

HIGHLAND PARK OUTPARCELS AVAILABLE FOR GROUND LEASE/LEASE

5638 Transportation Blvd.,
Garfield Heights, OH 44125



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OUTPARCELS AVAILABLE FOR GROUND LEASE/LEASE

PROPERTY OVERVIEW

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PROPERTY OVERVIEW

- Retail and Restaurant outparcels available for lease/ground lease
- Multiple Retail and Restaurant Opportunities Available:
 - 5,940 SF Applebee's "billboard" location with I-480 highway visibility
 - Pads available for ground lease to build from 2,070–4,950 SF (currently land, building size to vary based on Tenant specs)
 - 3,616 SF former bank with drive-thru
- One of the most connected and accessible sites in Northeast OH, with over 170,000 VPD at I-480 and over 100,000 VPD at the 77 split one mile west
- The market pulls from 15 minute radius, which has 315,631 people and daytime population of 354,726

2023 DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	6,457	62,745	211,829
Households	2,790	26,273	93,048
Median HH Income	\$46,127	\$52,392	\$53,163
Average HH Income	\$71,855	\$73,567	\$72,387
Daytime Population	9,663	56,259	105,981

[View in Google Maps](#)



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OUTPARCELS AVAILABLE FOR GROUND LEASE/LEASE

MICRO AERIAL

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