

**FOR LEASE**

**10,100 SF AVAILABLE**

**CLEVELAND HEIGHTS  
COVENTRY HISTORIC DISTRICT**

**1850-52 COVENTRY ROAD**

Cleveland Heights, OH 44118

**PRESENTED BY:**

**JONATHAN FISHMAN**

O: 216.334.6997

jonathan.fishman@svn.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>ANNUAL LEASE RATE:</b>	\$7.50/SF + \$6.12/SF NNN
<b>LEASE TYPE:</b>	NNN
<b>AVAILABLE SF:</b>	10,100 SF
<b>TRAFFIC COUNT:</b>	10,600 VPD

## PROPERTY DESCRIPTION

10,100 SF lower level space located in Cleveland Heights' Historic Coventry Village. The area is home to various businesses including Marc's, Avalon Exchange, Dave's Cosmic Subs, and the newly-remodeled One Pot - Hot Pot & BBQ.

Previously occupied by the Dobama Theater, this space is an excellent opportunity for fitness and entertainment facilities.

Residents in Coventry, Cedar-Fairmount, and surrounding areas include CWRU students, business and healthcare professionals, and artisans.

Nearby economic generators include Case Western Reserve University, University Hospitals Case Medical Center, and The Cleveland Clinic.

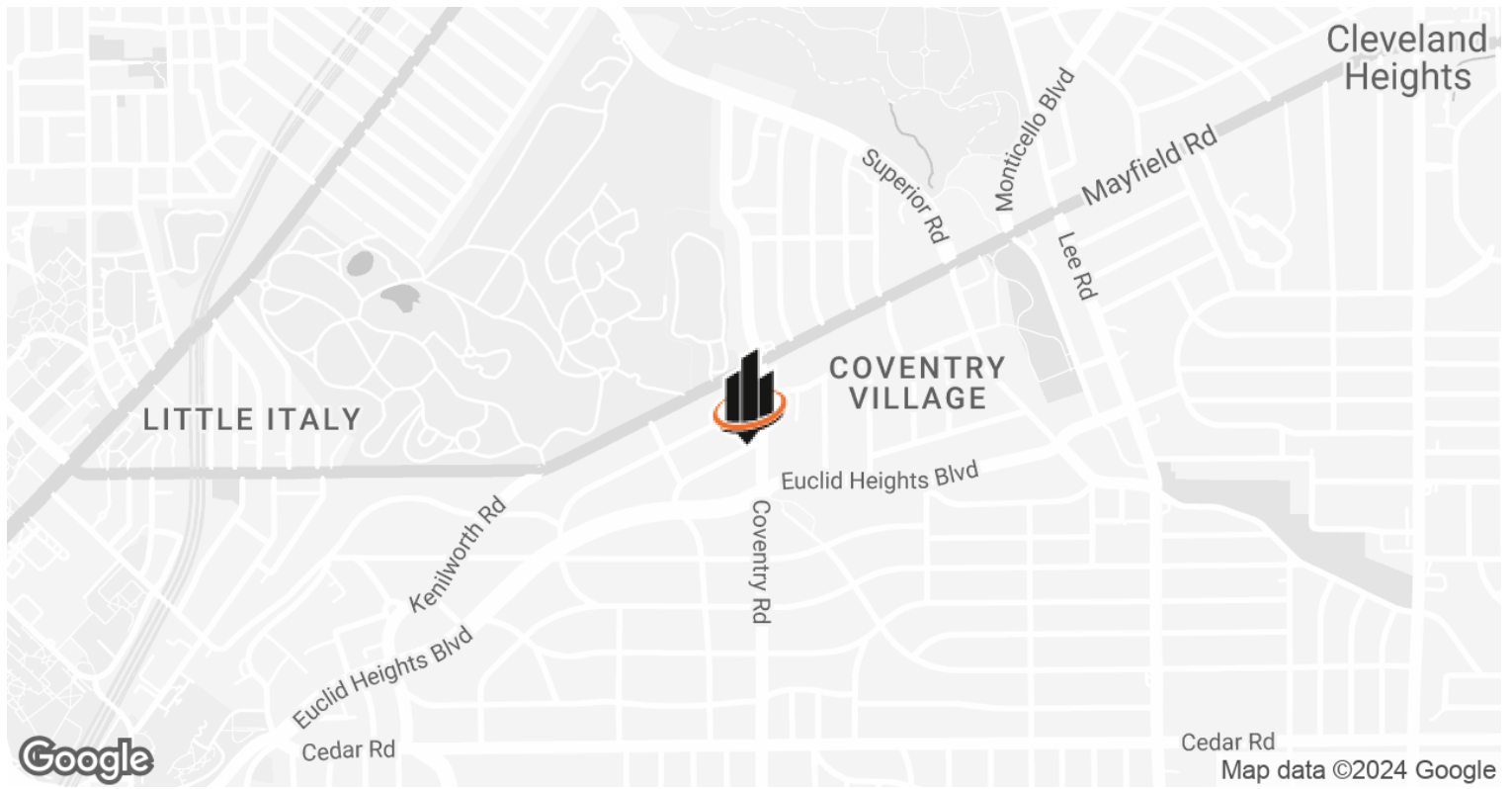
Tenant improvement allowance can be discussed for creditworthy tenant.

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# DEMOGRAPHICS



## POPULATION/INCOME/DENSITY

## 0.3 MILES

## 0.5 MILES

## 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	2,156	4,778	16,962
<b>AVERAGE AGE</b>	40	38	39
<b>AVERAGE AGE (MALE)</b>	40	38	38
<b>AVERAGE AGE (FEMALE)</b>	40	39	40
<b>AVERAGE HH INCOME</b>	\$91,852	\$74,502	\$73,901
<b>TOTAL HOUSEHOLDS</b>	8,984	69,506	144,032

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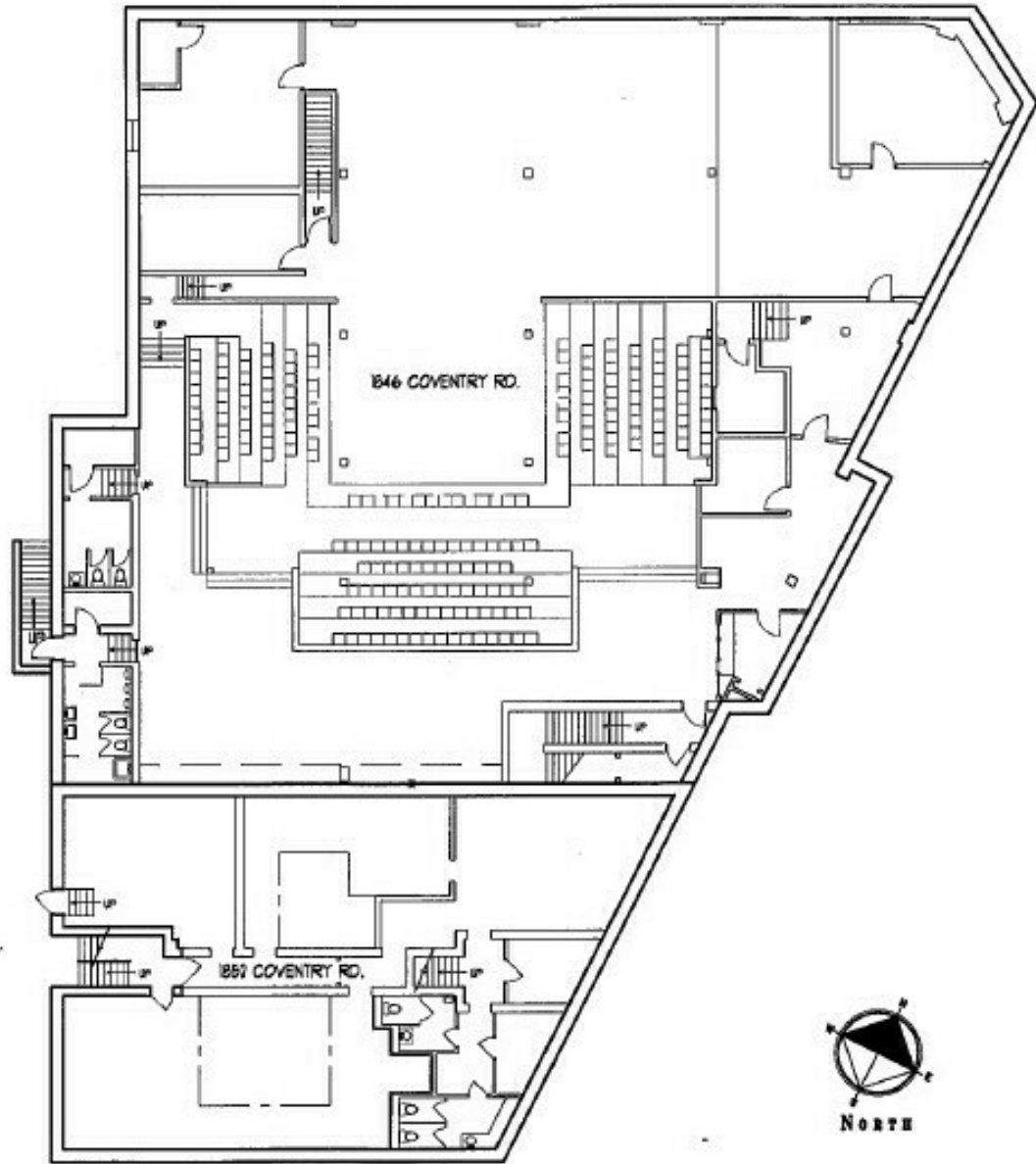
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# RETAILER MAP



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# FLOOR PLAN



**BASEMENT FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

A  
EX-0A

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