

FOR LEASE



1,582 SF FREESTANDING RETAIL BUILDING

4450 Rocky River Dr, Cleveland, OH 44135

CONTACT:

Vincenzo Calabrese

VincenzoCalabrese@HannaCRE.com

216.861.5286

Colin Wiehn

ColinWiehn@HannaCRE.com

216.861.5676

1,582 SF RETAIL BUILDING WITH DRIVE-THRU

4450 Rocky River Dr, Cleveland, OH 44135

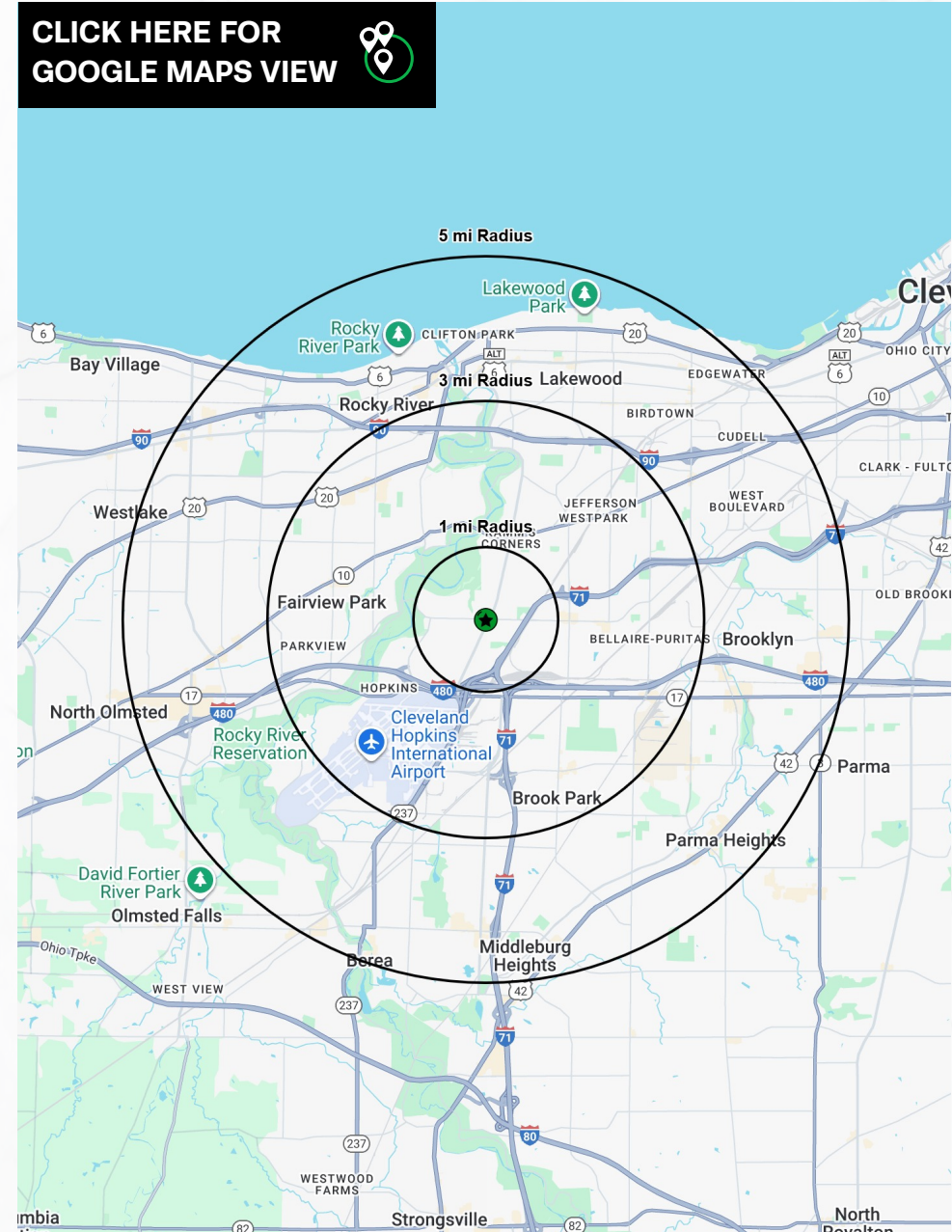
PROPERTY OVERVIEW

PROPERTY SUMMARY

- ±1,582 SF freestanding retail building with drive-thru
- Excellent visibility at the signalized intersection of Rocky River Dr & Puritas Ave
- Strong daily traffic counts: 13,719 VPD on Rocky River Dr and 7,683 VPD on Puritas Ave
- Prominent building signage and full access from both streets
- Ideal for quick-service restaurant, coffee shop, or financial use
- Dense surrounding residential population with steady daytime traffic from nearby businesses and schools
- Convenient proximity to I-480, Cleveland Hopkins International Airport, and key west side retail corridors

| DEMOGRAPHICS | 1-MILE | 3-MILE | 5-MILE |
|--------------------|----------|----------|-----------|
| POPULATION | 11,890 | 97,087 | 277,800 |
| HOUSEHOLDS | 5,265 | 43,750 | 127,198 |
| AVERAGE HH INCOME | \$81,918 | \$99,176 | \$100,399 |
| MEDIAN HH INCOME | \$64,111 | \$72,698 | \$72,455 |
| DAYTIME POPULATION | 8,720 | 65,182 | 207,759 |

CLICK HERE FOR
GOOGLE MAPS VIEW



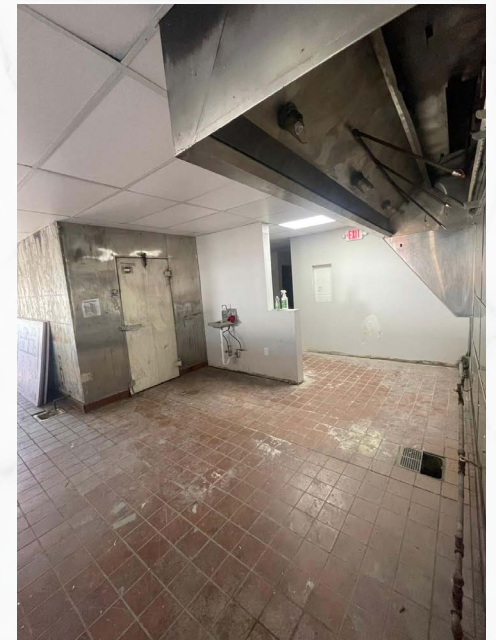
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PHOTOS



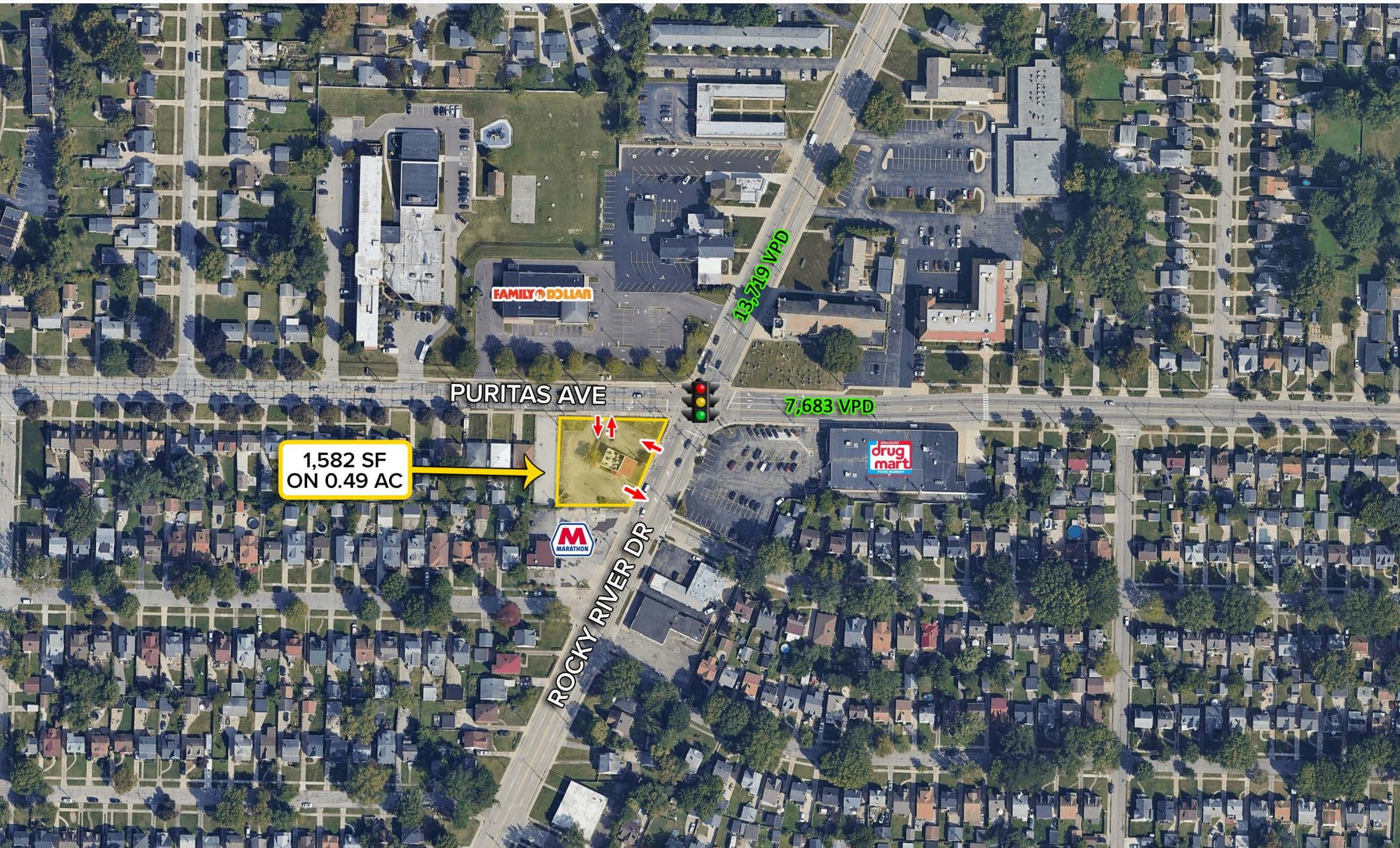
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MICRO AERIAL



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