

RETAIL/OFFICE AVAILABLE FOR SALE

3451 Fairmount Blvd, Cleveland Heights, OH 44118



CONTACT US:

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HANNA
COMMERCIAL REAL ESTATE

7,392 SF RETAIL/OFFICE SPACE FOR SALE

3451 Fairmount Blvd, Cleveland Heights, OH 44118

PROPERTY OVERVIEW

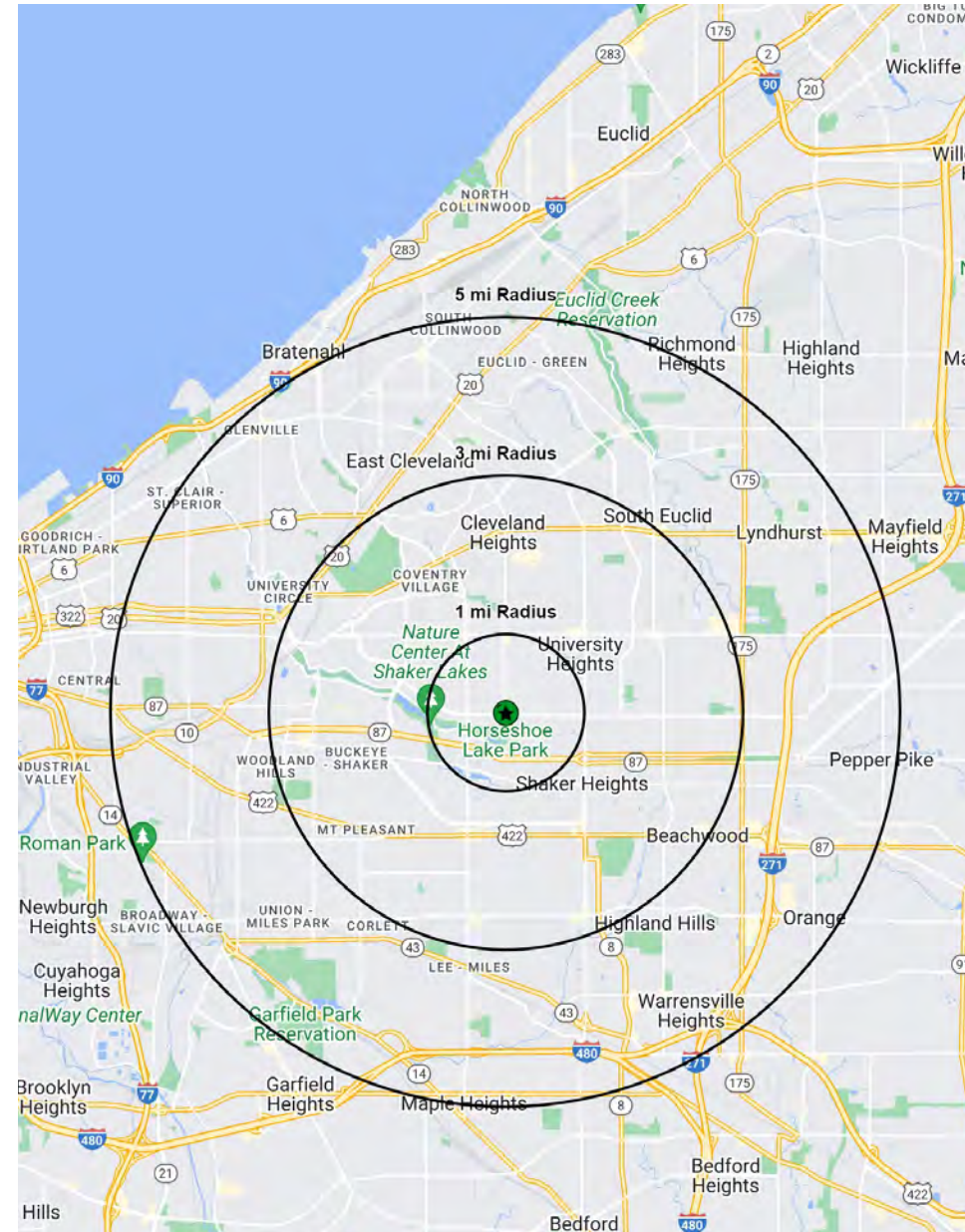
PROPERTY OVERVIEW

- Just minutes from Beaumont, Hathaway Brown, John Carroll University and Van Aken District
- Walking distance to the Shaker Lakes
- Excellent exposure to approximately 15K VPD
- Densely populated area with 150K people within 3 miles
- 7,392 SF of finished space ready for office, retail or could be converted to restaurant
- 1-car garage along with 10 designated parking spaces
- **Price reduced to \$950,000**

2024 DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	12,073	150,519	332,586
Households	5,085	67,520	147,980
Average HH Income	\$202,795	\$109,071	\$88,351
Median HH Income	\$138,118	\$76,505	\$62,355
Daytime Population	2,289	46,979	142,223

[View in Google Maps](#)



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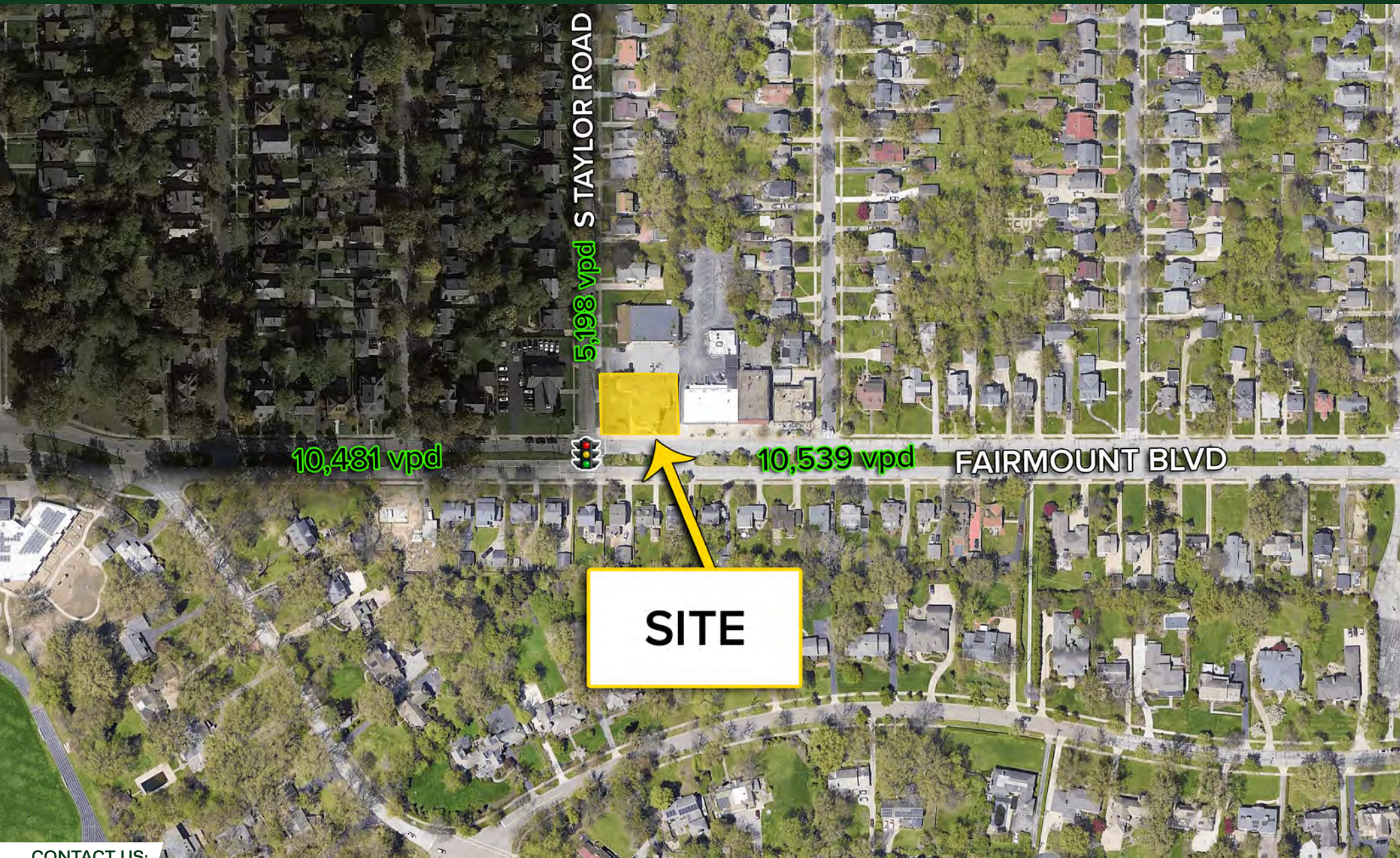
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MICRO AERIAL



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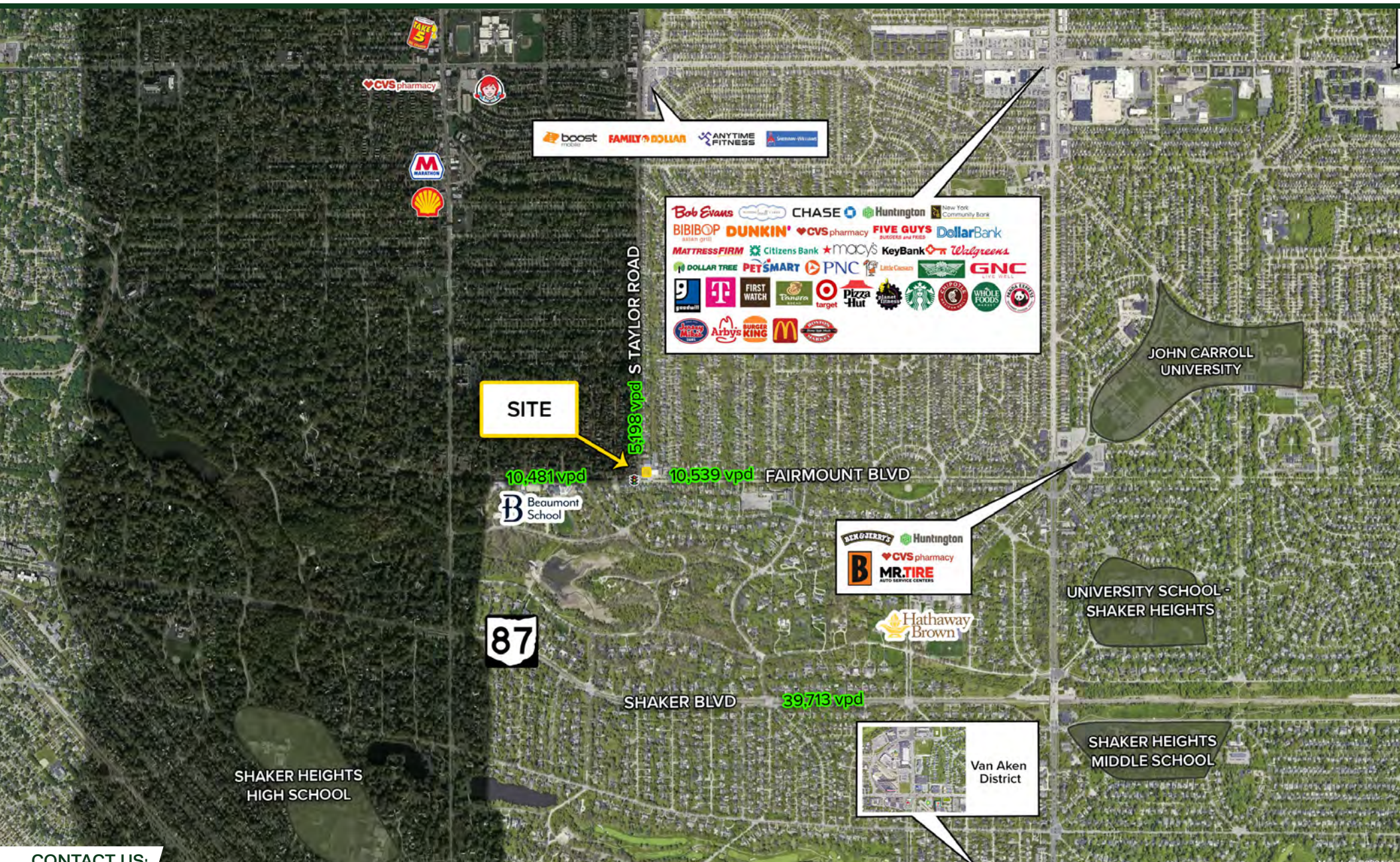
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MARKET AERIAL



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