

**FOR SALE**

# Gulf Gas Station

9510 Baltic Rd., Cleveland, OH 44102 &  
9601 Clifton Blvd., Cleveland, OH 44102



## PROPERTY OVERVIEW

- Business and property for sale
- High density area
- Perfect for redevelopment
- Great location very close to Edgewater Park and Lakewood
- Offered for Sale at: \$800,000

*\*Do not approach tenant*

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	19,523	130,698	259,321
Households	9,395	59,962	120,528
Median HH Income	\$32,833	\$42,047	\$45,557
Average HH Income	\$60,269	\$61,759	\$66,920
Daytime Population	5,766	62,230	197,125

[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Dyann Davison

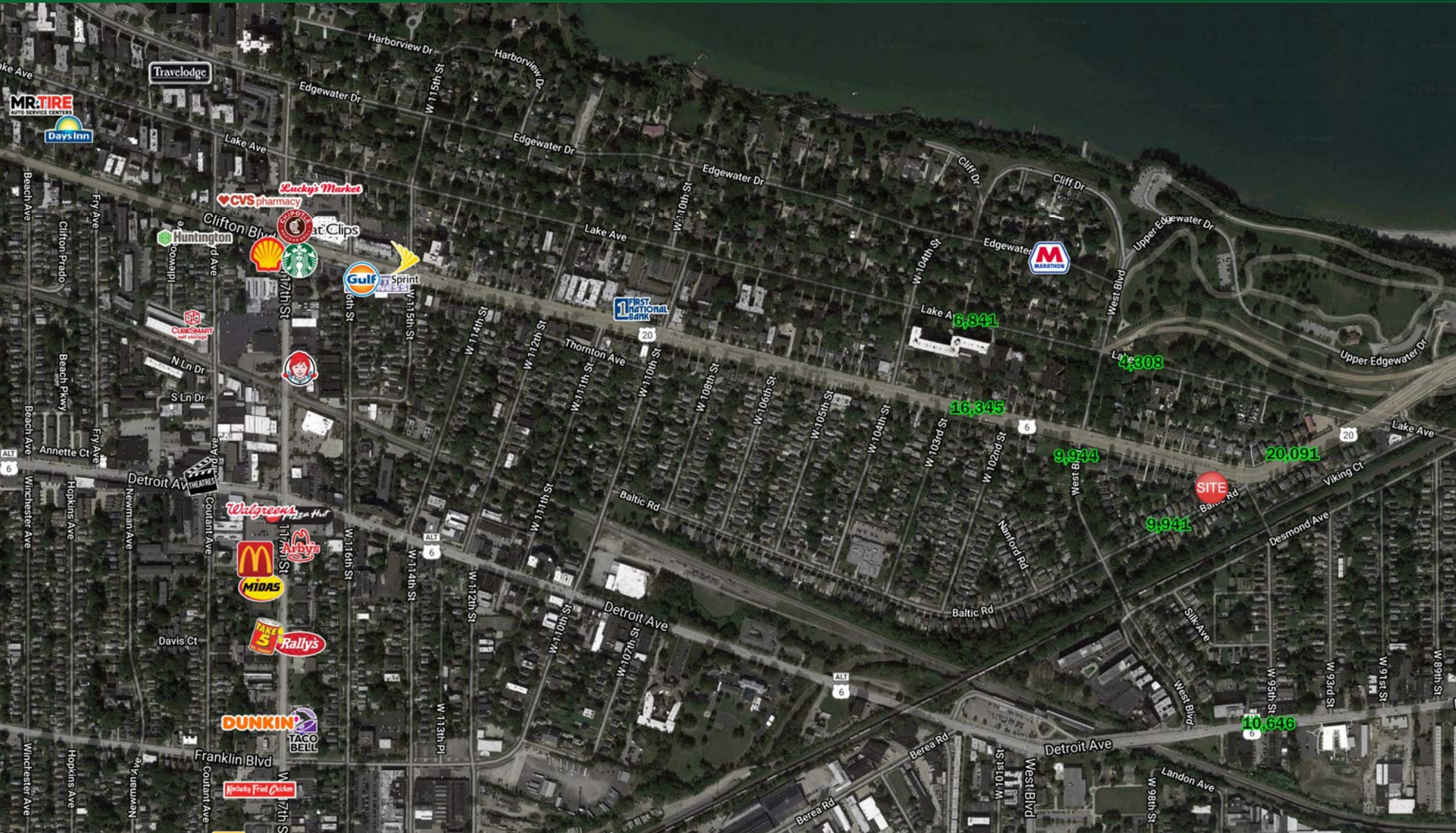
📞 216.839.2008

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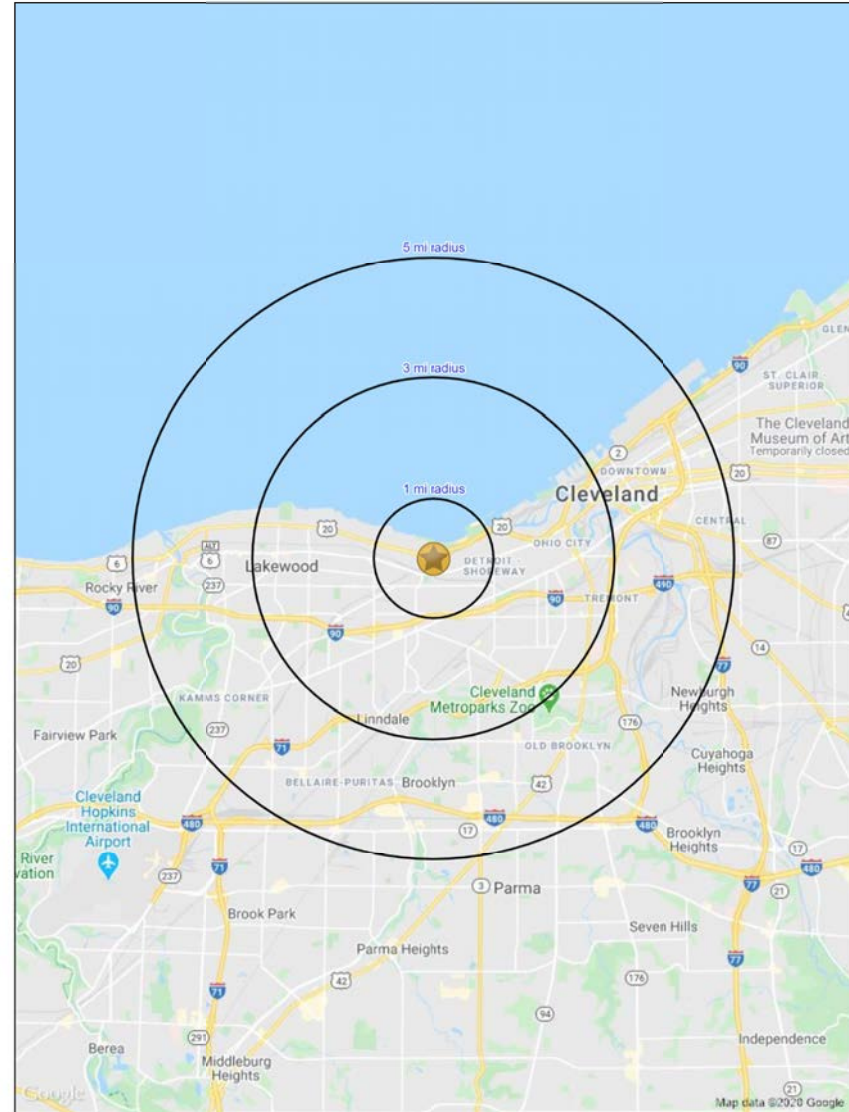
### SUMMARY PROFILE

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

Lat/Lon: 41.4837/-81.7498

9510 Baltic Rd				
Cleveland, OH 44102				
	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	19,523	130,698	259,321
	2025 Projected Population	19,343	127,431	249,441
	2010 Census Population	20,349	136,330	269,883
	2000 Census Population	23,302	151,176	291,157
	Projected Annual Growth 2020 to 2025	-0.2%	-0.5%	-0.8%
	Historical Annual Growth 2000 to 2020	-0.8%	-0.7%	-0.5%
2020 Median Age	34.4	34.4	35.2	
<b>HOUSEHOLDS</b>	2020 Estimated Households	9,395	59,962	120,528
	2025 Projected Households	9,013	56,743	112,773
	2010 Census Households	9,233	58,678	117,034
	2000 Census Households	10,215	62,827	122,878
	Projected Annual Growth 2020 to 2025	-0.8%	-1.1%	-1.3%
Historical Annual Growth 2000 to 2020	-0.4%	-0.2%	-	
<b>RACE AND ETHNICITY</b>	2020 Estimated White	51.3%	61.4%	65.1%
	2020 Estimated Black or African American	31.4%	19.8%	19.5%
	2020 Estimated Asian or Pacific Islander	3.1%	2.7%	3.2%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.4%
	2020 Estimated Other Races	13.7%	15.5%	11.7%
	2020 Estimated Hispanic	20.2%	23.5%	17.7%
<b>INCOME</b>	2020 Estimated Average Household Income	\$60,269	\$61,759	\$66,920
	2020 Estimated Median Household Income	\$32,833	\$42,047	\$45,557
	2020 Estimated Per Capita Income	\$29,287	\$28,639	\$31,469
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	6.2%	6.0%	5.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	12.4%	10.7%	10.2%
	2020 Estimated High School Graduate	27.3%	27.7%	27.9%
	2020 Estimated Some College	22.3%	21.3%	21.6%
	2020 Estimated Associates Degree Only	7.6%	7.0%	6.9%
	2020 Estimated Bachelors Degree Only	14.1%	16.9%	17.5%
2020 Estimated Graduate Degree	10.1%	10.4%	10.9%	
<b>BUSINESS</b>	2020 Estimated Total Businesses	510	4,856	13,572
	2020 Estimated Total Employees	5,766	62,230	197,125
	2020 Estimated Employee Population per Business	11.3	12.8	14.5
	2020 Estimated Residential Population per Business	38.3	26.9	19.1

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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