

**22,400 SF
FOR LEASE**

SITE

Mercantile Rd

2,347 vpd

Commerce Park Rd



WAREHOUSE/OFFICE SPACE AVAILABLE

23350 Mercantile Rd, Cleveland, OH 44122

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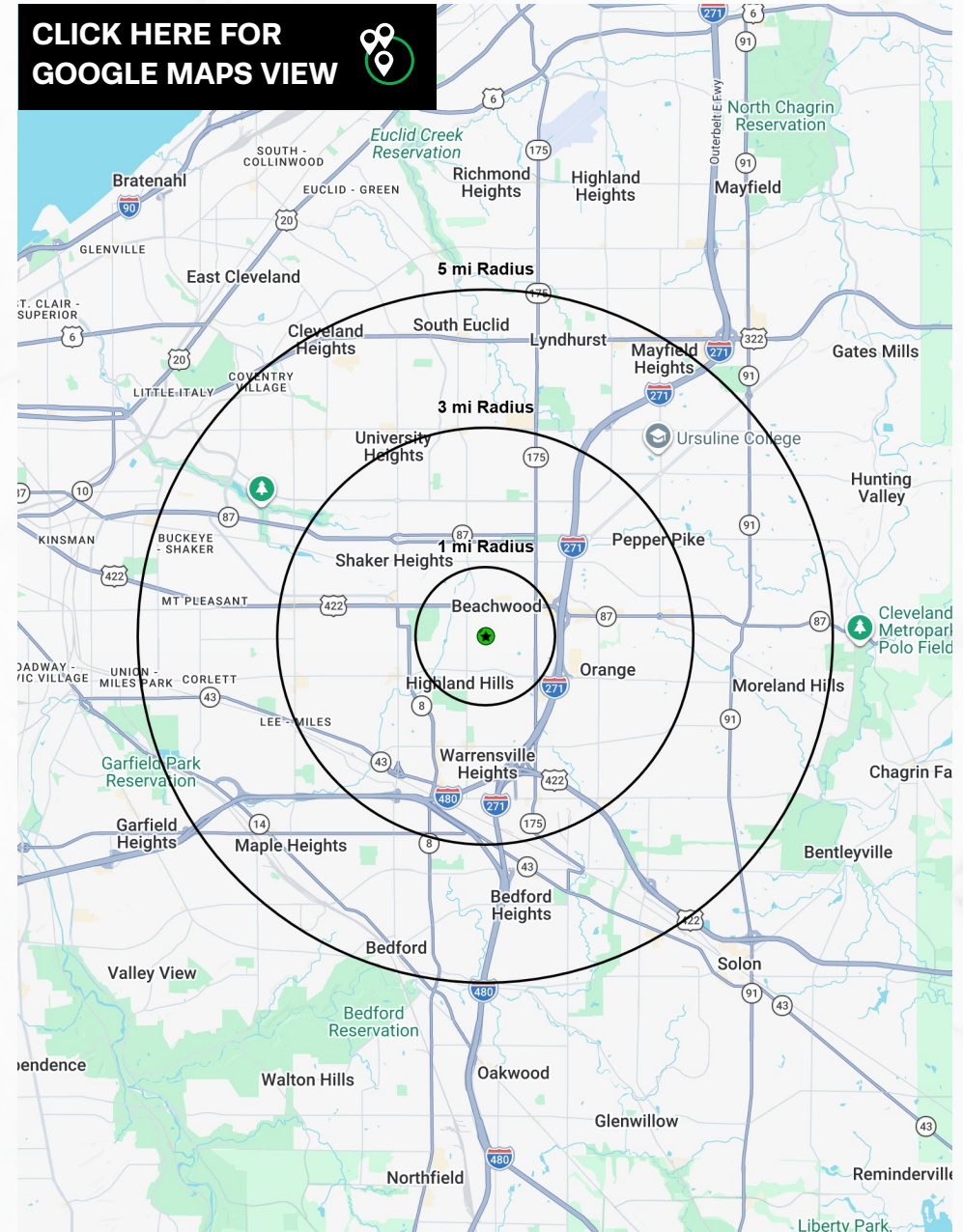
PROPERTY OVERVIEW

PROPERTY SUMMARY

- **22,400 SF Available** – divisible to two units at 11,200 SF
- High traffic area around Beachwood with many local shops/businesses
- Located on Mercantile Rd with 2,347 vpd, and within close proximity to I-271 with 78,806 vpd
- 60+ Parking Spaces
- 1 Drive-in Door (14' x 10') and 2 Dock Doors
- 18' Clear Height
- Sprinkler system

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	3,737	78,355	237,218
HOUSEHOLDS	1,728	33,033	104,178
AVERAGE HH INCOME	\$172,769	\$144,041	\$116,727
MEDIAN HH INCOME	\$107,004	\$95,824	\$81,458
DAYTIME POPULATION	18,924	85,276	208,547

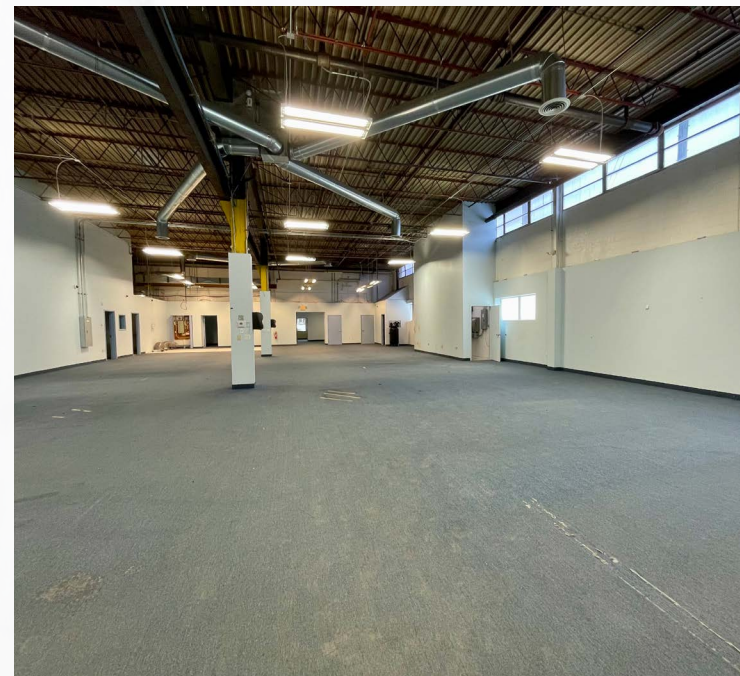
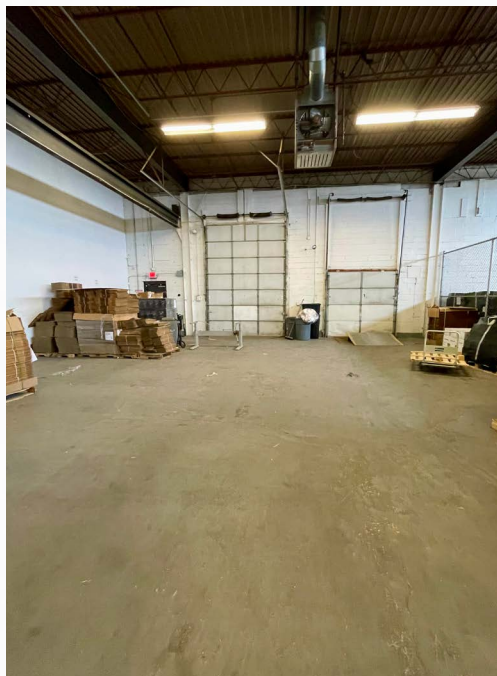
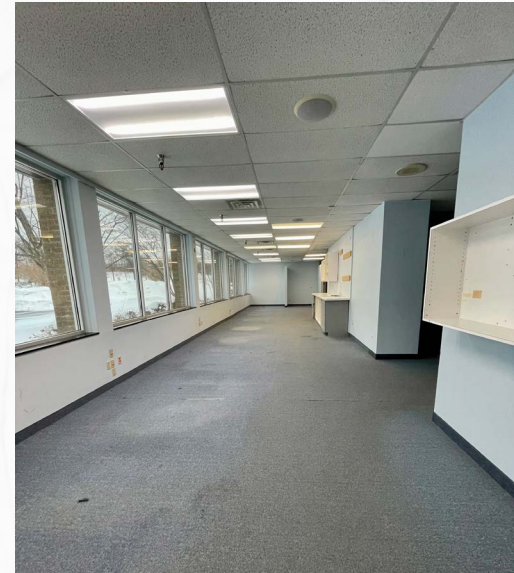
CLICK HERE FOR
GOOGLE MAPS VIEW



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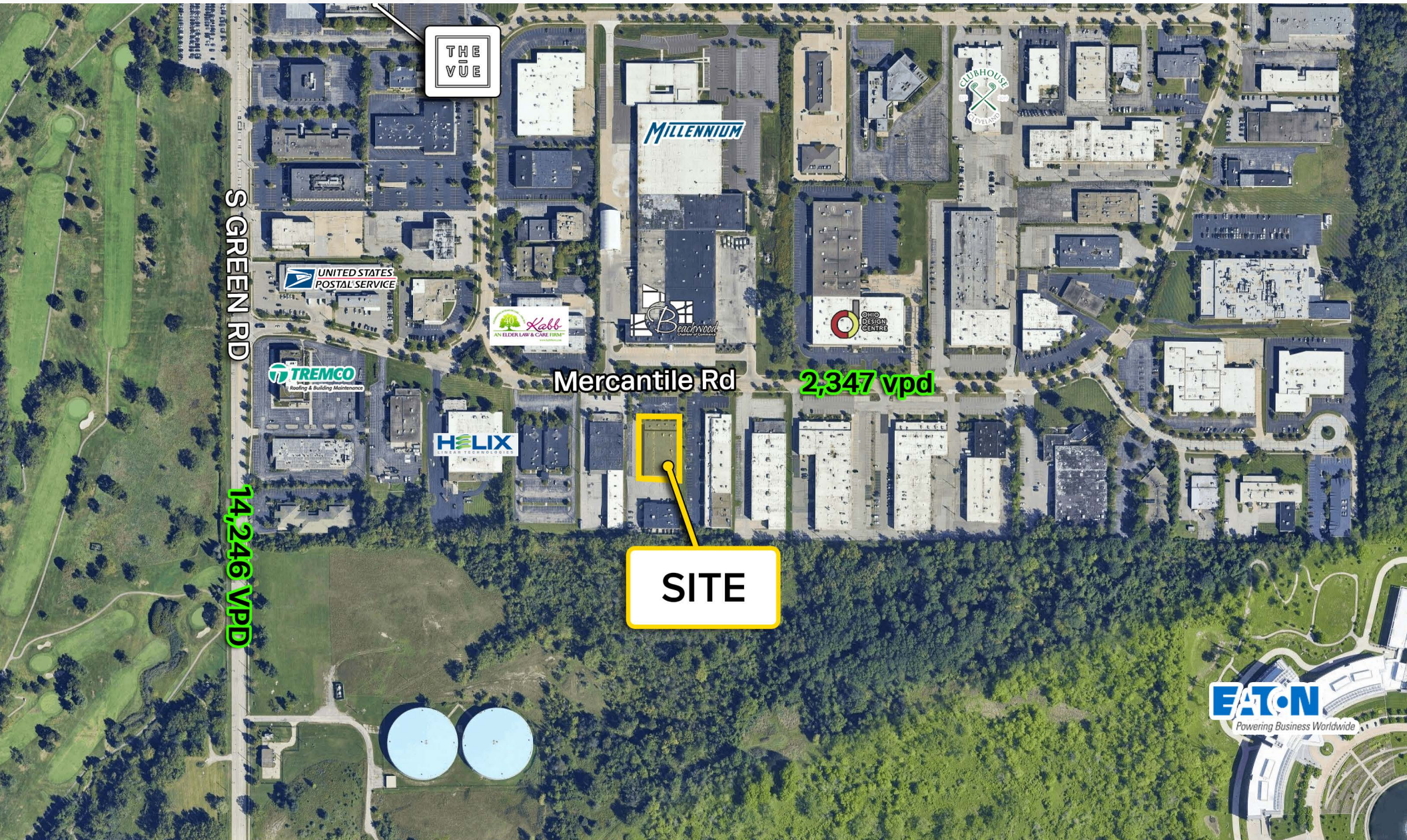
PICTURES



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MICRO AERIAL



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