

FOR LEASE or SALE

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

2,176 sf available now, 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: 22,819
3 miles: 159,046
5 miles: 298,148

Average Household Income:

1 mile: \$42,879
3 miles: \$54,313
5 miles: \$59,748



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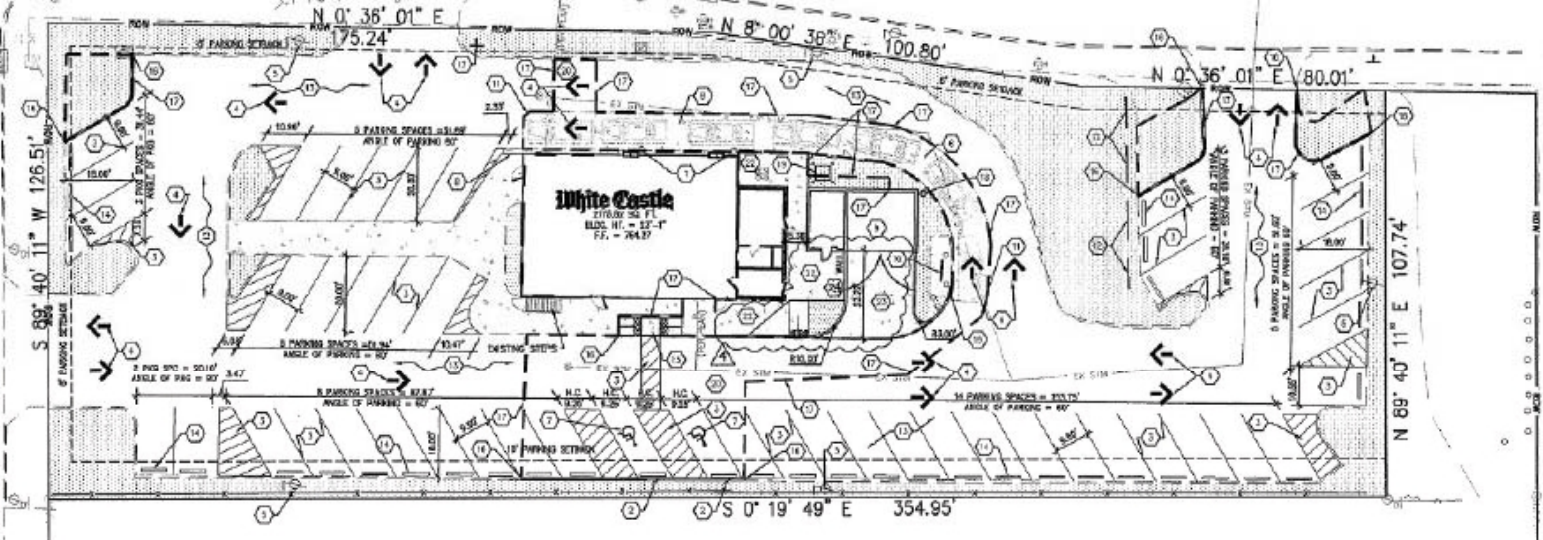
Site Benchmark #1
Elevation - 770.77

Site Benchmark #2
Elevation - 751.36

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

TRISKETT AVE. (66'R/W)

White Castle
278.00 SQ FT
BLDG. HT. = 12'-4"
F.F. = 764.37



S 89° 40' 11" W 126.51'

S 0° 19' 49" E 354.95'

N 89° 40' 11" E 107.74'

N 0° 36' 01" E 175.24'

N 8° 00' 36" E 100.80'

N 0° 36' 01" E 80.01'

