

# 2,670 SF Retail Space Available in Cleveland

11512 CLIFTON BOULEVARD | CLEVELAND | OHIO

FOR LEASE

*Cleveland*  
3.5 MILES

**2,670 SF AVAILABLE**

**EMPANADA  
ERRTHANG  
COMING SOON!**

**Safar**

**State Farm**

**Clifton Blvd - 18,834 VPD**

**RETAIL AT  
CLIFTON CORNERS**

**EXCLUSIVE  
CONTACTS:**

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**CBRE**

# THE OPPORTUNITY

- Availabilities:
  - 2,670 SF endcap (former retail store)
- Join Safar Indian, Mad Chicken, Empanada Errthang, T-Mobile, State Farm Insurance at Clifton Corners!
- Located on the high traffic Clifton Blvd just on the border of Cleveland and Lakewood, minutes from downtown, Gordon Square, Ohio City and more
- Join nearby retailers and restaurants: Lucky's Market, Chipotle, Pulp, Verizon, T-Mobile, Mad Chicken, Anytime Fitness, Shell Gas Station and many more!
- Abundant on-site parking
- Strong traffic counts of 18,834 VPD (Source: ODOT)
- Population of 124,809 people within a 3-mile radius



## QUICK STATS 3 MILE RADIUS



DAYTIME  
POPULATION  
**94,371**



POPULATION  
**124,809**



HOUSEHOLDS  
**59,733**

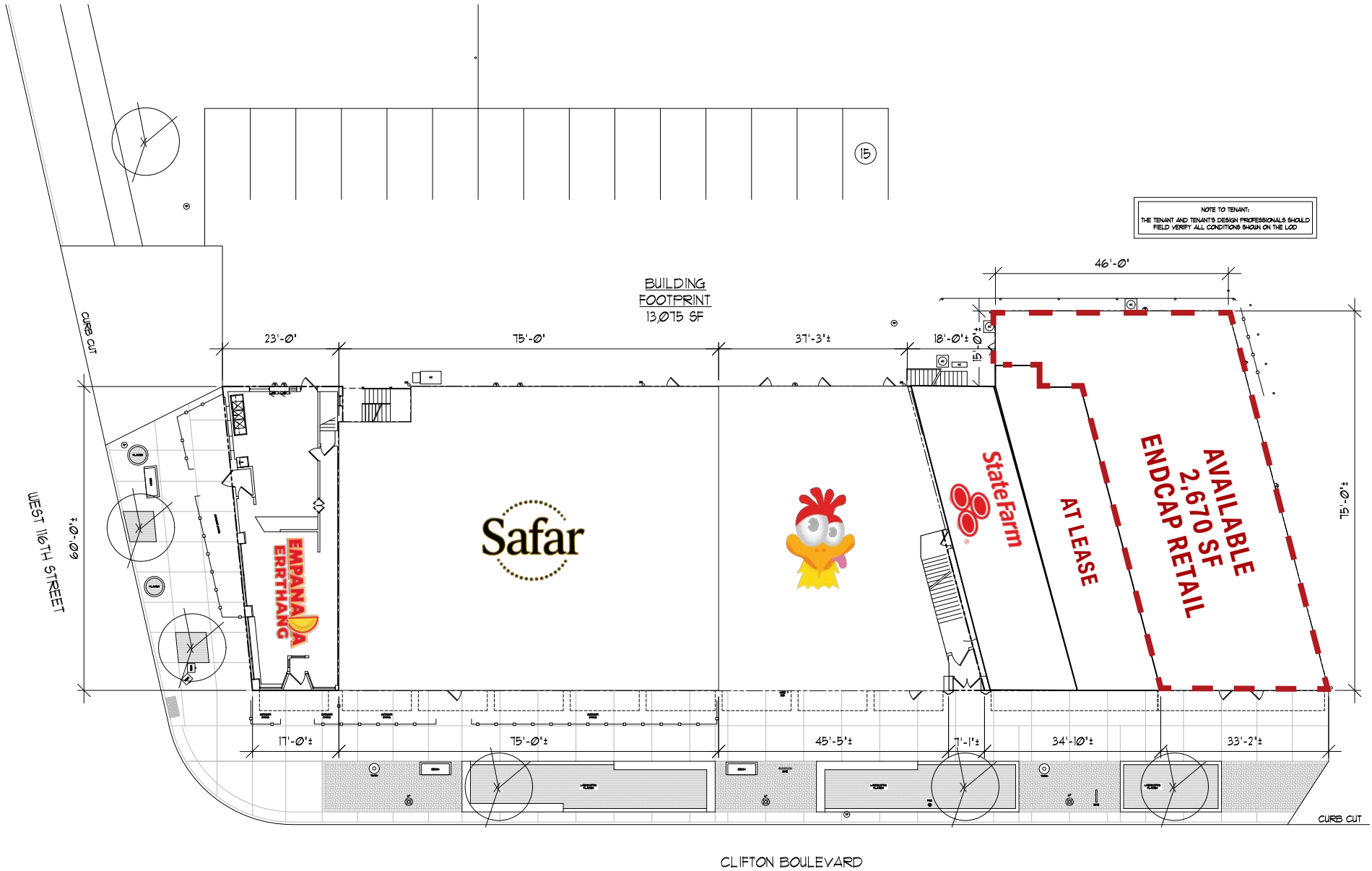


POPULATION  
25 & OVER  
**89,961**



AVG. HOUSEHOLD  
INCOME  
**\$80,045**

# SITE PLAN



LEASE PLAN  
SCALE: 1" = 20'-0"



**2,670 SF SPACE**





Walgreens

# LAKWOOD

Gordon  
FOOD SERVICE

CUBESMART  
self storage



verizon

Lucky's Market

Edison's  
Pizza Kitchen

CVS  
pharmacy

ANYTIME  
FITNESS



Safar



StateFarm



2,670 SF AVAILABLE

Clifton Blvd - 18,834 VPD

T Mobile

Summer Place

pier w  
RESTAURANT/LOUNGE

CVS  
pharmacy

CHIPOTLE  
MEXICAN GRILL  
verizon  
Lucky's Market  
Edison's  
Pizza Kitchen

STARBUCKS  
LANDMARK  
SMOKEHOUSE & BAR

EMPANA DA  
ERRTHANG  
Safar  
State Farm

2,670 SF AVAILABLE

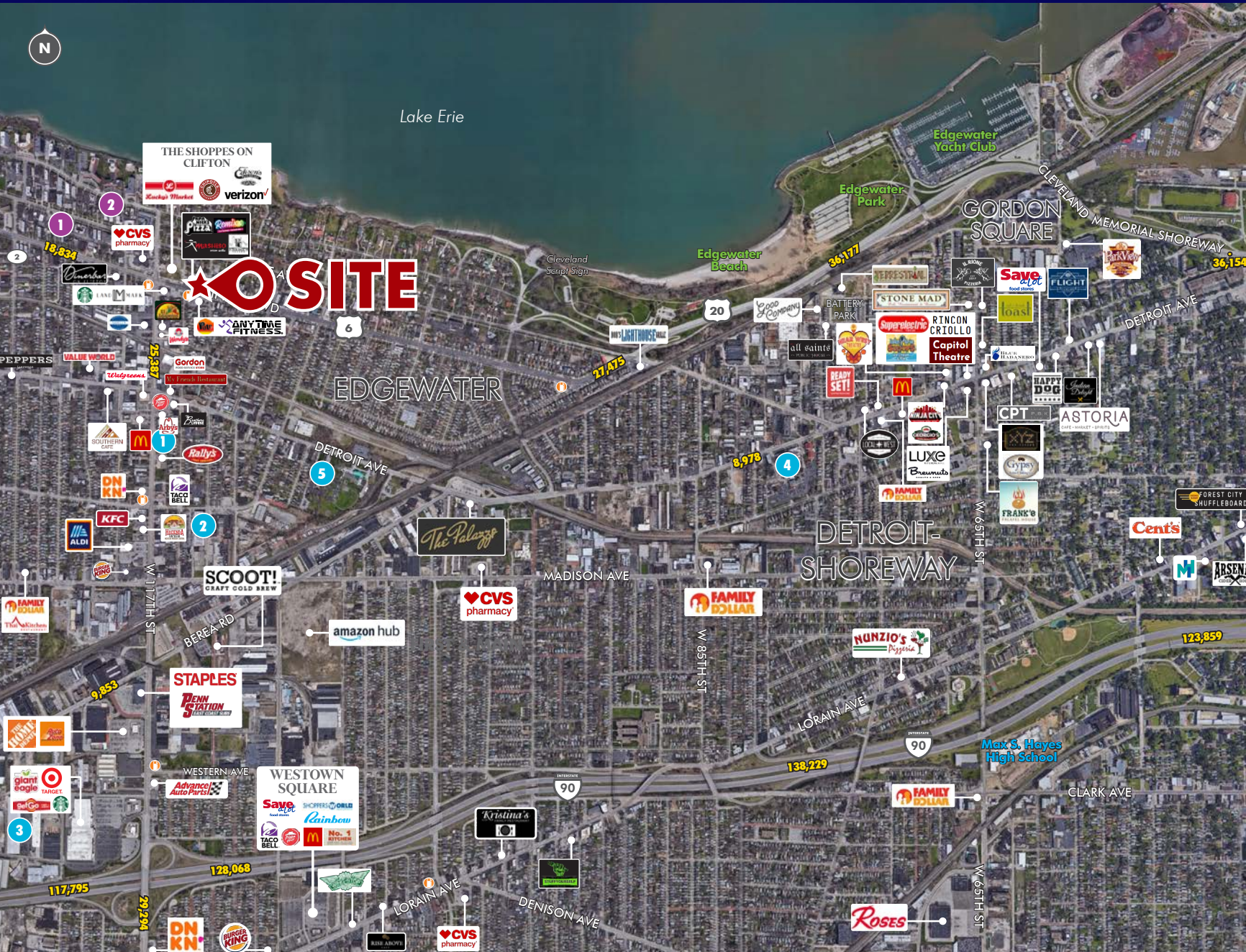
T Mobile

ANYTIME  
FITNESS

Clifton Blvd - 18,834 VPD

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# RETAIL TRADE MAP



## EDGEWATER RETAIL TRADE AREA

### TRADE AREA INFO

Madison Ave & W 85th St  
(3 Miles)

- Population: 144,565
- Daytime Population: 138,202
- Total Households: 68,603
- Average HH Income: \$75,060
- Total Businesses: 4,825
- Total Employees: 75,617

### MAJOR EMPLOYERS

1. First Choice Medical - 500
2. The Kirby Company - 425
3. AT&F - 201
4. Catholic Charities - 200
5. Eliza Jennings - 200

### HOTELS

- 2 Hotels/109 Rooms
1. Days Inn - 66
  2. Travelodge - 43

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Licensed Real Estate Broker  
Updated: September 9, 2024

# RETAIL TRADE MAP



## LAKWOOD-CLEVELAND WEST RETAIL TRADE AREA

### TRADE AREA INFO

Madison Ave & Bunts Rd  
(3 Miles)

- Population: 137,592
- Daytime Population: 104,114
- Total Households: 65,242
- Average HH Income: \$83,274
- Total Businesses: 3,869
- Total Employees: 42,348

### MAJOR OFFICE BLDGS

2.3 MSF (3 Miles)

1. Lakewood Center North - 258,470 SF
2. INA Building - 210,000 SF
3. Lakewood Center West - 77,112 SF

### HOTELS

2 Hotels/109 Rooms

1. Days Inn - 66
2. Travelodge - 43

### MAJOR EMPLOYERS

1. Fairview Hospital - 2,000 (Off Map)
2. PPG Industries - 650 (Off Map)
3. FirstChoice - 500
4. The Kirby Company - 425
5. Alpha Packaging - 300 (Off Map)

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# DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2025 Population - Current Year Estimate	21,111	124,809	254,451
2025 Daytime Population	16,417	94,371	276,161
2025 Households - Current Year Estimate	12,661	59,733	121,694
2025 Average Household Income	\$75,642	\$81,490	\$84,137
2030 Average Household Income Projection	\$84,409	\$91,999	\$95,147
2025 Median Household Income	\$52,457	\$56,694	\$58,466
2025 Population 25 and Over	16,677	89,961	184,036

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