

FOR LEASE

Rare Office Opportunity in Cedar–Fairmount District!

2460 Fairmount Blvd., Suite 202, Cleveland Heights, Ohio



PROPERTY OVERVIEW

- 1,836 SF Recently Renovated Office Space in the vibrant Cedar–Fairmount District
- In close proximity to many anchor institutions: Cleveland Clinic, University Hospital, VA, CWRU, Bioenterprise, Severance Hall and The Cleveland Museum of Art
- Located in one of the most densely populated area in Northeast Ohio
- Parking Available on Site
- Co-tenant with many local retailers including: Dave's Supermarket, The Fairmount, Barrio and Luna Bakery
- Lease Rates: \$16.00/SF



[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.

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HANNA
COMMERCIAL REAL ESTATE

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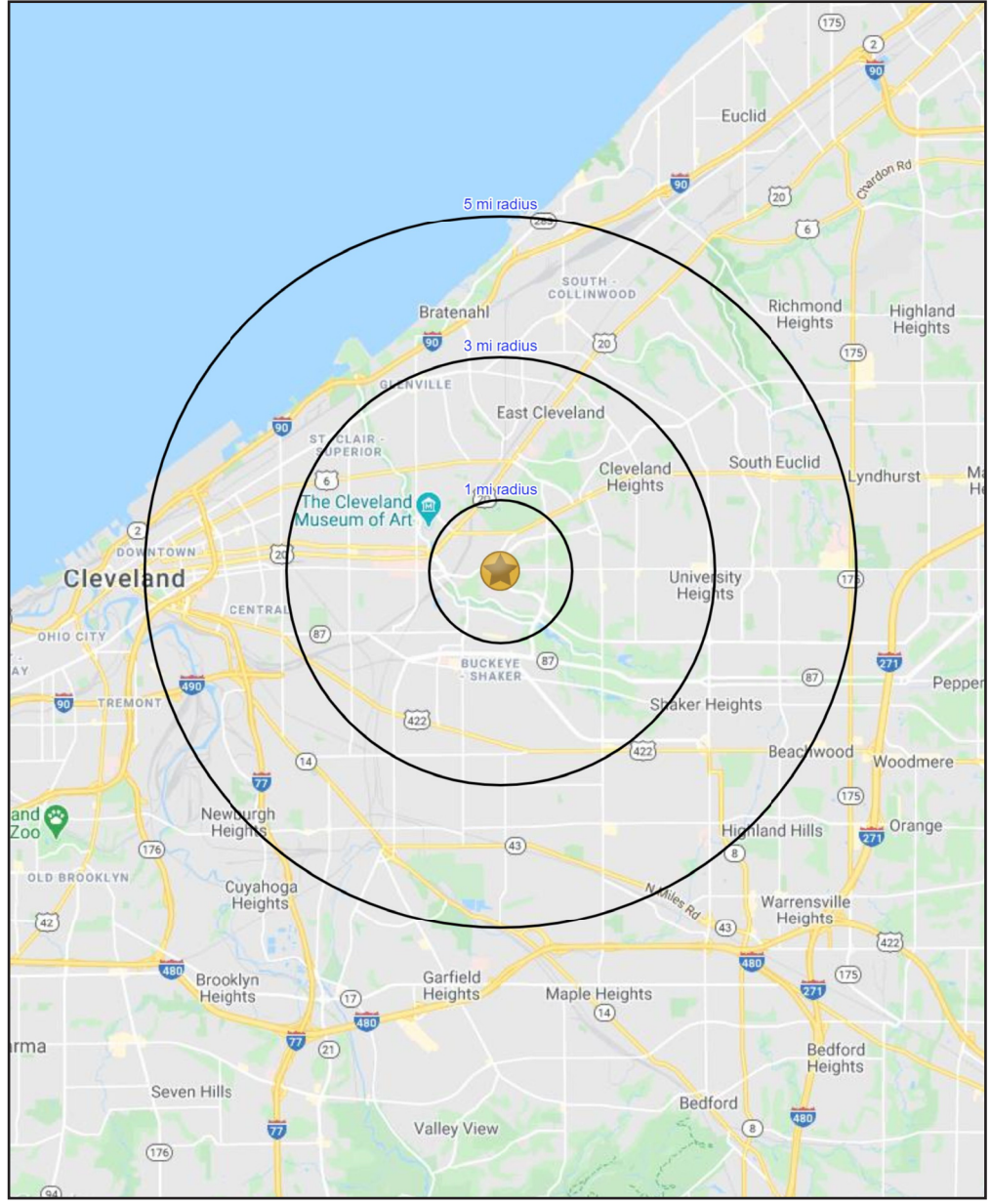
SUMMARY PROFILE

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

Lat/Lon: 41.5007/-81.5926

2460 Fairmount Blvd		1 mi radius	3 mi radius	5 mi radius
Cleveland Heights, OH 44118				
POPULATION	2020 Estimated Population	17,387	162,230	339,101
	2025 Projected Population	16,543	171,984	350,656
	2010 Census Population	17,932	168,996	352,630
	2000 Census Population	19,891	218,197	433,992
	Projected Annual Growth 2020 to 2025	-1.0%	1.2%	0.7%
	Historical Annual Growth 2000 to 2020	-0.6%	-1.3%	-1.1%
2020 Median Age	33.4	37.6	37.5	
HOUSEHOLDS	2020 Estimated Households	8,960	73,807	152,321
	2025 Projected Households	8,290	76,270	153,693
	2010 Census Households	8,761	72,460	148,460
	2000 Census Households	9,316	86,741	172,007
	Projected Annual Growth 2020 to 2025	-1.5%	0.7%	0.2%
	Historical Annual Growth 2000 to 2020	-0.2%	-0.7%	-0.6%
RACE AND ETHNICITY	2020 Estimated White	57.5%	22.8%	26.3%
	2020 Estimated Black or African American	20.8%	70.6%	67.0%
	2020 Estimated Asian or Pacific Islander	17.9%	3.7%	3.3%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2020 Estimated Other Races	3.5%	2.7%	3.2%
	2020 Estimated Hispanic	2.8%	1.9%	2.5%
INCOME	2020 Estimated Average Household Income	\$81,491	\$59,500	\$62,579
	2020 Estimated Median Household Income	\$56,980	\$42,961	\$43,721
	2020 Estimated Per Capita Income	\$42,451	\$27,282	\$28,407
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.5%	3.2%	3.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.5%	10.3%	10.3%
	2020 Estimated High School Graduate	13.6%	26.1%	27.1%
	2020 Estimated Some College	12.8%	21.6%	22.5%
	2020 Estimated Associates Degree Only	3.6%	7.1%	7.1%
	2020 Estimated Bachelors Degree Only	26.6%	15.1%	14.9%
2020 Estimated Graduate Degree	38.4%	16.6%	14.8%	
BUSINESS	2020 Estimated Total Businesses	1,511	6,733	15,115
	2020 Estimated Total Employees	29,141	186,584	304,255
	2020 Estimated Employee Population per Business	19.3	27.7	20.1
	2020 Estimated Residential Population per Business	11.5	24.1	22.4

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



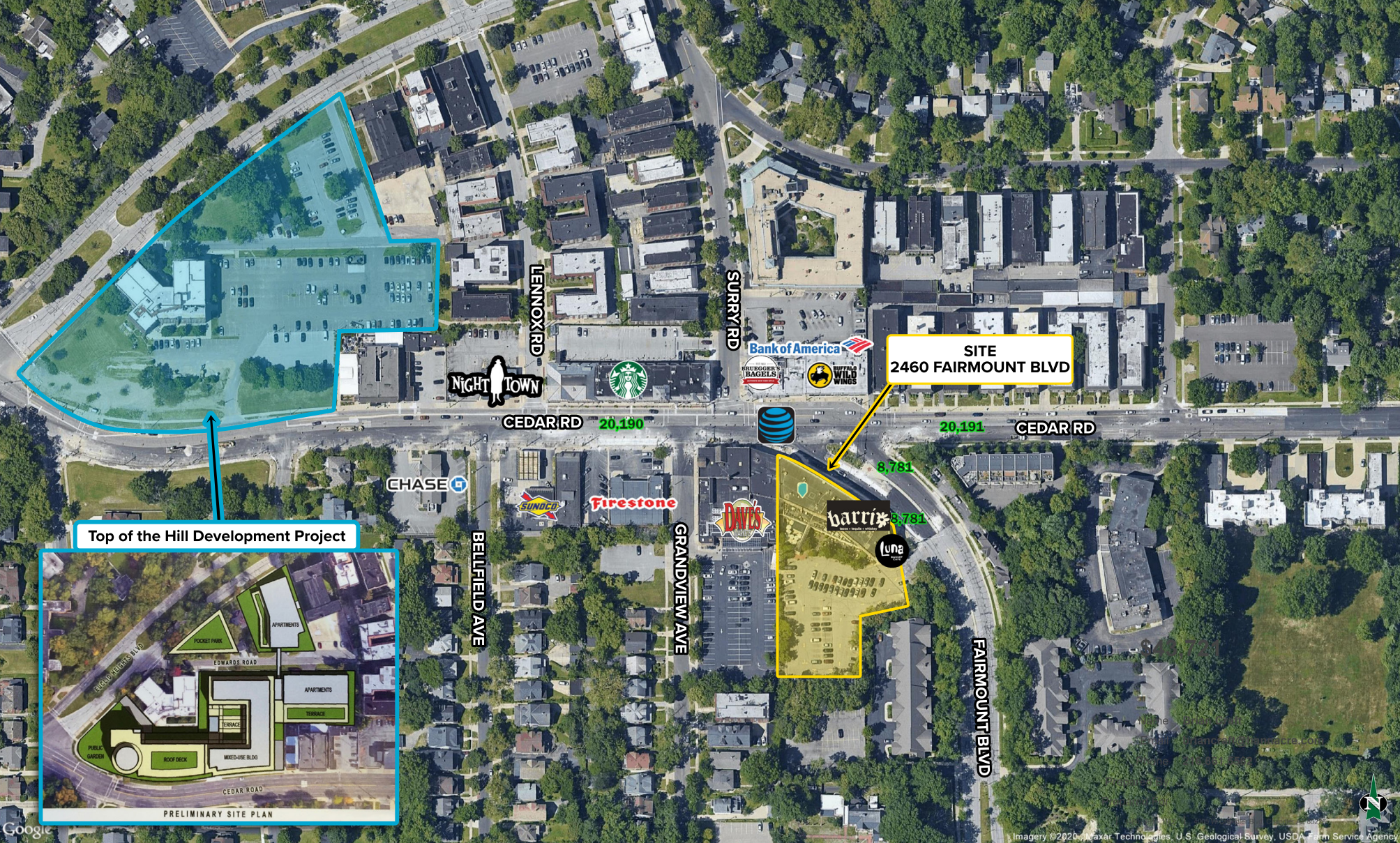
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