

RETAIL SPACE FOR LEASE

KOWIT & COMPANY
REAL ESTATE GROUP
www.KowitRealEstate.com



RETAIL SPACE FOR LEASE
14701-14725 Detroit Avenue
Lakewood, Ohio

Property Highlights

- 7 story building located on the SEC of Detroit Avenue and Warren Road
- 3,200 SF interior space. Aggressive rates (divisible)
- 5,495 SF turn-key restaurant space available on the corner of Warren Road & Detroit Avenue
- 1,530 SF space available fronting Detroit Avenue
- 1,800 SF space fronting Detroit Avenue: **Lease Pending**
- 350+ parking spaces directly behind the building and street parking available
- Area amenities include: deli's, retail shopping, restaurants, banking and new state-of-the-art Cleveland Clinic Family Health Center

Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 119,341	3 Miles: 36,434	3 Miles: \$71,954
5 Miles: 224,989	5 Miles: 92,298	5 Miles: \$68,753
7 Miles: 370,726	7 Miles: 259,138	7 Miles: \$69,470



Contact Agent:

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RETAIL SPACE FOR LEASE PROPERTY PHOTOS

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FRONT OF BUILDING



FRONT OF BUILDING

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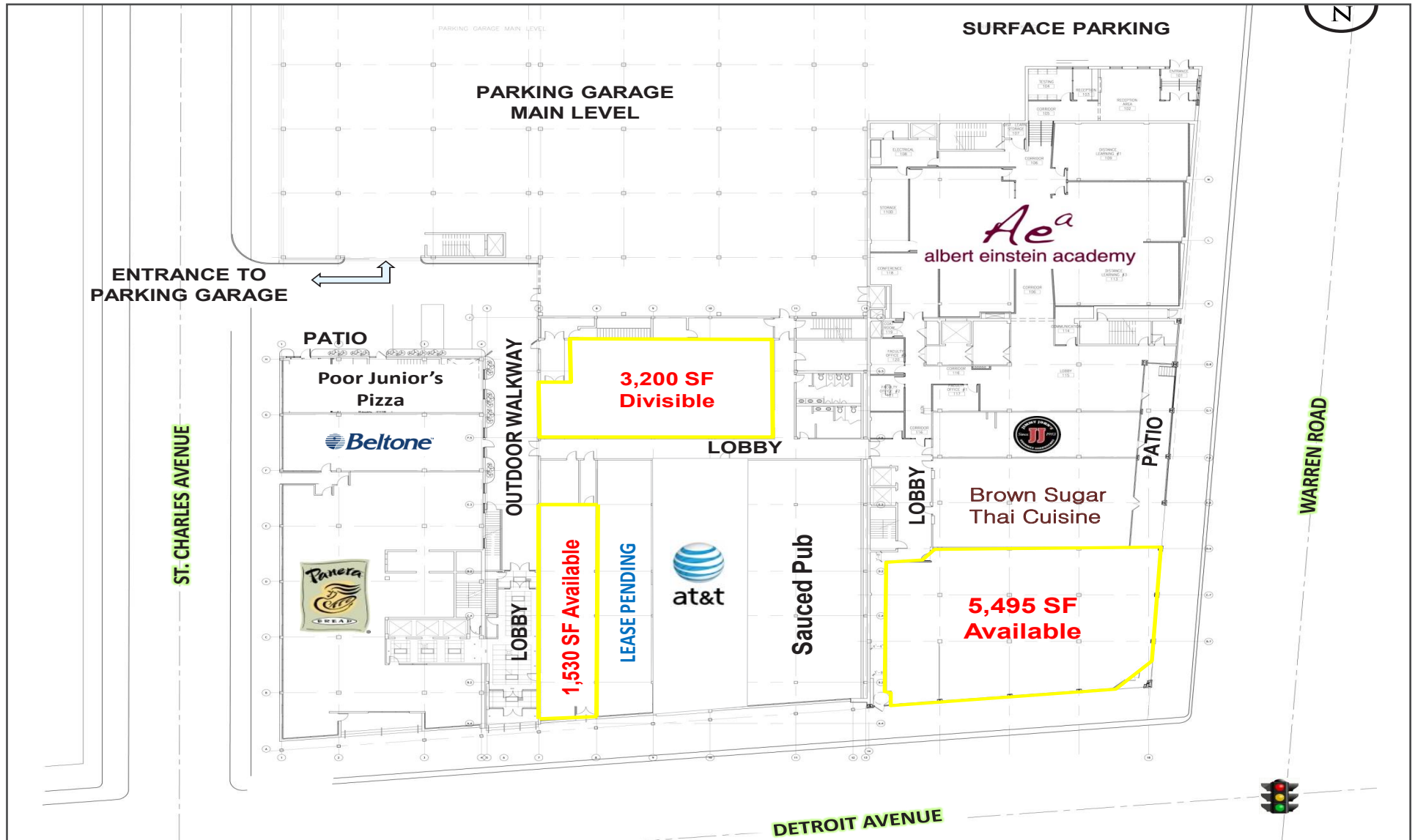
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RETAIL SPACE FOR LEASE SITE PLAN

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RETAIL SPACE FOR LEASE AERIAL

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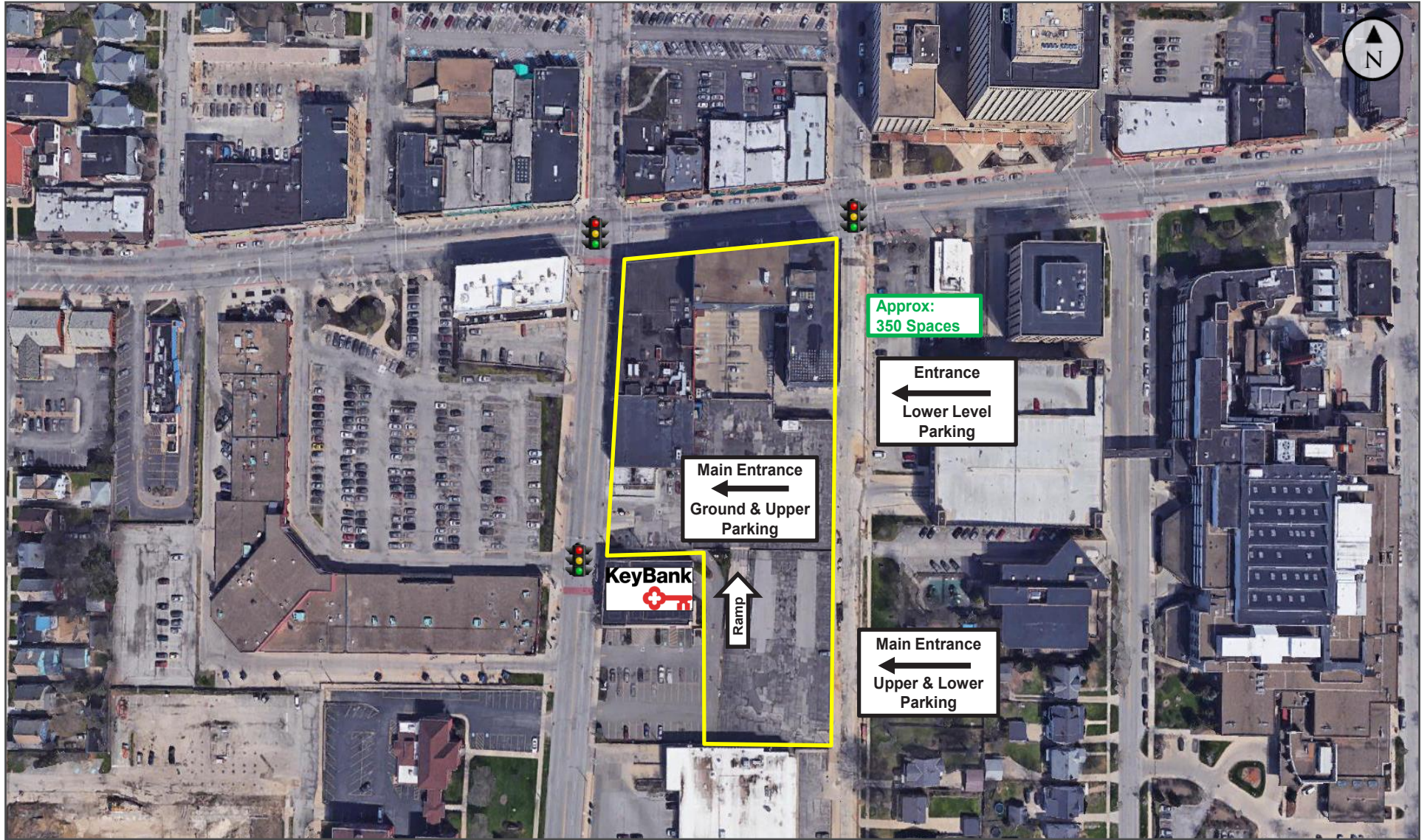


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RETAIL SPACE FOR LEASE SITE PARKING AERIAL

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RETAIL SPACE FOR LEASE AREA PARKING AERIAL

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RETAIL SPACE FOR LEASE DEMOGRAPHICS

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14701 Detroit Ave

Lakewood, OH 44107

3 mi radius 5 mi radius 7 mi radius

POPULATION	2018 Estimated Population	119,341	224,989	370,726
	2023 Projected Population	113,004	216,293	356,484
	2010 Census Population	124,095	233,966	382,824
	2000 Census Population	134,324	253,859	408,473
	Projected Annual Growth 2018 to 2023	-1.1%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2018	-0.6%	-0.6%	-0.5%
	2018 Median Age	36.5	36.9	37.5
HOUSEHOLDS	2018 Estimated Households	56,707	102,878	167,656
	2023 Projected Households	54,604	100,419	163,839
	2010 Census Households	56,676	102,880	165,849
	2000 Census Households	60,334	109,298	172,513
	Projected Annual Growth 2018 to 2023	-0.7%	-0.5%	-0.5%
	Historical Annual Growth 2000 to 2018	-0.3%	-0.3%	-0.2%
RACE AND ETHNICITY	2018 Estimated White	76.8%	72.4%	74.5%
	2018 Estimated Black or African American	12.3%	14.4%	13.6%
	2018 Estimated Asian or Pacific Islander	2.9%	2.6%	2.8%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
	2018 Estimated Other Races	7.7%	10.1%	8.7%
	2018 Estimated Hispanic	10.8%	15.0%	13.1%
INCOME	2018 Estimated Average Household Income	\$71,954	\$68,753	\$69,470
	2018 Estimated Median Household Income	\$51,786	\$49,134	\$50,194
	2018 Estimated Per Capita Income	\$34,253	\$31,554	\$31,679
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.1%	4.0%	3.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.2%	9.1%	9.1%
	2018 Estimated High School Graduate	25.1%	27.9%	29.1%
	2018 Estimated Some College	21.4%	20.9%	21.7%
	2018 Estimated Associates Degree Only	7.6%	7.3%	7.4%
	2018 Estimated Bachelors Degree Only	22.1%	19.1%	18.2%
	2018 Estimated Graduate Degree	13.5%	11.8%	10.8%
BUSINESS	2018 Estimated Total Businesses	3,878	7,913	17,722
	2018 Estimated Total Employees	36,434	92,298	259,138
	2018 Estimated Employee Population per Business	9.4	11.7	14.6
	2018 Estimated Residential Population per Business	30.8	28.4	20.9

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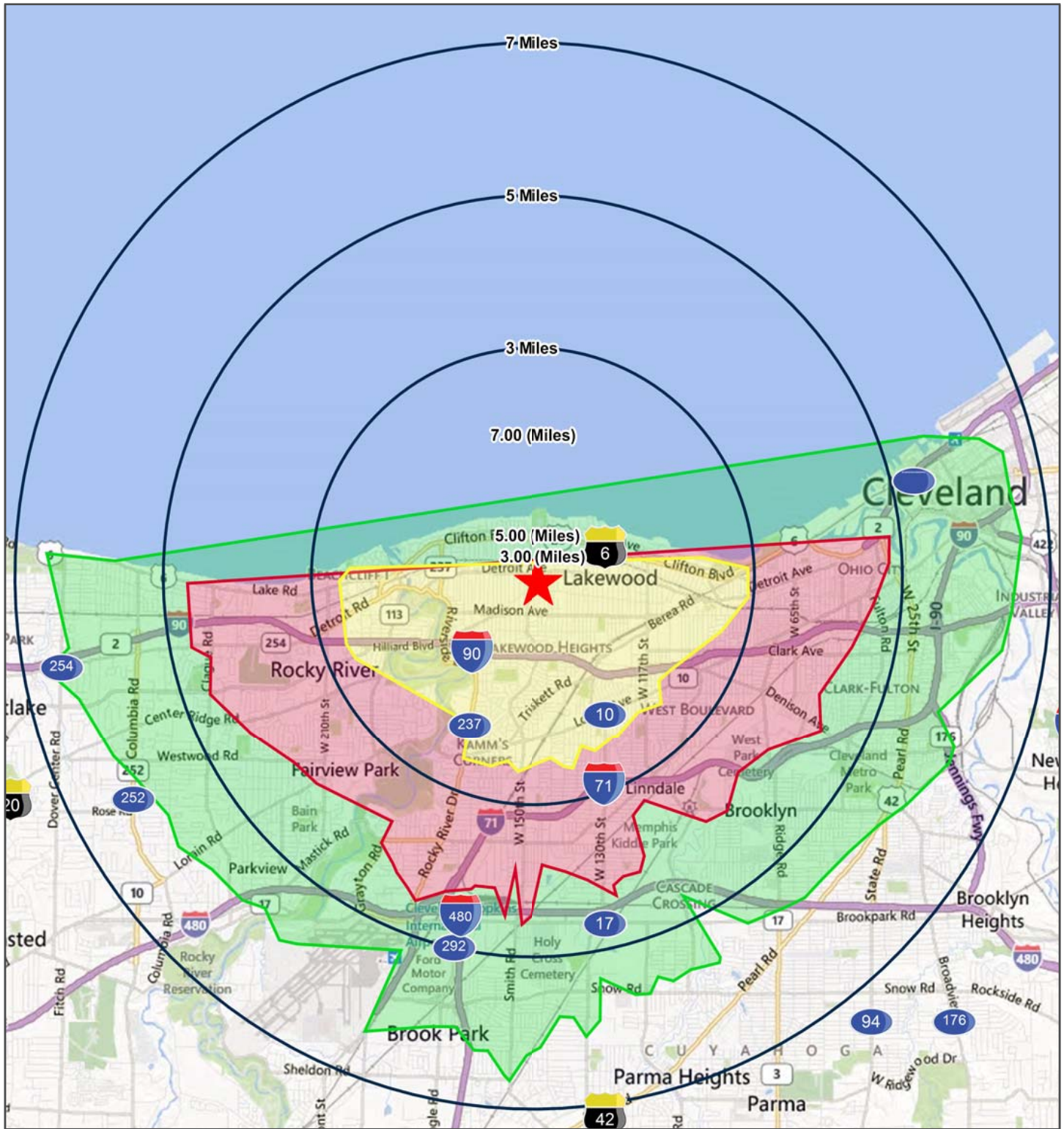
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RETAIL SPACE FOR LEASE AREA MAP

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