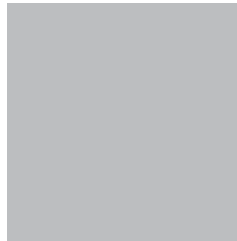
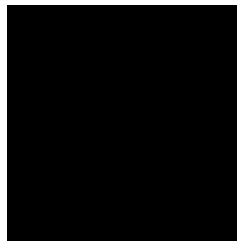
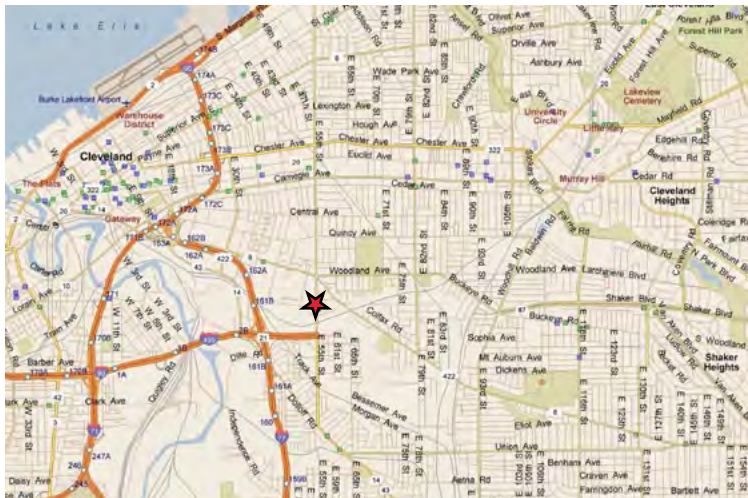


2765 East 55th Street Maingate Shopping Center For Lease Cleveland, OH



Property Features

- 5,468 ± SF Available For Lease Former Daycare Center
- 2,500 ± SF Available For Lease
- Space is divisible
- Extremely Busy Center in Dense Urban Neighborhood
- Traffic Count: 22,350 VPD
- 0.25 miles from I-490

Demographics	1 Mile	3 Miles	5 Miles
Population	12,764	130,505	352,392
Total Number of Employees	7,775	60,458	238,620
Average Household Income	\$21,750	\$34,536	\$44,103

Contact Information

**Chris Seelig, Senior Vice President
Director of Retail Services**

216 455 0926 | cseelig@naidaus.com

23240 Chagrin Blvd., Ste. 350
Cleveland, OH 44122

www.naidaus.com



Commercial Real Estate Services, Worldwide.

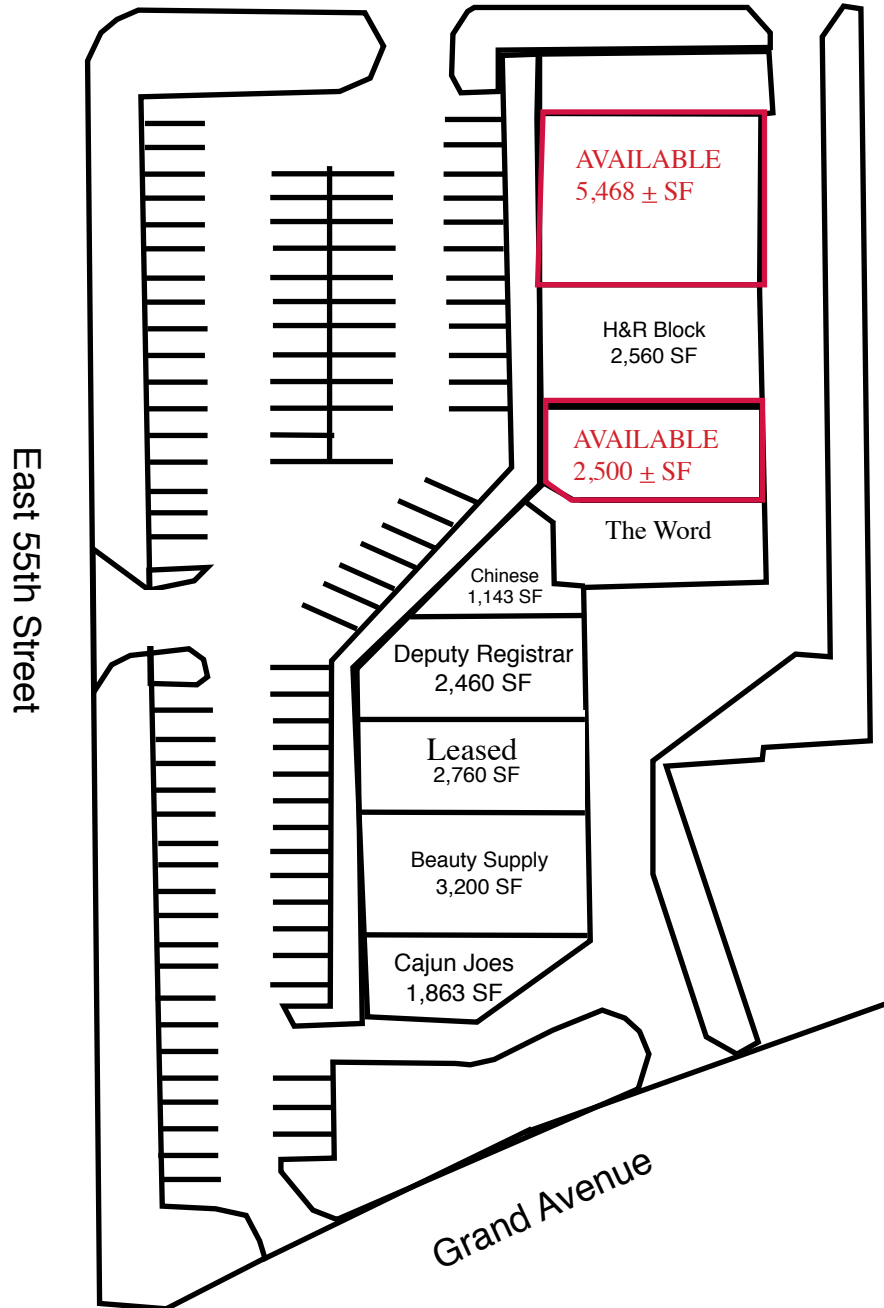
Business Property Specialists, Inc. Broker

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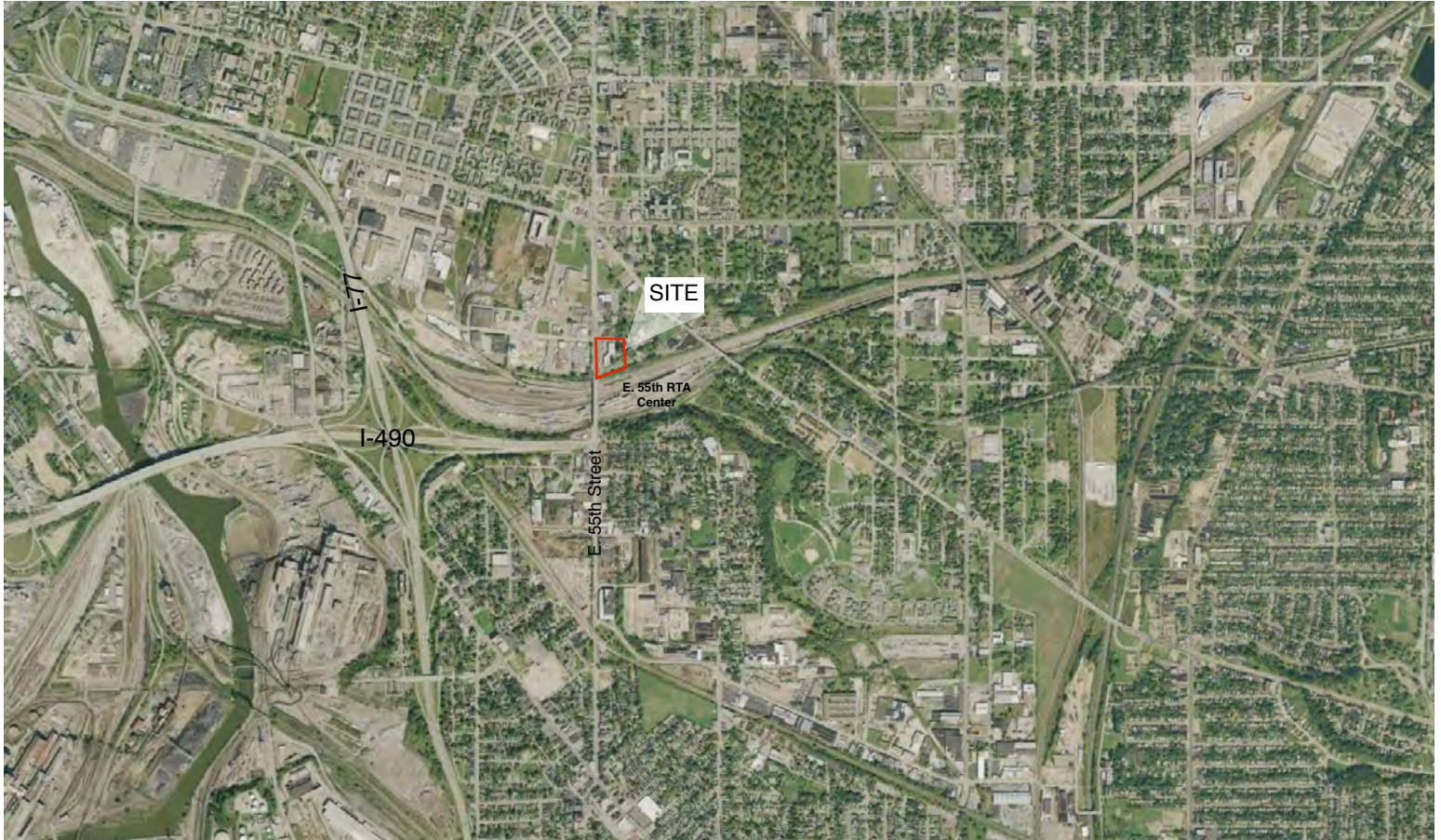
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2765 E 55th St, Cleveland, OH 44104-2856

Ring: 1, 3, 5 Miles

Latitude: 41.48309

Longitude: -81.65095

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	12,764	130,505	352,392
Male Population	42.6%	48.1%	47.5%
Female Population	57.4%	51.9%	52.5%
Median Age	22.6	31.7	33.7
2010 Income			
Median HH Income	\$11,991	\$23,393	\$31,813
Per Capita Income	\$8,362	\$14,435	\$17,997
Average HH Income	\$21,720	\$34,536	\$44,103
2010 Households			
Total Households	4,769	50,392	139,697
Average Household Size	2.62	2.40	2.43
2010 Housing			
Owner Occupied Housing Units	11.3%	23.2%	34.2%
Renter Occupied Housing Units	58.5%	48.9%	43.5%
Vacant Housing Units	30.2%	28.0%	22.4%
Population			
1990 Population	17,614	156,865	423,213
2000 Population	14,179	146,706	395,872
2010 Population	12,764	130,505	352,392
2015 Population	12,203	124,062	334,490
1990-2000 Annual Rate	-2.15%	-0.67%	-0.67%
2000-2010 Annual Rate	-1.02%	-1.14%	-1.13%
2010-2015 Annual Rate	-0.89%	-1.01%	-1.04%

In the identified market area, the current year population is 352,392. In 2000, the Census count in the market area was 395,872. The rate of change since 2000 was -1.13 percent annually. The five-year projection for the population in the market area is 334,490, representing a change of -1.04 percent annually from 2010 to 2015. Currently, the population is 47.5 percent male and 52.5 percent female.

Households			
1990 Households	6,893	61,609	164,073
2000 Households	5,369	56,307	155,140
2010 Households	4,769	50,392	139,697
2015 Households	4,548	47,940	132,948
1990-2000 Annual Rate	-2.47%	-0.9%	-0.56%
2000-2010 Annual Rate	-1.15%	-1.08%	-1.02%
2010-2015 Annual Rate	-0.94%	-0.99%	-0.99%

The household count in this market area has changed from 155,140 in 2000 to 139,697 in the current year, a change of -1.02 percent annually. The five-year projection of households is 132,948, a change of -0.99 percent annually from the current year total. Average household size is currently 2.43, compared to 2.47 in the year 2000. The number of families in the current year is 79,764 in the market area.

Housing

Currently, 34.2 percent of the 179,944 housing units in the market area are owner occupied; 43.5 percent, renter occupied; and 22.4 percent are vacant. In 2000, there were 177,629 housing units - 39.4 percent owner occupied, 47.9 percent renter occupied and 12.7 percent vacant. The rate of change in housing units since 2000 is 0.13 percent. Median home value in the market area is \$71,465, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.93 percent annually to \$74,864. From 2000 to the current year, median home value changed by 0.01 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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Ring: 1, 3, 5 Miles

Latitude: 41.48309

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	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$5,095	\$11,328	\$17,120
2000 Median HH Income	\$10,000	\$18,422	\$25,152
2010 Median HH Income	\$11,991	\$23,393	\$31,813
2015 Median HH Income	\$12,875	\$26,253	\$37,703
1990-2000 Annual Rate	6.98%	4.98%	3.92%
2000-2010 Annual Rate	1.79%	2.36%	2.32%
2010-2015 Annual Rate	1.43%	2.33%	3.46%
Per Capita Income			
1990 Per Capita Income	\$3,992	\$7,210	\$9,713
2000 Per Capita Income	\$6,773	\$11,348	\$14,662
2010 Per Capita Income	\$8,362	\$14,435	\$17,997
2015 Per Capita Income	\$9,523	\$16,573	\$20,549
1990-2000 Annual Rate	5.43%	4.64%	4.2%
2000-2010 Annual Rate	2.08%	2.38%	2.02%
2010-2015 Annual Rate	2.63%	2.8%	2.69%
Average Household Income			
1990 Average Household Income	\$10,143	\$17,465	\$24,452
2000 Average Household Income	\$17,483	\$27,885	\$36,609
2010 Average HH Income	\$21,720	\$34,536	\$44,103
2015 Average HH Income	\$24,747	\$39,484	\$50,155
1990-2000 Annual Rate	5.6%	4.79%	4.12%
2000-2010 Annual Rate	2.14%	2.11%	1.83%
2010-2015 Annual Rate	2.64%	2.71%	2.61%

Households by Income

Current median household income is \$31,813 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$37,703 in five years. In 2000, median household income was \$25,152, compared to \$17,120 in 1990.

Current average household income is \$44,103 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$50,155 in five years. In 2000, average household income was \$36,609, compared to \$24,452 in 1990.

Current per capita income is \$17,997 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$20,549 in five years. In 2000, the per capita income was \$14,662, compared to \$9,713 in 1990.

Population by Employment

Currently, 80.5 percent of the civilian labor force in the identified market area is employed and 19.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 83.8 percent of the civilian labor force, and unemployment will be 16.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 56.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 54.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 24.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 21.4 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 66.2 percent of the market area population drove alone to work, and 1.9 percent worked at home. The average travel time to work in 2000 was 25.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 24.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 32.7 percent were high school graduates only (29.6 percent in the U.S.)
- 5.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 9.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.3 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

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