

The Shoppes on Clifton
Lucky's Market Edison's Chipotle Great Clips
verizon Pro Nails Spa



W 117TH ST

W 115TH ST

CLIFTON AVE



18,257 VPD

117th & CLIFTON BLVD.

LANDMARK
SMOKEHOUSE & BAR

Citizens Bank



14,009 VPD

THE SHOPPES ON CLIFTON

11638 Clifton Blvd
Cleveland, Ohio 44102

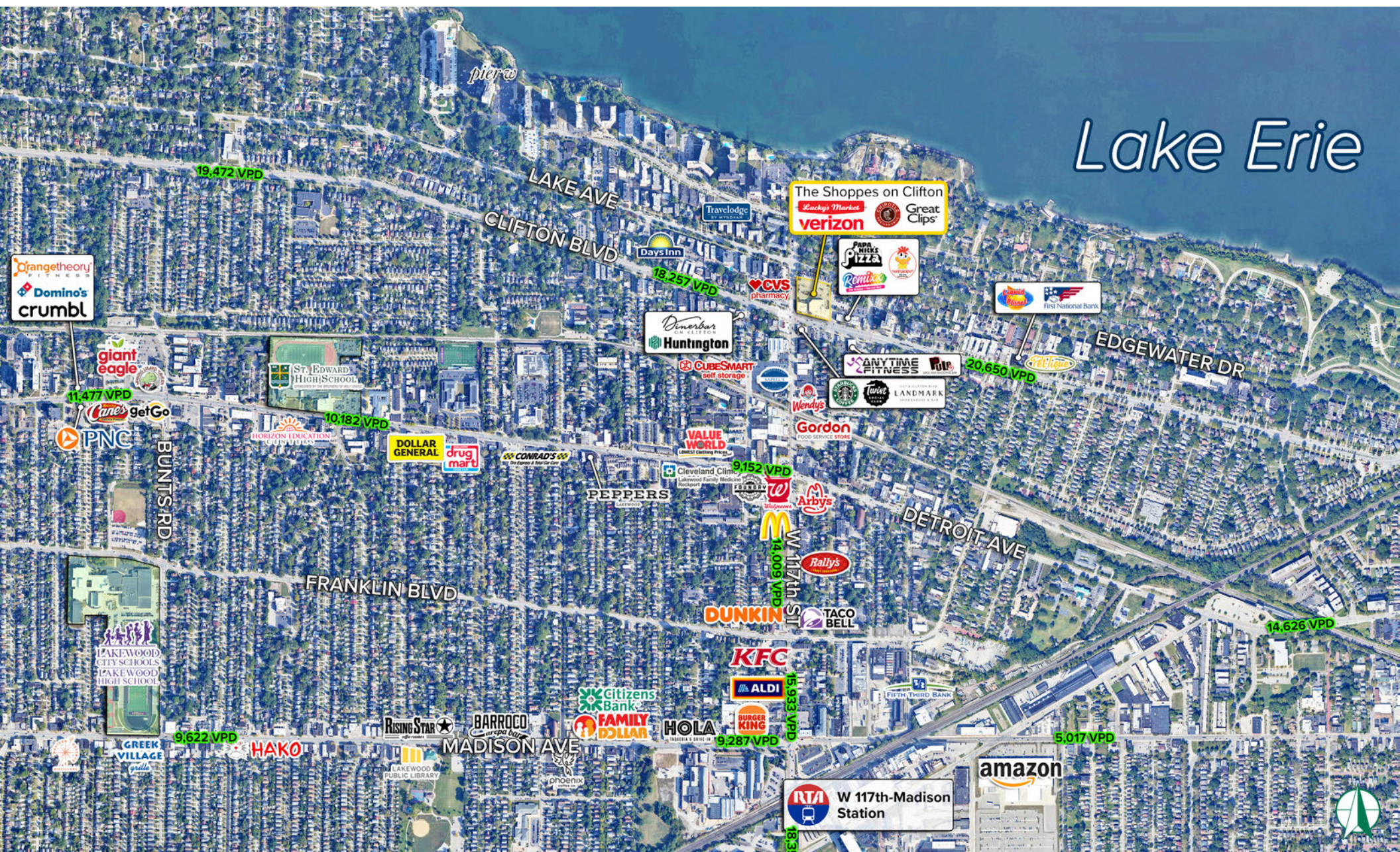


HIGHLIGHTS

- ▶ ATM opportunity
- ▶ Fully leased grocery anchored center
- ▶ Located at the signalized intersection of W 117th Street and Clifton Blvd
- ▶ Minutes from the Cleveland Memorial Shoreway (OH-2) ramp
- ▶ Join Lucky's Market, Chipotle, Verizon, and Great Clips

FOR LEASE
ATM Opportunity

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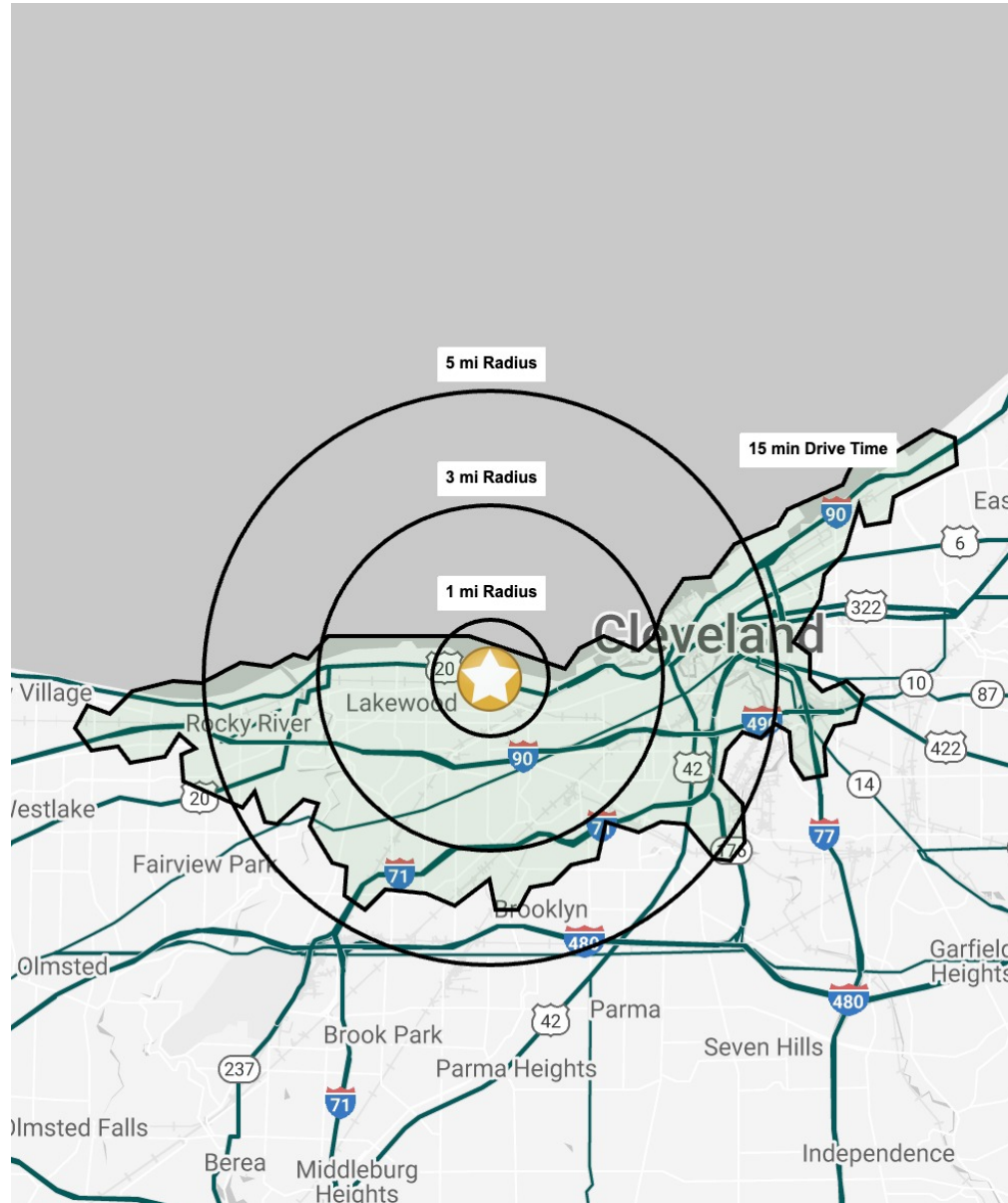
Lake Erie

FOR LEASE

ATM Opportunity

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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	21,022	126,126	257,246	235,417
HOUSEHOLDS	12,450	59,936	122,495	112,659
MEDIAN AGE	38.9	35.9	36.7	36.4
AVERAGE HH INCOME	\$76,231	\$81,278	\$84,233	\$85,240
MEDIAN HH INCOME	\$55,951	\$59,296	\$61,578	\$61,486
BUSINESSES	577	3,821	11,426	11,635
EMPLOYEES	6,560	34,401	145,767	151,338
EDUCATION: BACHELORS +	44.8%	36.1%	35.4%	37.8%



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