

3402 CLARK AVENUE, CLEVELAND, OH 44109

# FORMER RITE AID

**FOR SALE/LEASE**

\$25.80 per sq. ft NNN |

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## CLEVELAND, OH

- Single Tenant Freestanding Former Rite Aid in Cleveland, OH
- Cleveland, OH MSA - TOP 40 MSA - Ranked (#34) in the U.S.A.
- Extremely Well Performing Former Rite Aid - \$10M+ Annual Sales
- 7,800+ People Reside within 1 Mile Radius of Site - 53,700+ People Reside within 3 Mile Radius of Site
- 132,800+ Daytime Employees within 3 Mile Radius of Site
- Located in a Dense Retail Corridor Surrounded by Several National Tenants on a Hard Signalized Corner Experiencing a Combined 16,000+ VPD.
- Equipped With Ample Parking (56 Surface Spaces)
- 13 Minute Drive to Cleveland Hopkins International Airport (9.1 Mile Distance)
- In Close Proximity To Metro Health Medical Center & Lincoln West High School

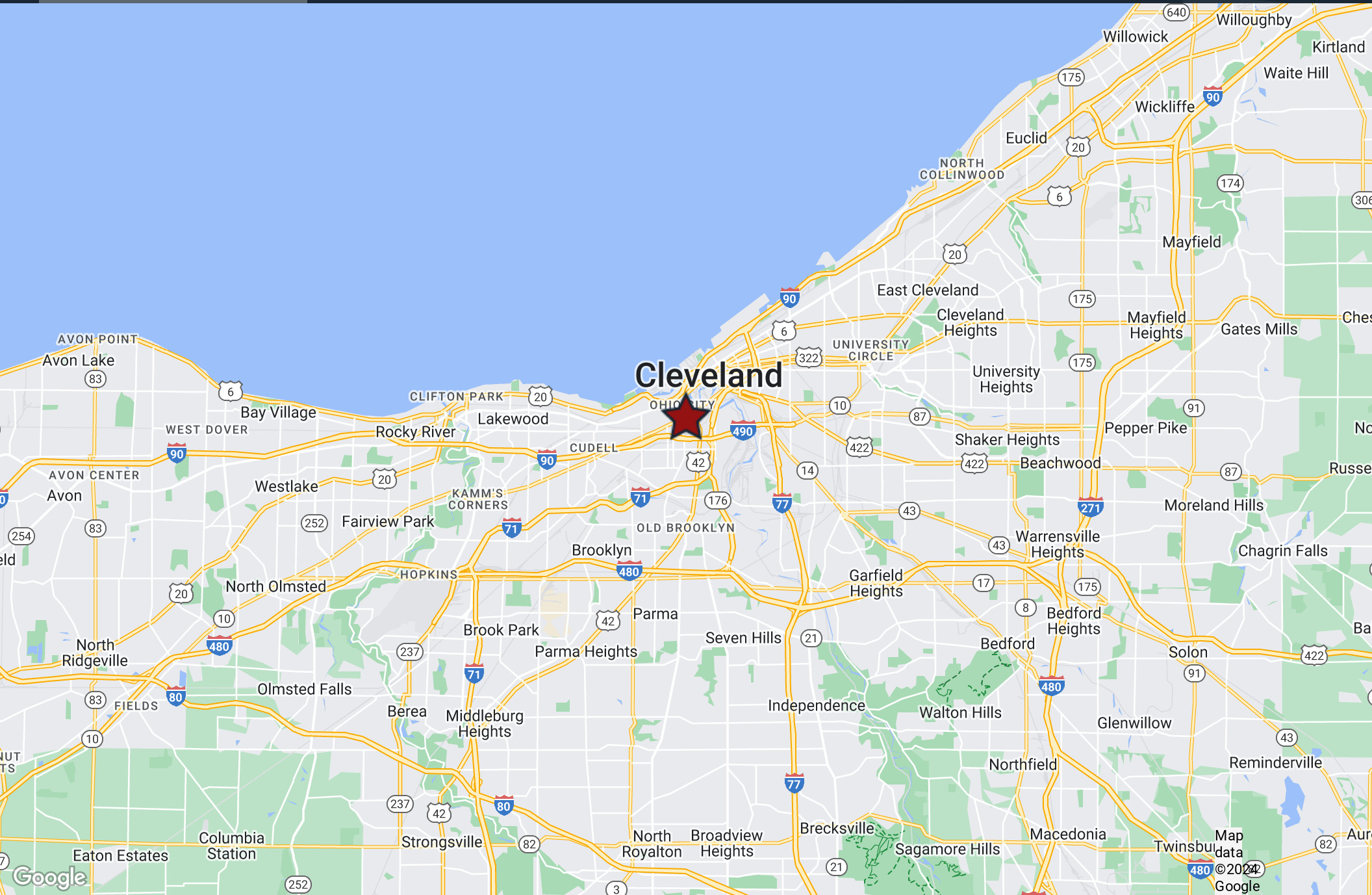
### PROPERTY DETAILS

Building Area:	11,325 SF
Land Area:	0.97 Acres
Price:	Negotiable
Lease Rate:	\$ 25.80 per year NNN





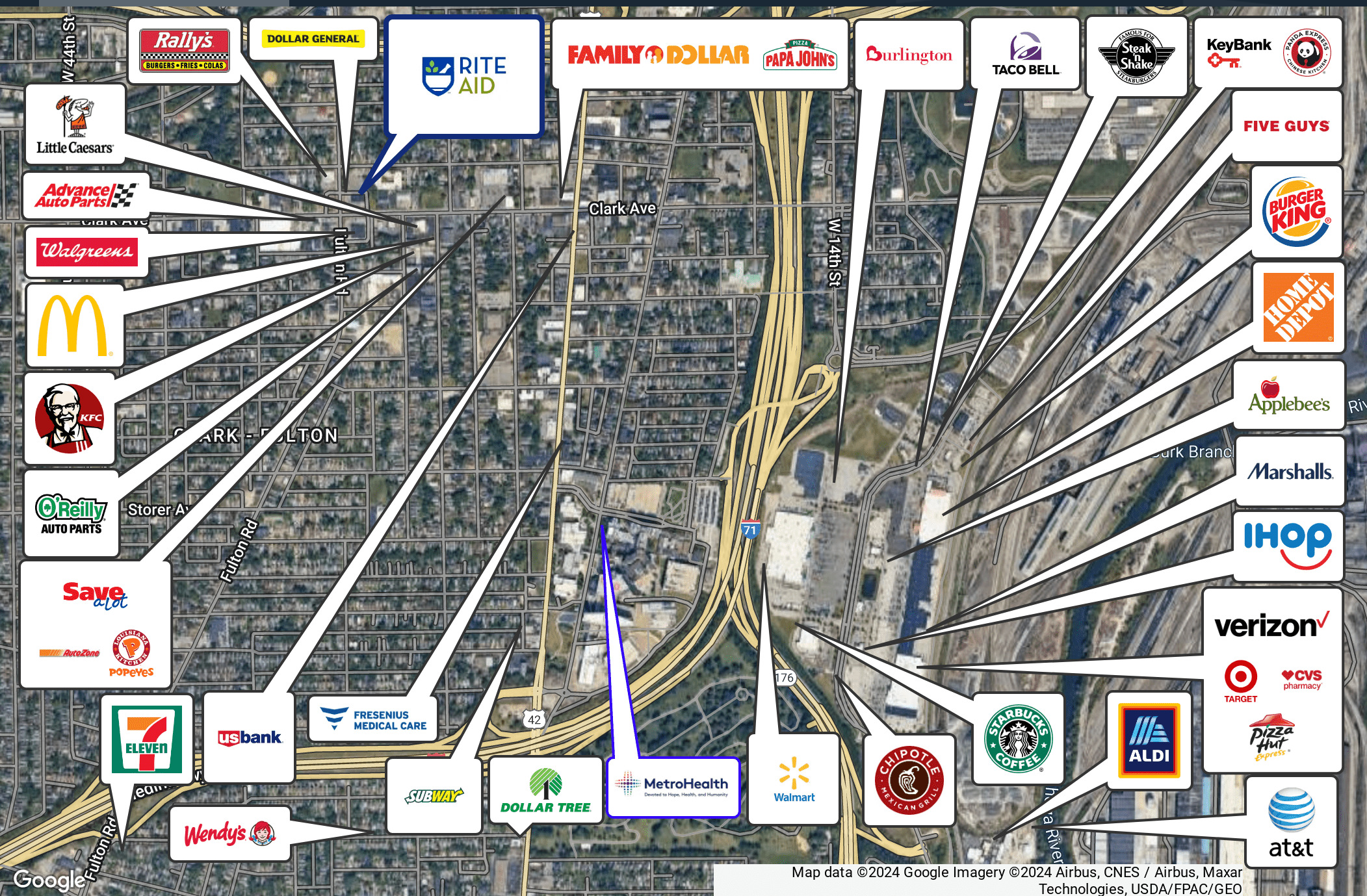






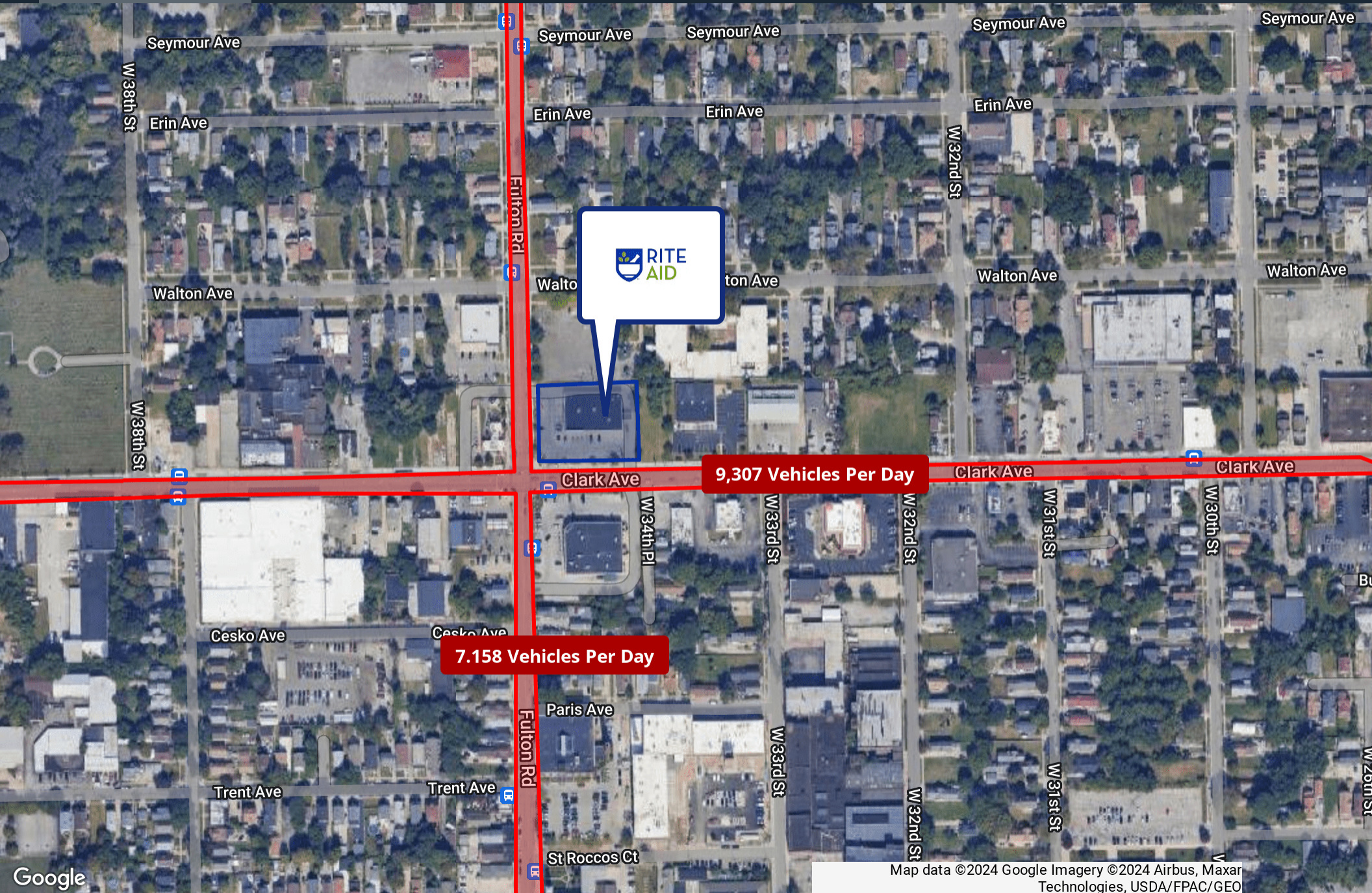
# RETAILER MAP

3402 CLARK AVENUE | CLEVELAND, OH 44109



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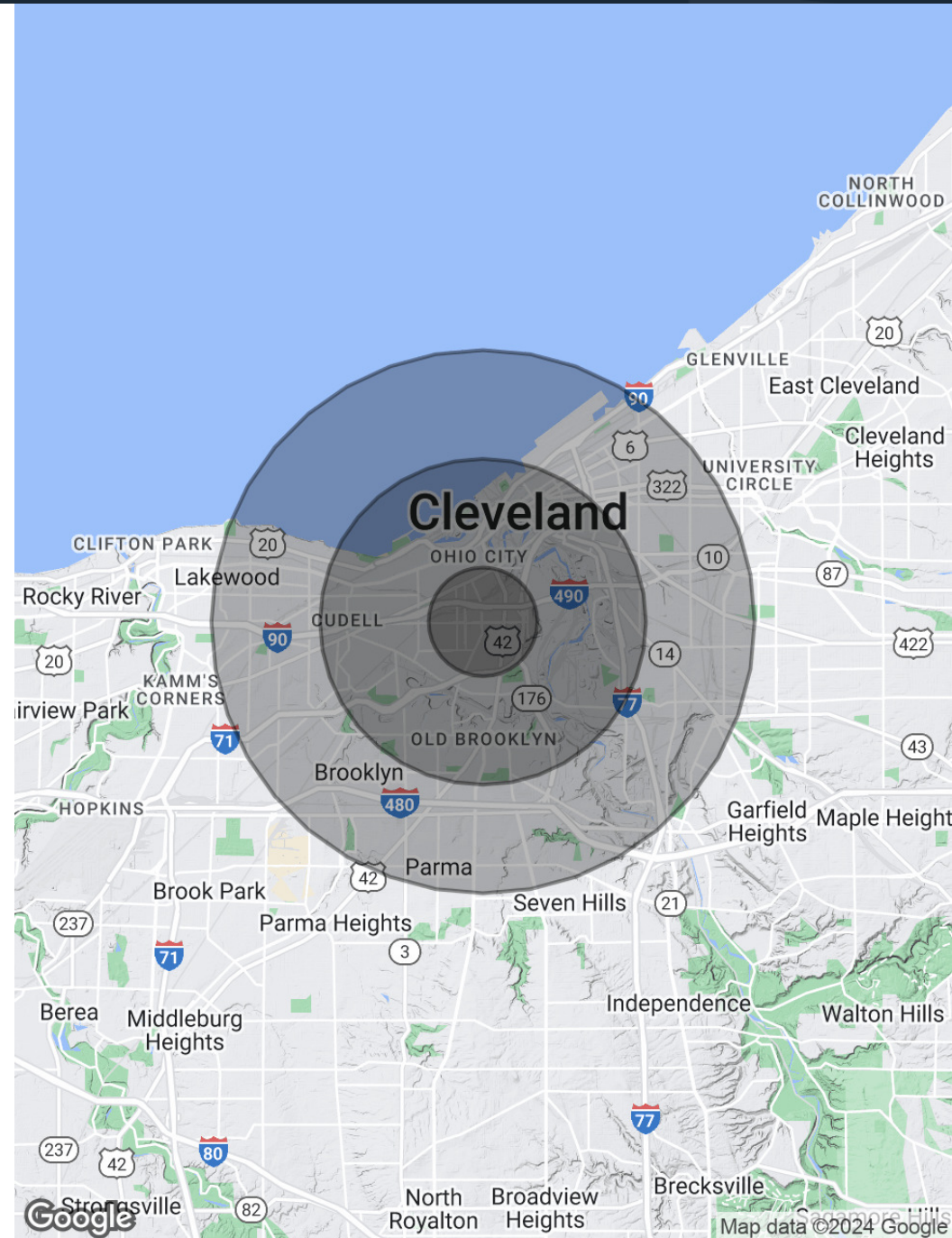
Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO



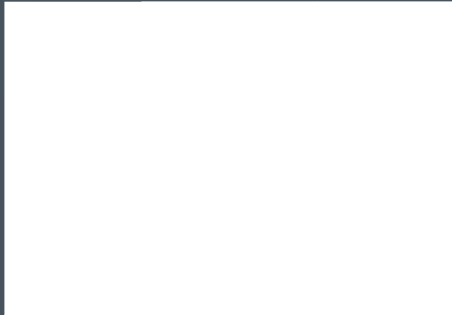
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,323	128,578	291,822
Average Age	37	37	39
Average Age (Male)	36	37	38
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,808	53,745	124,706
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$52,763	\$53,962	\$55,510
Average House Value	\$170,859	\$199,734	\$184,515

Demographics data derived from AlphaMap







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Commissions paid