

# MEMPHIS FULTON SHOPPING CENTER

## Cleveland, Ohio



## 4215 Fulton Road Cleveland, OH 44144

**NOW LEASING**

### PROPERTY DESCRIPTION

- Vibrant neighborhood shopping center of 113,000 SF serving a densely populated residential area
- Well-established center delivering goods and services desired by the neighborhood it serves, including grocery, medical, banking, restaurants and more
- Located at the corner of Memphis Avenue and Fulton Road and easily accessible to Interstate 480
- Excellent roadside visibility, easily accessible with ample parking and high walkability
- Traffic counts in excess of 20,000 vehicles per day
- Anchors include Save-A-Lot, MetroHealth, Family Dollar, Key Bank and Citi Trends

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,317	151,506	337,572
Households	7,933	61,083	144,936
Avg. HH Income	\$54,054	\$53,272	\$59,093

**CONTACT FOR LEASING INFORMATION:**  
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The site plan illustrates the layout of the Memphis Fulton Shopping Center. A dashed red line defines the property boundary. The building footprints are color-coded: light blue for most units, orange for units 25 and 30, and grey for the central service area. Tenant names are placed near their respective units. A vertical street name 'MEMPHIS AVE' is positioned on the right side of the plan. A north arrow is located in the bottom right corner. The plan shows various storefronts and internal structures, including a multi-story building labeled 'H&R BLOCK' and 'Citi Trends'.

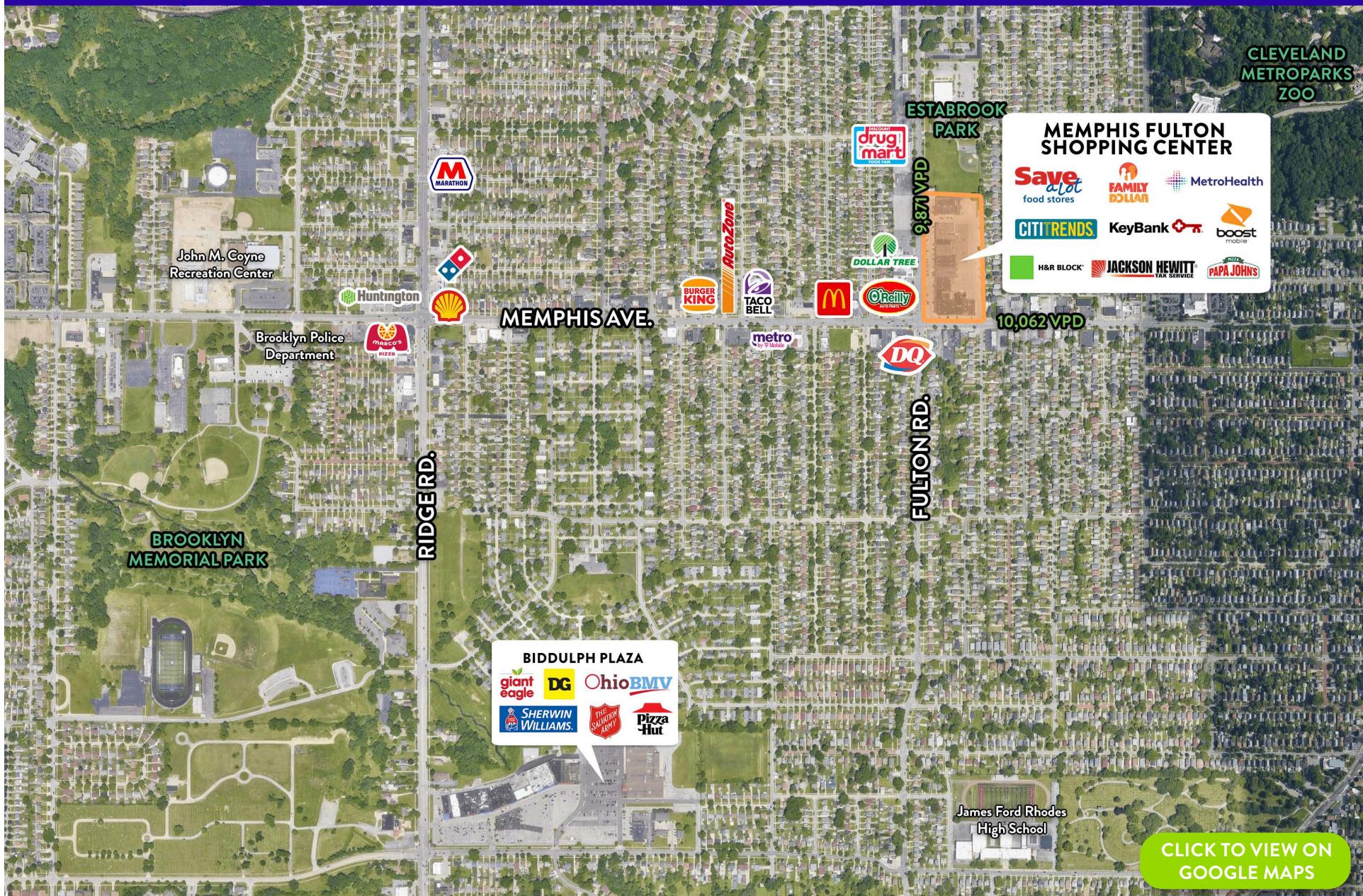
#	TENANT	SF
1	Save-A-Lot	18,533
2	Dynamic Creations Daycare	3,720
3	Papa John's	1,320
4	Miracle Kratom	1,040
5	China City	1,080
6	Kenny's Tavern	1,080
7	Dynamic Creations Daycare	985
8	Jo's Barbershop	400
9	AVAILABLE (Basement)	13,000
10	Jackson Hewitt Tax Services	1,900
11	H&R Block	1,800
12	Guaterriqueña Bakery	1,800
13	North Shore High School	1,800
14	North Shore High School	3,600
15	Family Dollar	9,360
16 & 17	Citi Trends	10,380
18	WOW Beauty Supply	2,550
19	Savage Burger	1,800
20	US Hair & Nails	1,800
21	Elite Dental Art	1,800
22	Key Bank	4,952
23	Boost Mobile	1,170
24	Eagle Rents	5,000
24A	Fred Loya Insurance	2,800
25	AVAILABLE	664
26-29	MetroHealth Center	14,702
30	AVAILABLE	2,300

This information has been secured from sources we believe to be accurate; however, we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximations. Buyer must verify for any inaccuracy.

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