

HUBBARD COOKE BUILDING

2220 Superior Viaduct | CLEVELAND, OH 44113

PROPERTY HIGHLIGHTS

- Approximately 3,363 SF of retail space available
- Redeveloped Hubbard Cooke building, walkable to West Bank of the Flats
- Eight residential units on the second and third floor with retail on first floor
- A few steps from the revitalized Tenk Warehouse building
- **PREP KITCHEN CLE LOCATED ONSITE**
click to view website

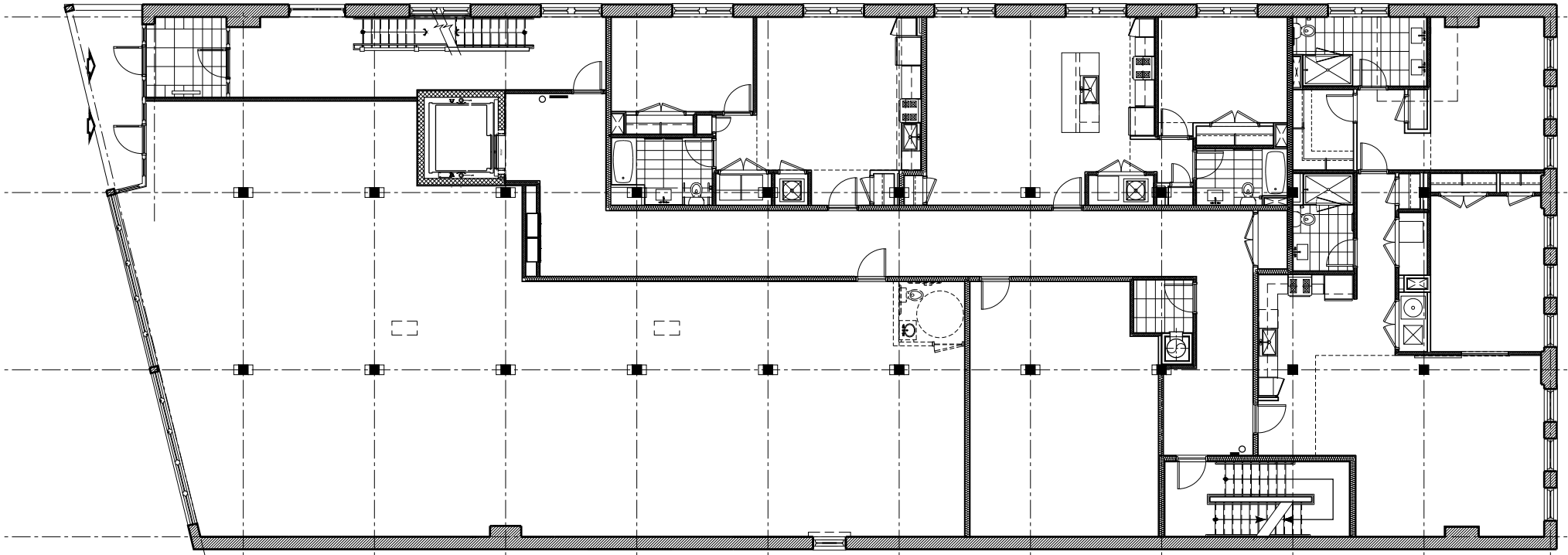
DEMOGRAPHICS

Estimated Population	Average HH Income	Daytime Employees
1 Mile: 12,177	1 Mile: \$65,142	1 Mile: 43,945
3 Miles: 92,397	3 Miles: \$42,392	3 Miles: 170,848
5 Miles: 250,164	5 Miles: \$43,279	5 Miles: 297,589
5 Minutes: 111,403	5 Minutes: \$42,775	5 Minutes: 181,542

For more information contact:
Catherine Lueckel
216.831.8100 | clueckel@passovgroup.com

Renee Cavanagh
216.831.8100 | rcavanagh@passovgroup.com

PASSOV
real estate group
COMMERCIAL BROKERAGE



FLATS EAST BANK



NAUTICA WATERFRONT DISTRICT

664 RESIDENTIAL UNITS
A 150-ROOM HOTEL
A 15-STORY OFFICE BUILDING
3,715 NEW PARKING SPACES



THE FLATS
WEST BANK



SITE



The Music Settlement
UNIVERSITY CIRCLE • BOP 4000
NEW LOCATION

STEELMAN BUILDING



Lutheran Hospital
a Cleveland Clinic hospital



Mariner's Watch
62 Units

MAX S HAYES
HIGH SCHOOL

EDGE32
60 Units

CLIFTON WEST
70 Units



GARRETT MORGAN
SCHOOL OF SCIENCE

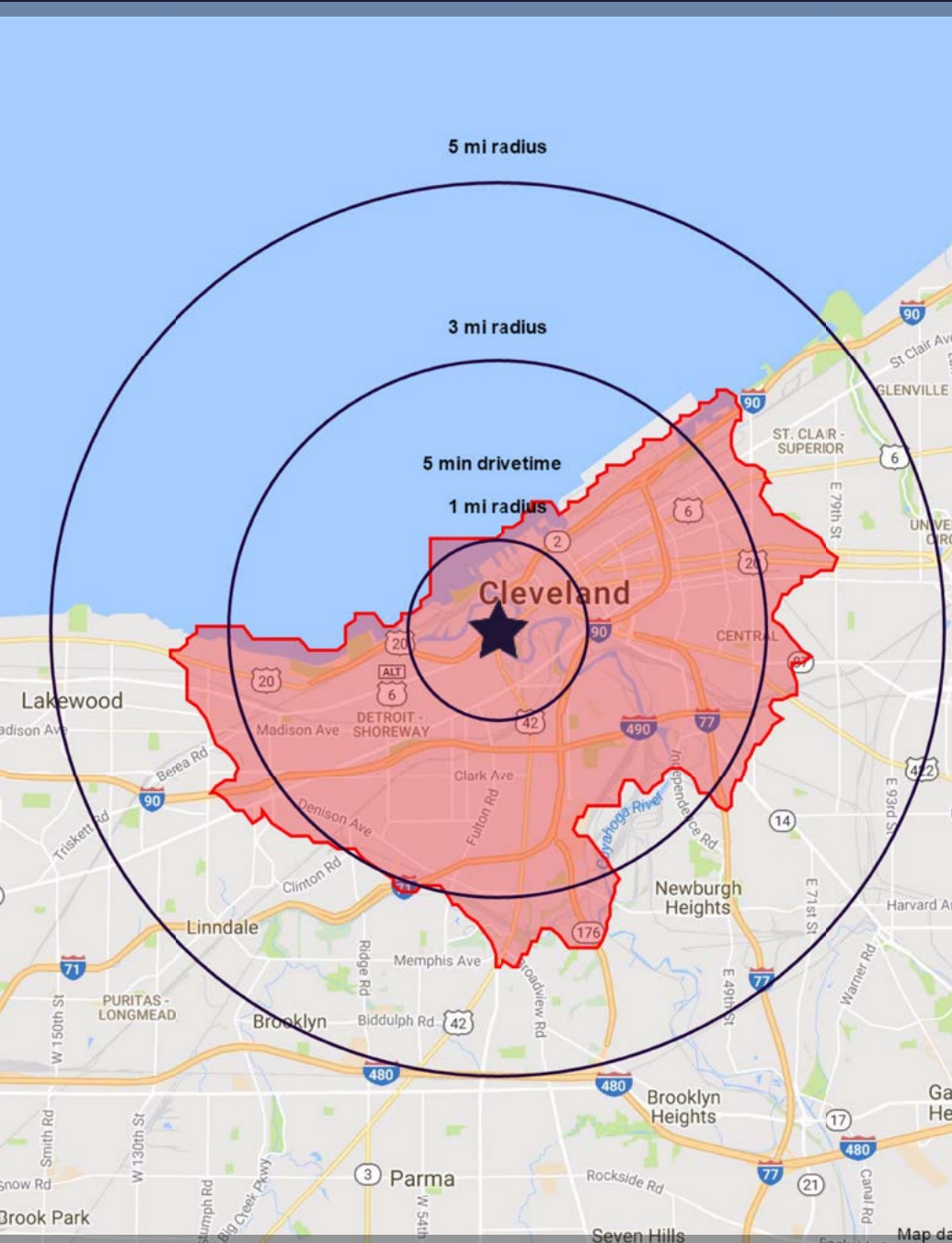
ST IGNATIUS
HIGH SCHOOL

WEST SIDE MARKET
CLEVELAND'S FINEST MARKET

PENZEY'S
SPICES

LEGEND

- 1 Smythe Project: 85 apartments
- 2 Snaveley Project: 240 apartments
- 3 Hingetown
- 4 Stonebridge Waterfront: 204 units



2220 Superior Viaduct					
Cleveland, OH 44113-2382					
	1 mi radius	3 mi radius	5 mi radius	5 min drivetime	
POPULATION	2016 Estimated Population	12,177	92,397	250,164	111,403
	2021 Projected Population	12,227	95,216	254,788	114,551
	2010 Census Population	12,191	95,409	258,095	115,140
	2000 Census Population	10,493	102,968	297,851	124,813
	Projected Annual Growth 2016 to 2021	0.1%	0.6%	0.4%	0.6%
	Historical Annual Growth 2000 to 2016	1.0%	-0.6%	-1.0%	-0.7%
HOUSEHOLDS	2016 Median Age	33.9	31.8	34.6	32.2
	2016 Estimated Households	5,559	38,843	110,789	47,856
	2021 Projected Households	5,763	41,515	116,640	50,984
	2010 Census Households	5,327	38,473	110,393	47,522
	2000 Census Households	3,922	39,225	121,308	48,900
	Projected Annual Growth 2016 to 2021	0.7%	1.4%	1.1%	1.3%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2016	2.6%	-0.1%	-0.5%	-0.1%
	2016 Estimated White	47.2%	46.1%	50.7%	46.4%
	2016 Estimated Black or African American	41.9%	34.4%	36.1%	35.0%
	2016 Estimated Asian or Pacific Islander	2.5%	3.6%	2.5%	3.5%
	2016 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.4%	0.5%
	2016 Estimated Other Races	8.0%	15.4%	10.3%	14.6%
INCOME	2016 Estimated Hispanic	12.2%	23.7%	15.2%	22.2%
	2016 Estimated Average Household Income	\$65,142	\$42,392	\$43,279	\$42,775
	2016 Estimated Median Household Income	\$41,182	\$29,493	\$32,527	\$30,035
EDUCATION (AGE 25+)	2016 Estimated Per Capita Income	\$33,261	\$18,701	\$19,570	\$19,175
	2016 Estimated Elementary (Grade Level 0 to 8)	4.7%	7.6%	5.9%	7.3%
	2016 Estimated Some High School (Grade Level 9 to 11)	14.3%	18.7%	16.5%	18.2%
	2016 Estimated High School Graduate	18.8%	27.8%	30.6%	28.2%
	2016 Estimated Some College	17.8%	20.1%	21.5%	20.4%
	2016 Estimated Associates Degree Only	5.0%	4.9%	6.0%	5.0%
BUSINESS	2016 Estimated Bachelors Degree Only	22.4%	11.5%	11.8%	11.7%
	2016 Estimated Graduate Degree	17.0%	9.4%	7.7%	9.3%
	2016 Estimated Total Businesses	2,240	8,313	14,743	9,074
	2016 Estimated Total Employees	43,945	170,848	297,589	181,542
	2016 Estimated Employee Population per Business	19.6	20.6	20.2	20.0
2016 Estimated Residential Population per Business	5.4	11.1	17.0	12.3	