

FOR SALE

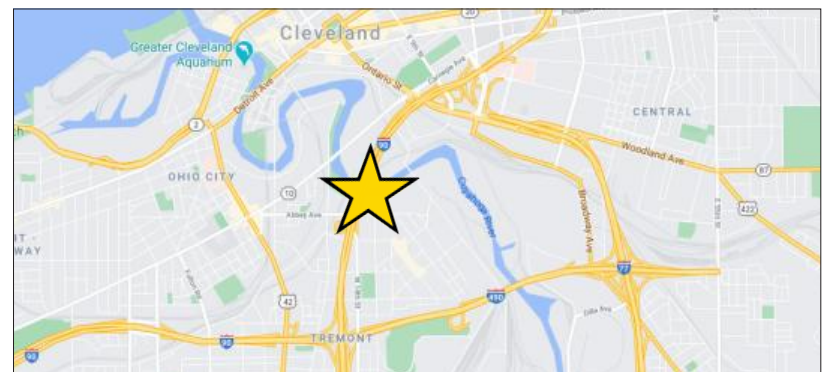
Sokolowski's University Inn Land

1201 University Rd., Cleveland, OH 44113



PROPERTY OVERVIEW

- 8,720 SF building on .41 acres
- Zoned LR-C1
- Located in a Federal Opportunity Zone
- Situated in Tremont, a Cleveland urban village
- Offered for Sale at: \$1,750,000



[View in Google Maps](#)



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**ALTA / NSPS
LAND TITLE SURVEY**
OF
1201 AND 1203 UNIVERSITY ROAD
P.P.N. 004-09-001, -002 AND -003
2077 WEST 13TH STREET
P.P.N. 004-09-062

REFERENCE SURVEYS

- George Worthington's Re-Subdivision, Volume 5, Page 41 of Cuyahoga County Map Records. (Plat)
- The Vocation of West 12th Place, Volume 206, Page 45 of Cuyahoga County Map Records.
- West 13th Place Subdivision, Volume 231, Page 84 of Cuyahoga County Map Records.
- Lot Split and Consolidation, Volume 339, Page 80 of Cuyahoga County Map Records.
- Lot Split and Consolidation, Volume 370, Page 60 of Cuyahoga County Map Records.
- Plat of Lot Split and Consolidation, Volume 374, Page 1 of Cuyahoga County Map Records. (Dudley)
- Plat of Partition, Volume 379, Page 94 of Cuyahoga County Map Records.
- City of Cleveland Survey Records. (CSR)
 - City of Cleveland Survey No. 54, Dated February 1972. (SURVEY #54)
 - City of Cleveland West 7th Plat, Dated April 2012.
 - City of Cleveland West 11th-University Survey, Dated June 2011.
- Cut-to-path Trail, Stage 4 Plans

BASIS OF BEARINGS

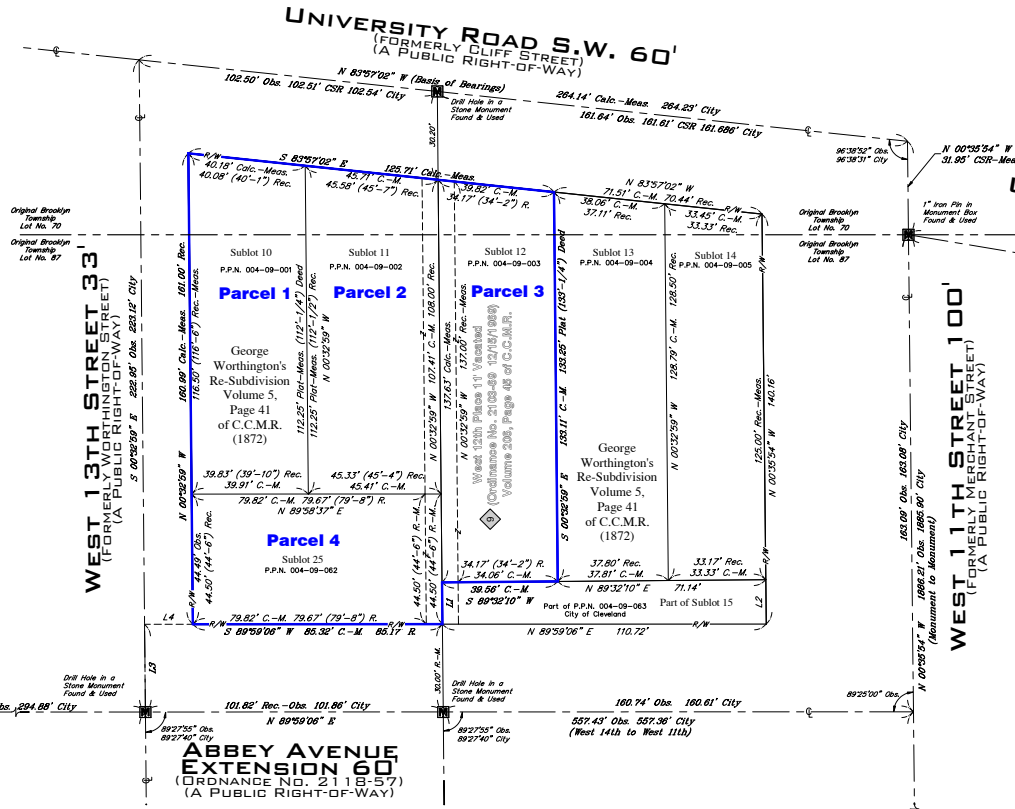
The centerline of University Avenue S.W. as North 83°57'02" West is an assumed bearing and is used to indicate angles only.

OWNERSHIP TABLE

Parcel	Ownership	Recording
004-09-001	BIM Investments, Ltd.	AFN. 200503160411
004-09-002	BIM Investments, Ltd.	AFN. 200503160411
004-09-003	BIM Investments, Ltd.	AFN. 200503160411
004-09-004	Alyssa M. Brige	AFN. 200721140725
004-09-005	Nicholas J. Sommer	AFN. 202011070019
004-09-062	David B. & Madeline Klein BIM Investments, Ltd.	AFN. 200503160411

LINE TABLE

Line #	Length	Bearing
L1	14.29'	S 00° 32' 59" E
L2	13.16'	S 00° 35' 54" E
L3	30.00'	S 00° 32' 59" E
L4	16.50'	N 89° 59' 06" E



LEGEND

- Monument Box Found
- Iron Pin Found
- Iron Pipe Found
- 5/8"x30" Iron Pin Set
- Drill Hole Set / Found
- P.K. Nail Set / Found
- Centerline
- Easement No.



Edward B. Dudley, III
P.S. No. 8747
January 15, 2021
Date
Note: • Denotes 5/8"x30" Iron pins set and capped "Riverstone Company-PS8747-PS8646"

RIVERSTONE
LAND SURVEYING • ENGINEERING • DESIGN
3800 LAKESIDE AVENUE • SUITE 100
CLEVELAND • OHIO 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONE-SURVEY.COM
2020-436, PAGE 2 OF 3

KENILWORTH AVENUE S.W. 100'
(FORMERLY KELLOGG AVENUE) (A PUBLIC RIGHT-OF-WAY)



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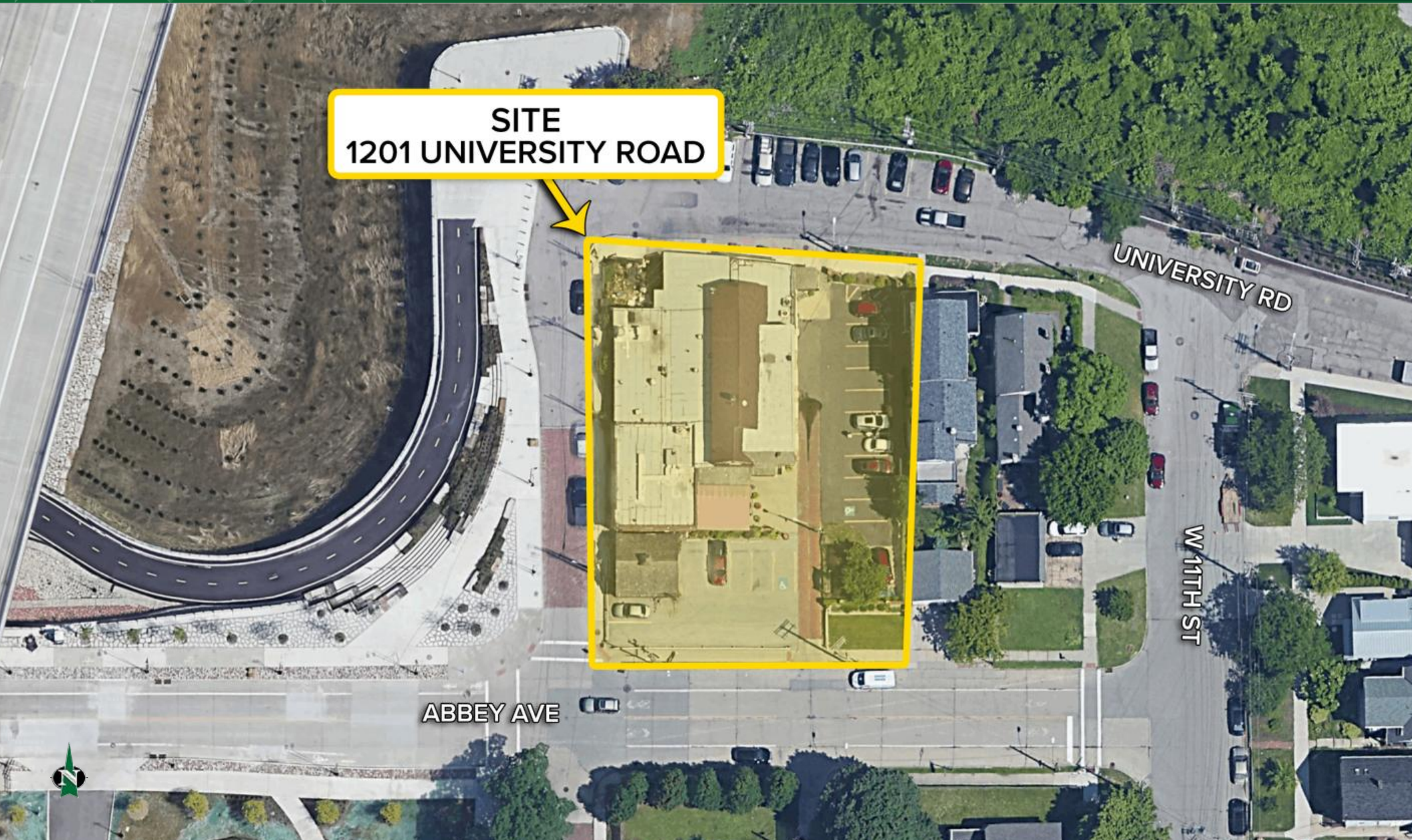
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1201 AND 1203 UNIVERSITY ROAD AND 2077 WEST 13TH STREET

FOR SALE

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**SITE
1201 UNIVERSITY ROAD**

ABBEY AVE

UNIVERSITY RD

W 11TH ST



HANNA
COMMERCIAL REAL ESTATE

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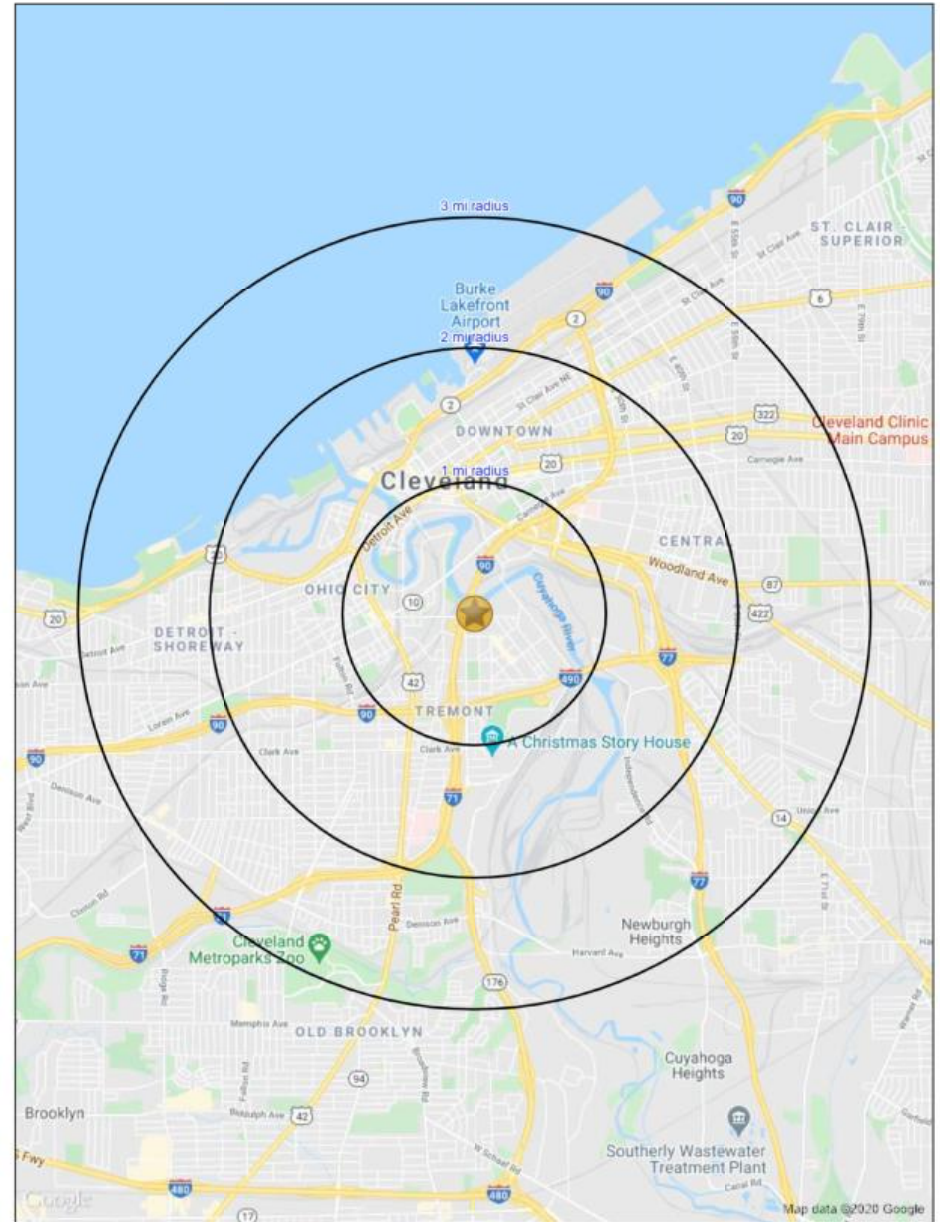
SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.4848/-81.6901

1201 University Rd Cleveland, OH 44113		1 mi radius	2 mi radius	3 mi radius
POPULATION	2020 Estimated Population	8,238	51,680	104,820
	2025 Projected Population	8,037	51,470	106,535
	2010 Census Population	8,337	49,835	105,207
	2000 Census Population	8,869	51,416	116,911
	Projected Annual Growth 2020 to 2025	-0.5%	-	0.3%
	Historical Annual Growth 2000 to 2020	-0.4%	-	-0.5%
	2020 Median Age	34.7	30.9	31.9
HOUSEHOLDS	2020 Estimated Households	4,615	23,847	45,759
	2025 Projected Households	4,382	22,960	45,161
	2010 Census Households	4,350	20,580	42,080
	2000 Census Households	3,834	19,340	44,179
	Projected Annual Growth 2020 to 2025	-1.0%	-0.7%	-0.3%
RACE AND ETHNICITY	2020 Estimated White	56.6%	39.8%	40.5%
	2020 Estimated Black or African American	28.0%	43.0%	40.9%
	2020 Estimated Asian or Pacific Islander	2.1%	3.3%	3.5%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2020 Estimated Other Races	12.9%	13.3%	14.5%
	2020 Estimated Hispanic	20.5%	20.8%	22.0%
	INCOME	2020 Estimated Average Household Income	\$81,590	\$65,519
2020 Estimated Median Household Income		\$47,897	\$38,124	\$32,925
2020 Estimated Per Capita Income		\$46,313	\$31,787	\$24,389
EDUCATION (AGE 25+)		2020 Estimated Elementary (Grade Level 0 to 8)	4.4%	6.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	8.9%	13.3%	15.4%
	2020 Estimated High School Graduate	19.5%	24.1%	28.1%
	2020 Estimated Some College	16.5%	19.3%	20.6%
	2020 Estimated Associates Degree Only	5.2%	5.5%	5.7%
	2020 Estimated Bachelors Degree Only	25.3%	17.4%	13.6%
BUSINESS	2020 Estimated Graduate Degree	20.2%	14.1%	9.3%
	2020 Estimated Total Businesses	1,531	6,764	8,807
	2020 Estimated Total Employees	25,853	120,143	148,026
	2020 Estimated Employee Population per Business	16.9	17.8	16.8
2020 Estimated Residential Population per Business	5.4	7.6	11.9	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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KeyBank
PNC CHASE
FAMILY DOLLAR
Pizza Hut
New York Community Bank
SHERWIN-WILLIAMS
MICHHELL'S HOMEWARE
DAVE'S COSMIC SUBS
GREAT LAKES

SITE
1203 UNIVERSITY ROAD

Little Caesars
Advance Auto Parts
RITE AID
POPEYES
usbank
Metro
AutoZone
FAMILY DOLLAR
McDonald's
SUBWAY
Rally's
PAPA JOHN'S
DOLLAR GENERAL
SAVE 10%
M

DOWNTOWN CLEVELAND

Starbucks
SUBWAY
FIRST NATIONAL BANK
RENAISSANCE HOTELS
Hilton
Marriott
PNC
CVS pharmacy
usbank
KeyBank
FIFTH THIRD BANK
Huntington
Rainbow
DUNKIN'
POTBELLY
CHARLEY'S
MORTON'S
CHIPOTLE
SHOE DEPT. claire's
Bath & Body Works
Foot Locker cricket
heinens
RUTH'S CHRIS STEAK HOUSE
DRURY HOTELS
HYATT REGENCY
KIMPTON
AUTOGRAF COLLECTION HOTELS
Comfort INN
Orangetheory FITNESS
ROBEKS
CROWNE PLAZA
metro
TACO BELL
DOLLAR GENERAL
Citizens Bank
WESTIN
GREAT STEAK
Pizza Hut
CHASE
Arby's
the
DAVE'S COSMIC SUBS



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