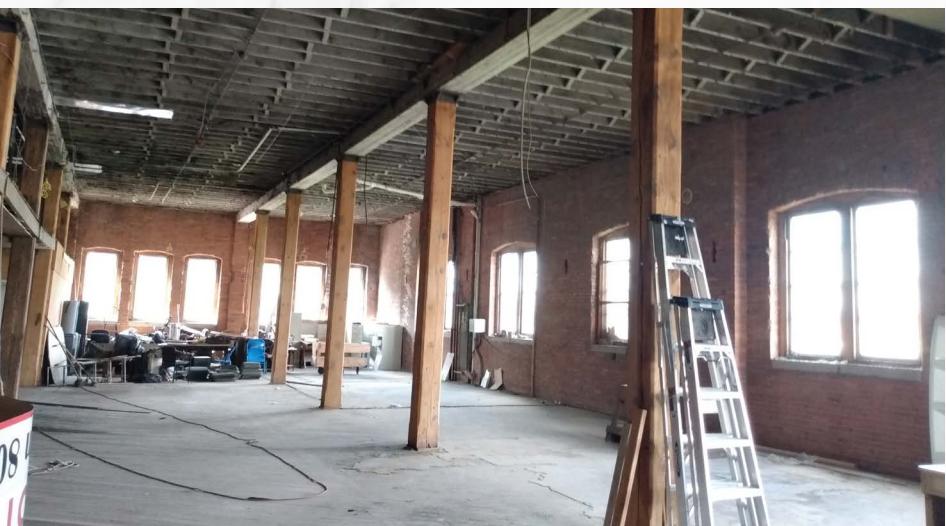
POPULATION	17,597	104,179	260,109
HOUSEHOLDS	10,037	49,108	121,552
AVERAGE HH INCOME	\$77,615	\$76,942	\$71,531
MEDIAN HH INCOME	\$77,615	\$52,227	\$50,926
DAYTIME POPULATION	38,627	142,820	267,910

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PHOTOS

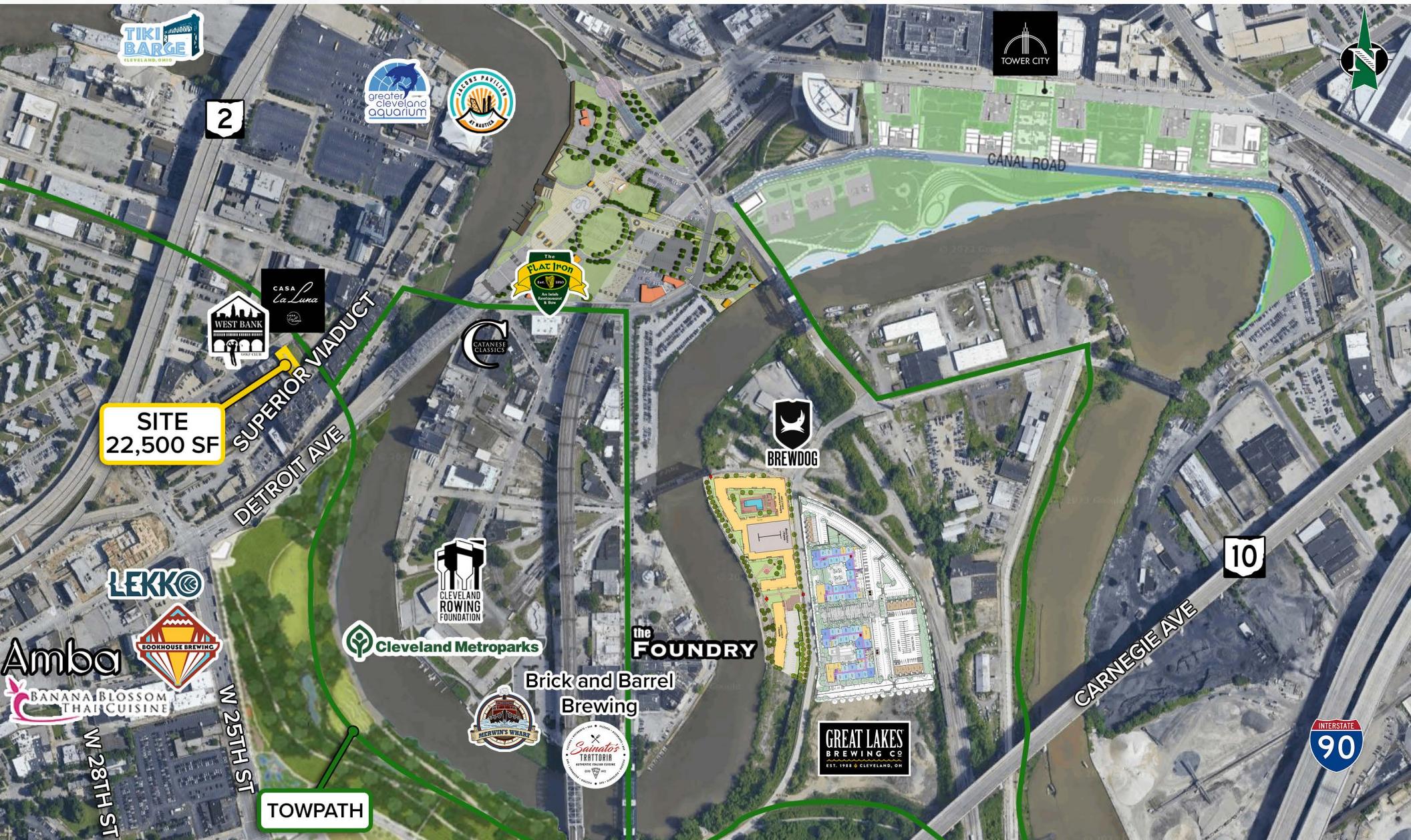
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MICRO AERIAL



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MACRO AERIAL



Cleveland, Ohio
Downtown