

# 11604 -11636 Clifton Blvd Cleveland, Ohio

## *AVAILABLE FOR LEASE W117th & Clifton Blvd.*



### HOUSEHOLDS

1 MILE - 12,106  
3 MILE - 56,412  
5 MILE - 109,865

### POPULATION

1 MILE - 22,161  
3 MILE - 128,036  
5 MILE - 250,923

### AVERAGE INCOME

1 MILE - \$44,194  
3 MILE - \$43,785  
5 MILE - \$47,948

### DAYTIME POPULATION

1 MILE - 3,825  
3 MILE - 31,517

Contact: David Stein  
24500 Chagrin Blvd., Suite 120  
Beachwood, Ohio , 44122

Phone: 216-831-6773  
Fax: 216-831-3869  
E-mail: Distein957@aol.com

## Property Features

Exciting new Construction Fall 2014

30,000 SF Two Story Giant Eagle Market District

Express with 100 Seat Restaurant

Serving the Gold Coast Area

Convenient to downtown

Excellent Traffic Counts - 26,953 ADT

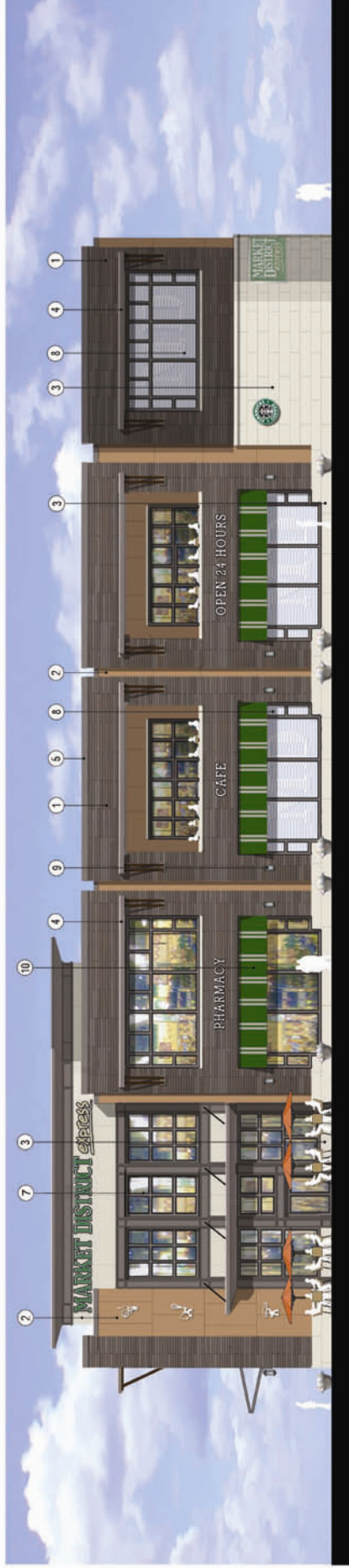
Ample Parking

## ARNOLD J. EISENBERG, INC.



## FINISH MATERIAL KEYNOTES

- |  |  |  |
|--|--|--|
| 1 Fiber-reinforced Cement Panels                               | 6 Pre-Finished Metal Panels  | 10 Awnex Pre-Engineered Metal Awning         |
| 2 Dryvit Water Managed Exterior Insulation Finishing System    | 7 Insulated Storefront Framing w/ tinted insulated glazing w/ applied graphics | 11 Roll-up Receiving Door                    |
| 3 Oberfields 12x16 ColossalBlok, Texture: Fine Textured Smooth | 8 Insulated Storefront Framing w/ insulated glazing                            | 12 Hanger Door                               |
| 4 Awnex Pre-Engineered Canopy w/ louvered deck                 | 9 Decorative Wall Sconce   | 13 Awnex Pre-Engineered Canopy w/ Solid Deck |
| 5 Pre-Finished Metal Coping                                    |  |  |



CLIFTON BLVD ELEVATION



PARKING LOT ELEVATION

## GIANT EAGLE MARKET DISTRICT EXPRESS

CLIFTON BLVD  
CLEVELAND, OH

PROPOSED ELEVATION

PAGE 1

DATE: 05-09-2014  
MOJ JOB #: 13.500.01

DATE: REVISIONS

© MOJ ARCHITECTS 2014. ALL RIGHTS RESERVED.  
NOTE: This rendering is conceptual in nature and is not intended to be used for construction. It is not a contract document. Governmental Agency approval is required. No warranty or guarantee of any kind is given or implied by the architect.



7100 East Pleasant Valley Road, Suite 320  
Cleveland, Ohio 44131  
T: 216.520.1551 F: 216.520.1567  
mojarchitecture.com



# **FINISH MATERIAL KEYNOTES**

- |   |   |   |  |    |  |
|---|---|---|--|----|--|
| 1 | Fiber-reinforced Cement Panels                              | 6 | Pre-Finished Metal Panels  | 10 | Awntex Pre-Engineered Metal Awning         |
| 2 | Dryvit Water Managed Exterior Insulation Finishing System   | 7 | Insulated Storefront Framing w/ tinted insulated glazing w/ applied graphics | 11 | Roll-up Receiving Door                     |
| 3 | Oberfelds 12x16 ColossalBlok, Texture: Fine Textured Smooth | 8 | Insulated Storefront Framing w/ insulated glazing                            | 12 | Hanger Door                                |
| 4 | Awntex Pre-Engineered Canopy w/ louvered deck               | 9 | Decorative Wall Sconce   | 13 | Awntex Pre-Engineered Canopy w/ Solid Deck |
| 5 | Pre-Finished Metal Coping                                   |   |  |    |  |



COURTYARD ELEVATION



W. 116th ST ELEVATION

## **GIANT EAGLE MARKET DISTRICT EXPRESS CLIFTON BLVD CLEVELAND, OH**

PROPOSED ELEVATION

PAGE 2



7100 East Pleasant Valley Road, Suite 320  
Cleveland, Ohio 44131  
T 216.520.1551 F 216.520.1567  
mgarchitect.com

DATE 08-09-2014

MOJO JOB # 13.000.01

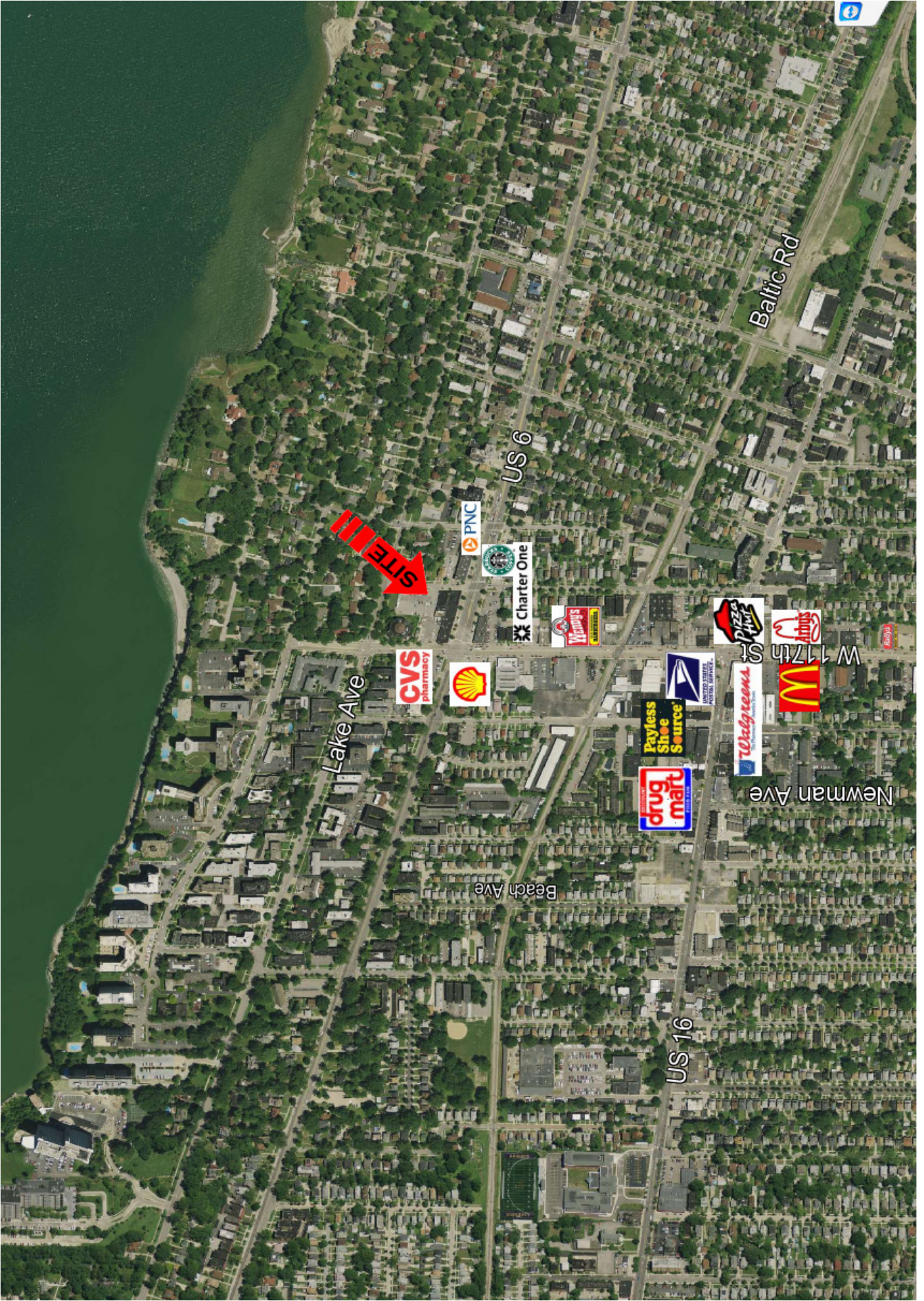
DATE

REVISIONS

© MG ARCHITECTURE, INC. ALL RIGHTS RESERVED.  
This drawing is the property of MG ARCHITECTURE, INC. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of MG ARCHITECTURE, INC.











## EXECUTIVE SUMMARY

**Prepared for:**  
Arnold J. Eisenberg, Inc.

**Coordinates**

X:-81.7687

Y:41.4875

<b>W 117th St &amp; Clifton Blvd Cleveland OH</b>	<b>1.00 mile radius</b>	<b>2.00 mile radius</b>	<b>3.00 mile radius</b>	<b>5.00 mile radius</b>
Square Miles Land Mass	2.77	9.01	18.69	48.88
<b>Population &amp; Growth</b>				
2011 Total Population	22,161	67,543	128,036	250,923
2011 Population Density	8,008psm	7,496psm	6,849psm	5,133psm
2010-2011 Growth	-281 -1.3%	-472 -0.7%	-636 -0.5%	-1,317 -0.5%
2010-2011 Avg. Annual Growth	-281 -1.3%	-472 -0.7%	-636 -0.5%	-1,317 -0.5%
2016 Total Population	21,062	65,624	125,242	244,174
2016 Population Density	7,611psm	7,283psm	6,699psm	4,995psm
2011-2016 Proj. Pop. Growth	-1,099 -5.0%	-1,918 -2.8%	-2,794 -2.2%	-6,749 -2.7%
2011-2016 Avg. Annual Growth	-220 -1.0%	-384 -0.6%	-559 -0.4%	-1,350 -0.5%
2010 Total Population	22,443	68,014	128,672	252,240
<b>Households &amp; Growth</b>				
2011 Households	12,106	31,177	56,412	109,865
2010-2011 Growth	-163 -1.3%	-276 -0.9%	-368 -0.6%	-732 -0.7%
2010-2011 Avg. Annual Growth	-163 -1.3%	-276 -0.9%	-368 -0.6%	-732 -0.7%
2016 Households	11,456	30,070	54,862	106,364
2011-2016 Growth	-650 -5.4%	-1,107 -3.5%	-1,550 -2.7%	-3,501 -3.2%
2011-2016 Avg. Annual Growth	-130 -1.1%	-221 -0.7%	-310 -0.5%	-700 -0.6%
2010 Households	12,268	31,453	56,780	110,596
<b>Families</b>				
2011 Families	3,952	14,148	28,402	56,360
2016 Families	3,785	13,846	27,980	55,426
<b>Income</b>				
2011 Aggregate HH Income	\$ 535.00 million	\$ 1,331.46 million	\$ 2,470.00 million	\$ 5,267.82 million
2011 Average Household Income	44,194	42,706	43,785	47,948
2011 Median Household Income	34,962	37,240	40,016	42,349
2011 Per Capita Income	24,669	20,209	19,523	21,172
2016 Aggregate HH Income	\$508.05million	\$1,293.56million	\$2,414.15million	\$5,152.41million
2016 Average Household Income	\$44,349	\$43,018	\$44,004	\$48,441
2016 Median Household Income	\$36,405	\$36,930	\$40,005	\$41,480
2016 Per Capita Income	\$24,761	\$20,357	\$19,628	\$21,388
<b>Daytime Demographics</b>				
Number of Employees	3,825	13,681	31,517	118,667
Number of Businesses	309	1,040	2,228	6434
Avg. number Employees per Bus.	12.4	13.1	14.1	18.4
Residents per Business	71.8	64.9	57.5	39.0
Total Aggregate Annual Payroll	\$118.5million	\$441.0million	\$1,082.4million	\$5,272.3million