

# FORMER RITE AID AVAILABLE!

## 6512 FRANKLIN BLVD, CLEVELAND, OHIO 44102

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**FOR LEASE**



**EDGEWATER BEACH**  
**BATTERY PARK**  
**STATION 73**  
**BATTERY PARK LOFTS**  
**THE EDISON**  
**GOOD COMPANY**  
**TERRESTRIAL**  
**IL RIONE**  
**all saints**

**Cleveland**  
**2 MILES**

**OHIO CITY**  
**INTRO**  
**ASTORIA**  
**CHURCH + STATE**  
**TREO**

**SITE**  
**FORMER RITE AID**  
**14,630 SF / 2.27 AC**

**GORDON SQUARE**  
**ARTS DISTRICT**

**W CLINTON AVE**

**FRANKLIN BLVD**

**W 65TH ST**

**NINJA CITY**

**LUXE**

**RINCON CRIOLLO**

**Braum's**

**BLUE HABANERO**

**LA PLAYA**

**Gypsy Beans**

**THE TAVERN**

**HAPPY DOG**

**ASTORIA**

**PESTSIDE MARKET**

**MARKET GARDEN**

**SOUCU BREW WORKS**

**GREAT LAKES**

**CHURCH + STATE**

**TREO**

**OHIO CITY**

**INTRO**

**TOWN HALL**



# THE OPPORTUNITY

- Freestanding 14,630 SF former Rite Aid available for lease on 2.27 AC
- Join nearby retailers and restaurants Blue Habanero, Brew Nuts, Ninja City, McDonald's, Good Company, Local West, il Rione, Stone Mad Pub and many more!
- The site is located in Cleveland's historic Gordon Square Arts district known for its three major theatres and excellent dining options
- The site is adjacent to the new Cleveland Metropolitan School and near the Cleveland Public Theatre
- The site is located minutes from downtown Cleveland, Ohio City, Tremont, Edgewater, Lakewood and more!
- The site is zoned General Retail Business (GR-B1)
- The near west side has seen billions in new commercial development over the past decade



## QUICK STATS – 10 MINUTE DRIVE RADIUS



DAYTIME  
POPULATION  
**187,934**



POPULATION  
**144,824**



HOUSEHOLDS  
**69,612**



POPULATION  
25 & OVER  
**104,008**



AVG. HOUSEHOLD  
INCOME  
**\$76,755**

# AERIAL VIEW



# AERIAL VIEW



**OHIO CITY**

INTRO

TOWN HALL

WESTSIDE MARKET

CHURCH + STATE

TREGO

MICHELLE'S HOMEWARES

SOUL & BREW WORKS

GREAT LAKES BREWERY

**MetroHealth**  
MAIN CAMPUS

INTERSTATE  
**90**  
138,229  
VPD

**SITE**  
FORMER RITE AID  
14,630 SF / 2.27 AC

**JOSEPH M.  
GALLAGHER SCHOOL**  
NEWLY RENOVATED (~24)

W 65TH ST

FRANKLIN BLVD

W CLINTON AVE

# DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
2024 Population - Current Year Estimate	32,533	144,824	348,049
2024 Daytime Population	27,244	187,934	387,629
2024 Households - Current Year Estimate	15,805	69,612	162,623
2024 Average Household Income	\$79,727	\$76,755	\$75,635
2029 Average Household Income Projection	\$94,417	\$91,488	\$89,670
2024 Median Household Income	\$45,809	\$51,006	\$50,409
2024 Population Over 25	23,541	104,008	248,299

## CONTACT US

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