

**FOR SUBLEASE**



**7,545 SF FREESTANDING BUILDING**

**7911 St Clair Ave, Cleveland, OH 44103**

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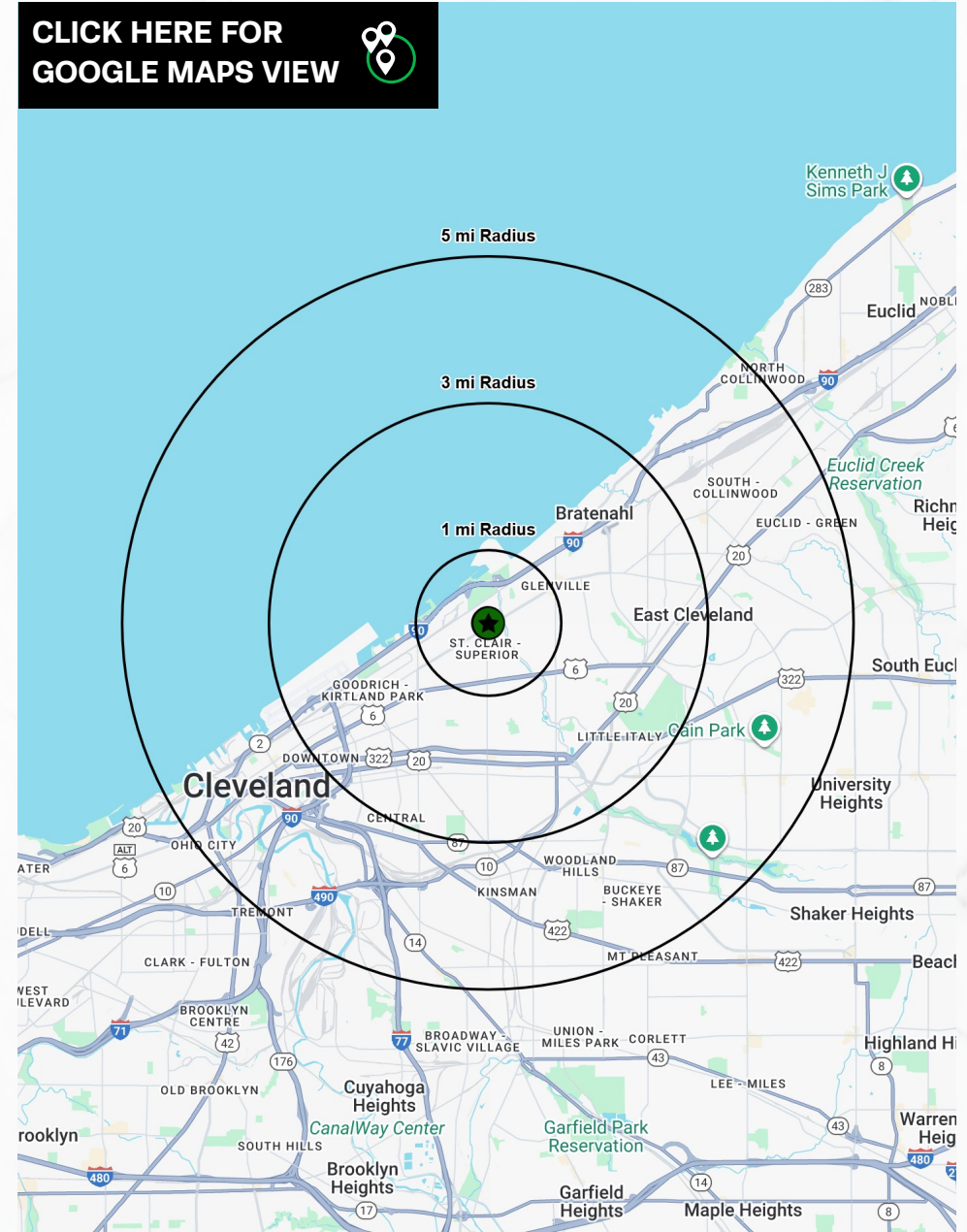
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- Lease ends 7/31/2031
- 7,545 SF Freestanding Former Dollar General on 1.68 Acres – FOR SUBLEASE
- Positioned along St. Clair Ave with strong traffic counts (29,233 VPD) and excellent signage opportunities
- Over 86,000 residents within 3 miles and 228,000 within 5 miles—ideal for daily-needs, discount, or medical users seeking volume
- Minutes from Case Western Reserve University and Cleveland Clinic, one of the nation's top-ranked hospitals and largest employment hubs

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	11,250	86,917	228,500
HOUSEHOLDS	4,845	39,925	108,539
AVERAGE HH INCOME	\$43,442	\$55,602	\$72,362
MEDIAN HH INCOME	\$30,893	\$39,561	\$50,097
DAYTIME POPULATION	9,257	101,502	252,615

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GOOGLE MAPS VIEW





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PHOTOS





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MICRO AERIAL





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