

20501 Euclid Avenue (US Route 20) & Dille Avenue

Retail Space For Lease

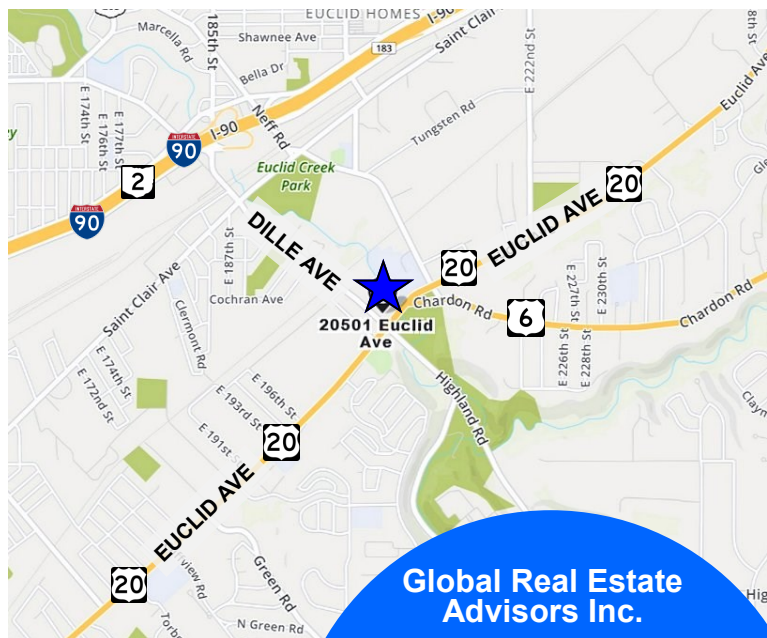
Euclid, Ohio 44117 (Cuyahoga County)

**Lease Rate
For Vacant Unit
\$10.00 psf NNN**



Property Features:

- 4,898± SF Total Building
- Unit #1: Tenant - **Take 5 Lube Stop**
1,090± SF
10 Year Lease Term 9/02/2014 - 9/02/2024
(5) Five - 5 Year Options
NNN Lease
Escalating Rental Income
2 Bay Unit
- Unit #2: **Vacant**
3,808± SF
3 Drive-Thru Bays
(5) Five OHD 10' W x 10' H
(1) One OHD 10' W x 12' H
- .51± Acres
- Corner Lot with Traffic Signal - High Traffic Area
- 21 Parking Spaces
- Situated Across from Walgreens Drug Store and Metro Parks
- Located in an "Opportunity Zone"



**Global Real Estate
Advisors Inc.**

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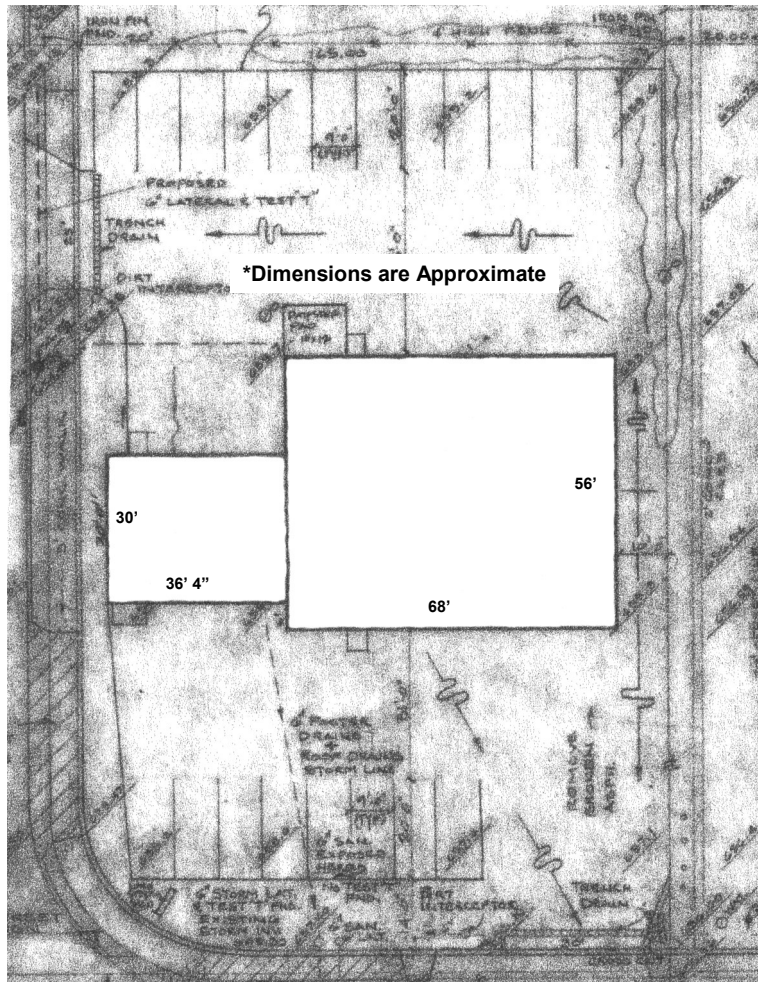
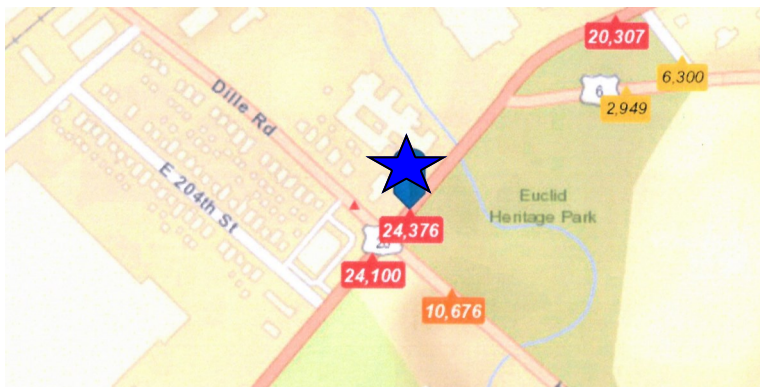
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2018 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	9,101	101,235	228,015
Total Households	4,676	45,906	101,602
Average Household Income	\$43,972	\$52,272	\$60,546
Total Housing Units	5,601	55,786	124,531



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