

FOR LEASE

**3255 W. 117th Street
Cleveland, Ohio**

2,176 sf available, build to suit up to 10,000 sf



Description: Freestanding building located at the lit intersection of W. 117th and Triskett, just South of I90. Formerly a White Castle with a drive thru. Sits on .97 acres of land, roughly 354 ft wide by 126 ft deep. Owner could build up to 10,000 sq ft for multiple Tenants.

Nearby Tenants: Target, Staples, Save A Lot, Shopper's World, Marc's, Family Dollar, Aaron Rents, Octopharma, Rite Aid, McDonald's, Taco Bell, Burger King, PNC, Huntington, etc.

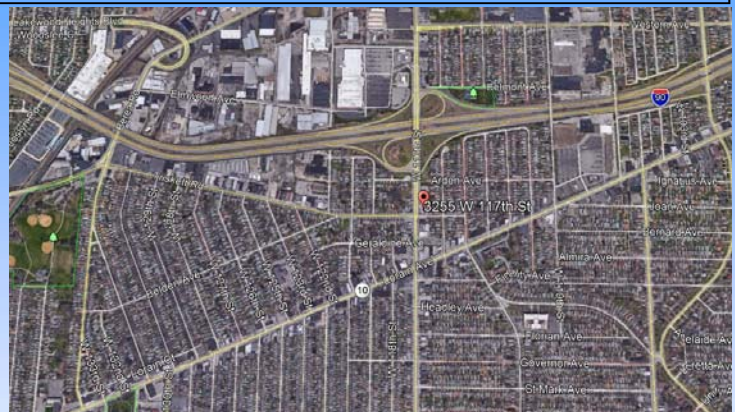
Demographics:

Population:

1 mile: 22,757
3 miles: 161,959
5 miles: 304,892

Median Household Income:

1 mile: \$32,619
3 miles: \$39,029
5 miles: \$42,278



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Site Benchmark #1
Elevation - 770.77

Site Benchmark #2
Elevation - 751.36

W. 117th Street(80'R/W)

TRISKETT AVE. (66'R/W)

