

**FOR SALE**



**Approx. 60,000 SF West Side Warehouse**

**4005 Clark Avenue, Cleveland, OH 44109**

**Mac & Bob Biggar**

# 4005 Clark Avenue

Cleveland, OH 44109

## SPACE

- Approx. 60,000 Total SF
- Approx. 40,000 Warehouse SF
- Approx. 20,000 Office SF
- Land: Approx. 1.6 AC

## RATE

- Priced for Sale at \$795,000

## PROPERTY INFORMATION

- Large clean warehouse rarely available near west side location
- Convenient access to I-90, transit and downtown
- On-site gated parking
- Office space above on 2nd floor
- 5 docks and two drive-in doors



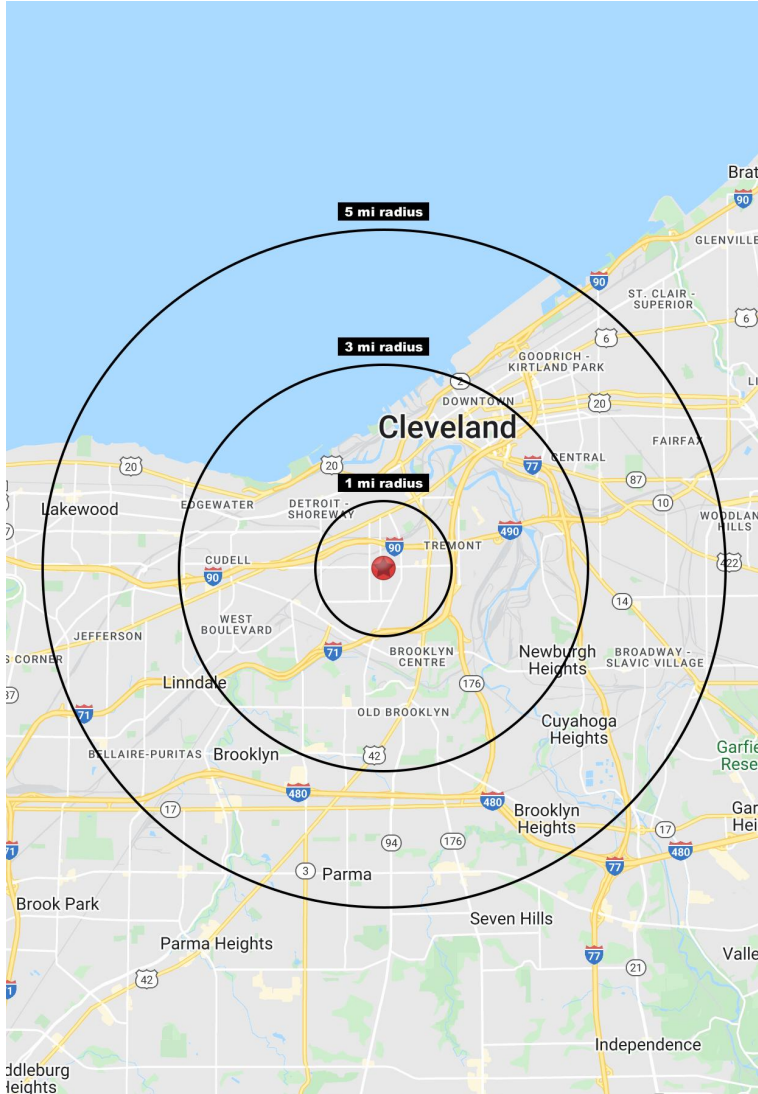
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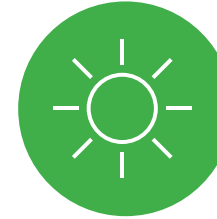


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TOTAL POPULATION  
**302,898**



TOTAL DAYTIME POPULATION  
**208,721**



AVG. HH INCOME  
**\$57,722**

2021 Population Summary	1 Mile	3 Miles	5 Miles
Total Population	24,461	136,830	302,898
Households	9,223	60,594	135,571
Daytime Population	6,667	104,771	208,721

2021 Household Income	1 Mile	3 Miles	5 Miles
Average Income	\$47,747	\$57,011	\$57,722
Median Income	\$34,873	\$41,235	\$43,204

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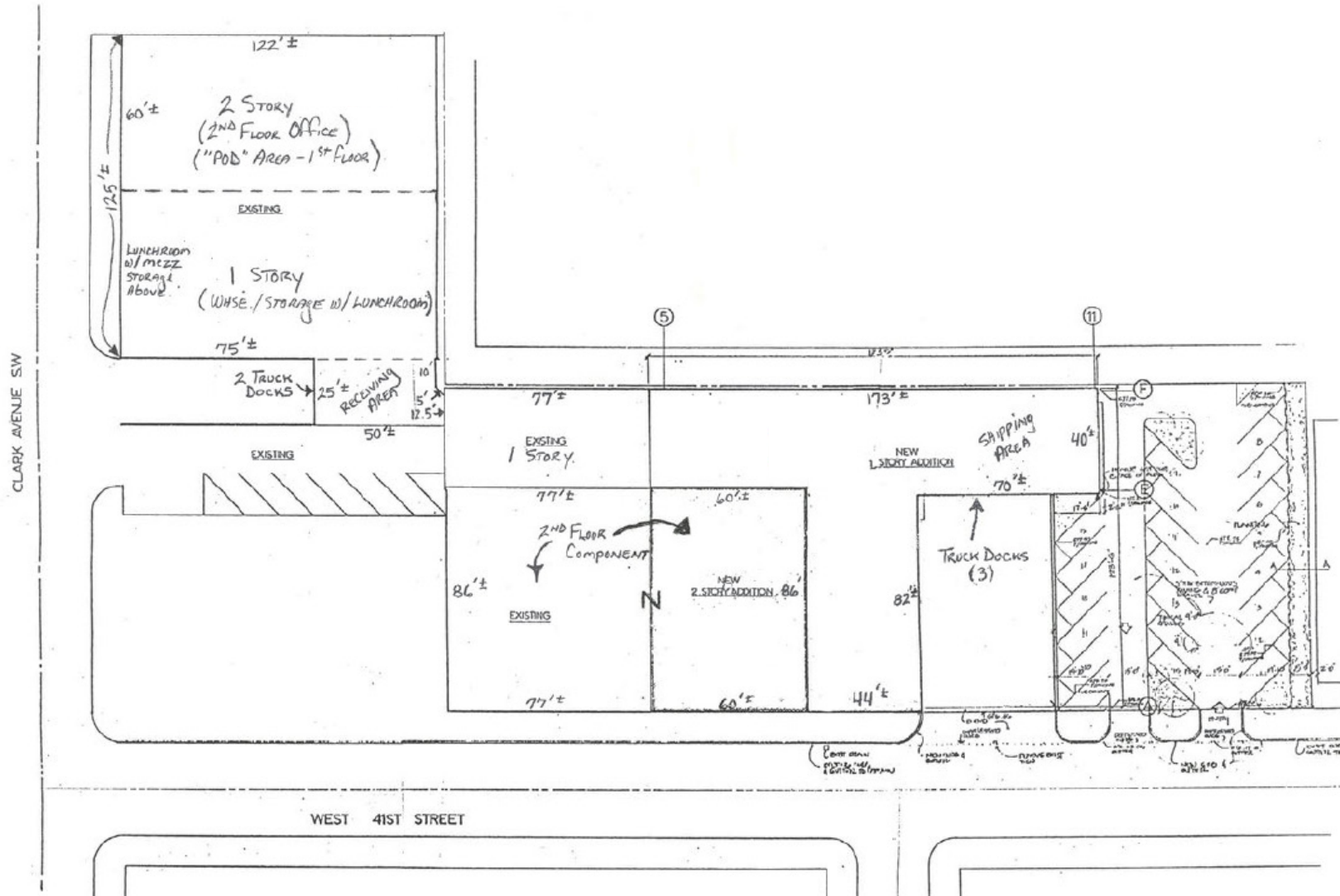
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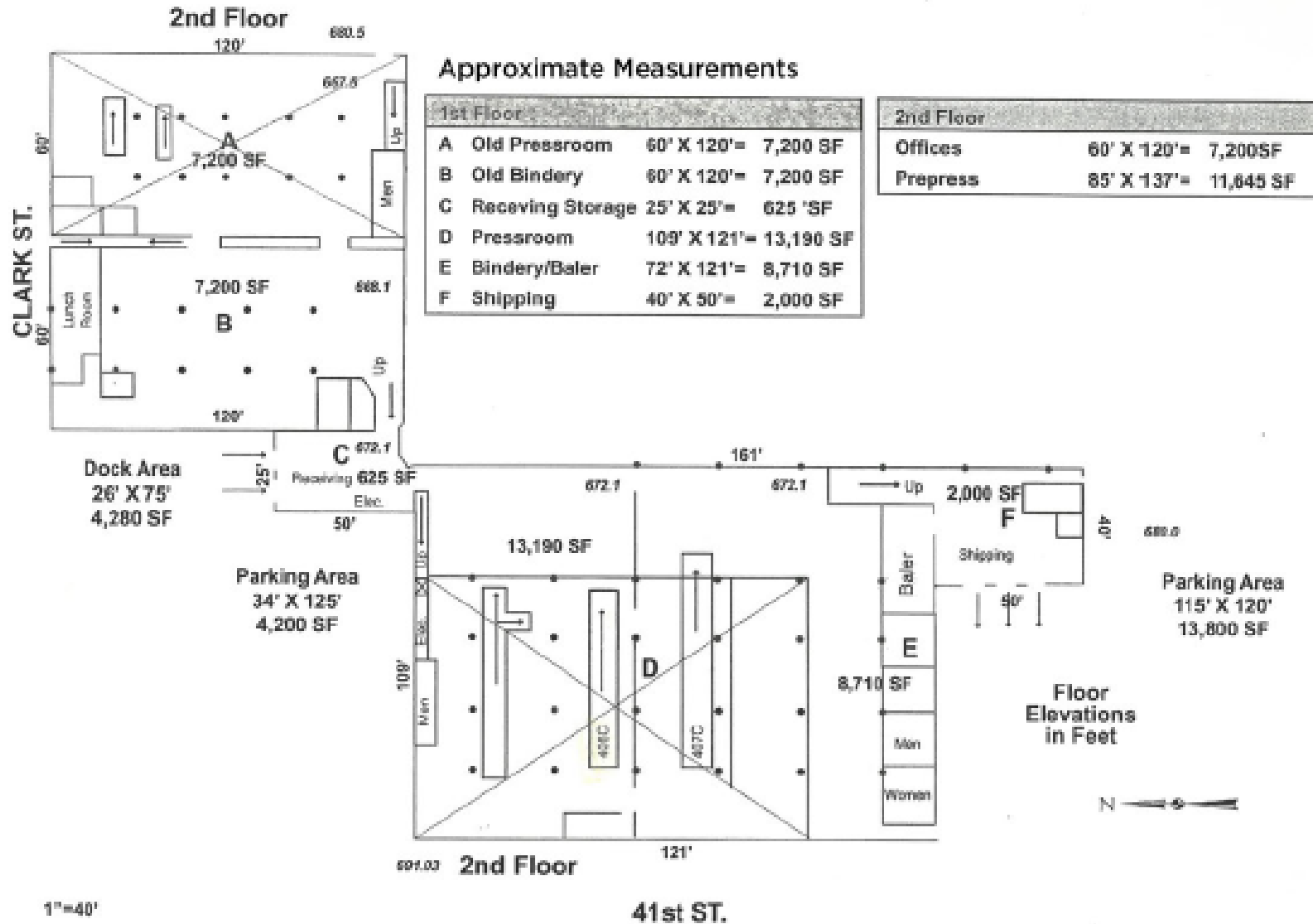
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