

**FOR SALE**



**OWN THIS VIEW.**



## **DEVELOPMENT OPPORTUNITY IN CLEVELAND FLATS**

**2206 Superior Viaduct, Cleveland, OH 44113**

**CONTACT:**

**David Mrachko**

DavidMrachko@HannaCRE.com

216.214.1197

# DEVELOPMENT OPPORTUNITY IN CLEVELAND FLATS

2206 Superior Viaduct, Cleveland, OH 44113

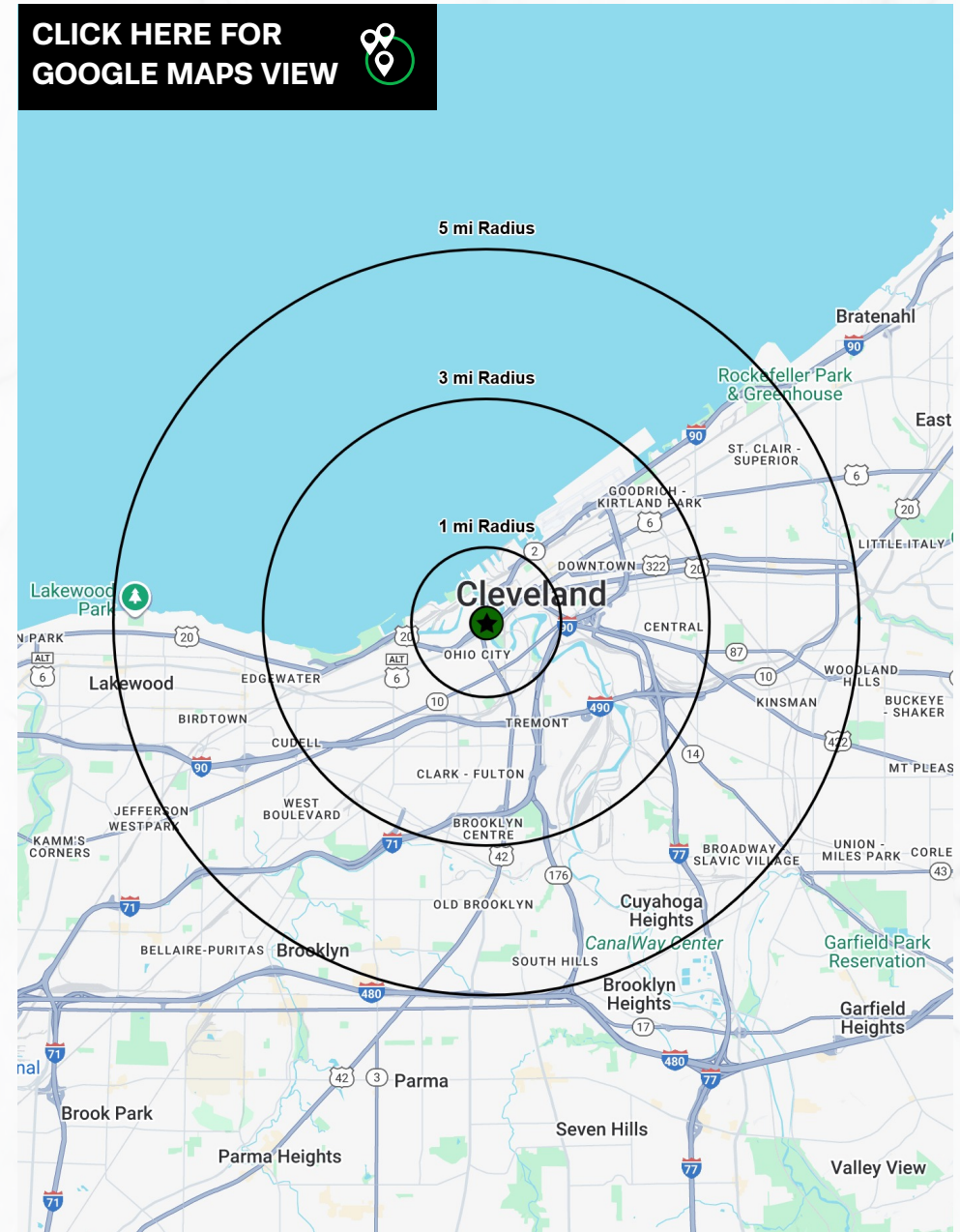
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- Unique 22,500 SF building offers amazing city views
- **Price Reduced: \$965,000**
- 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

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

CLICK HERE FOR  
GOOGLE MAPS VIEW



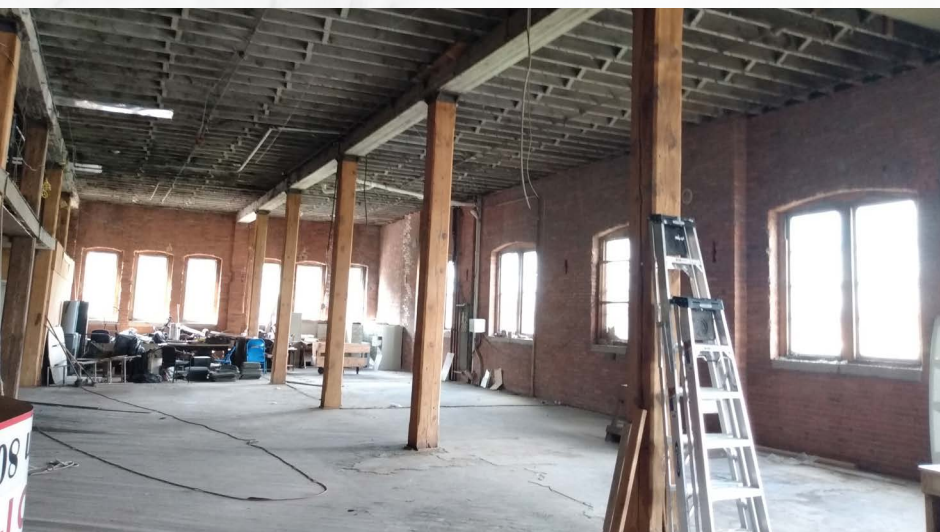
# DEVELOPMENT OPPORTUNITY IN CLEVELAND FLATS

2206 Superior Viaduct, Cleveland, OH 44113

PHOTOS



OWN THIS VIEW.



# DEVELOPMENT OPPORTUNITY IN CLEVELAND FLATS

2206 Superior Viaduct, Cleveland, OH 44113

MICRO AERIAL



