



FOR SALE OR LEASE

Rumi's Market & Deli
8225 Carnegie Avenue
Cleveland, Ohio 44103

CONFIDENTIAL - Do Not Contact Tenant



Property Highlights

- 15,818 SF building on approximately 1.86 acre site for sale or lease
- Full kitchen
- 248 seating capacity in dining area
- 2,600 square foot walk-in freezer/cooler area
- 80 parking spaces
- New construction - built in 2013
- Over 60 coolers & freezers
- Rear loading dock access
- Excellent visibility on Carnegie Avenue
- High traffic location near the Cleveland Clinic Main Campus
- For Sale at \$3,500,000.00 including furniture, fixtures and equipment
- For Lease at \$15.00/SF NNN

LOCATED IN THE OPPORTUNITY ZONE

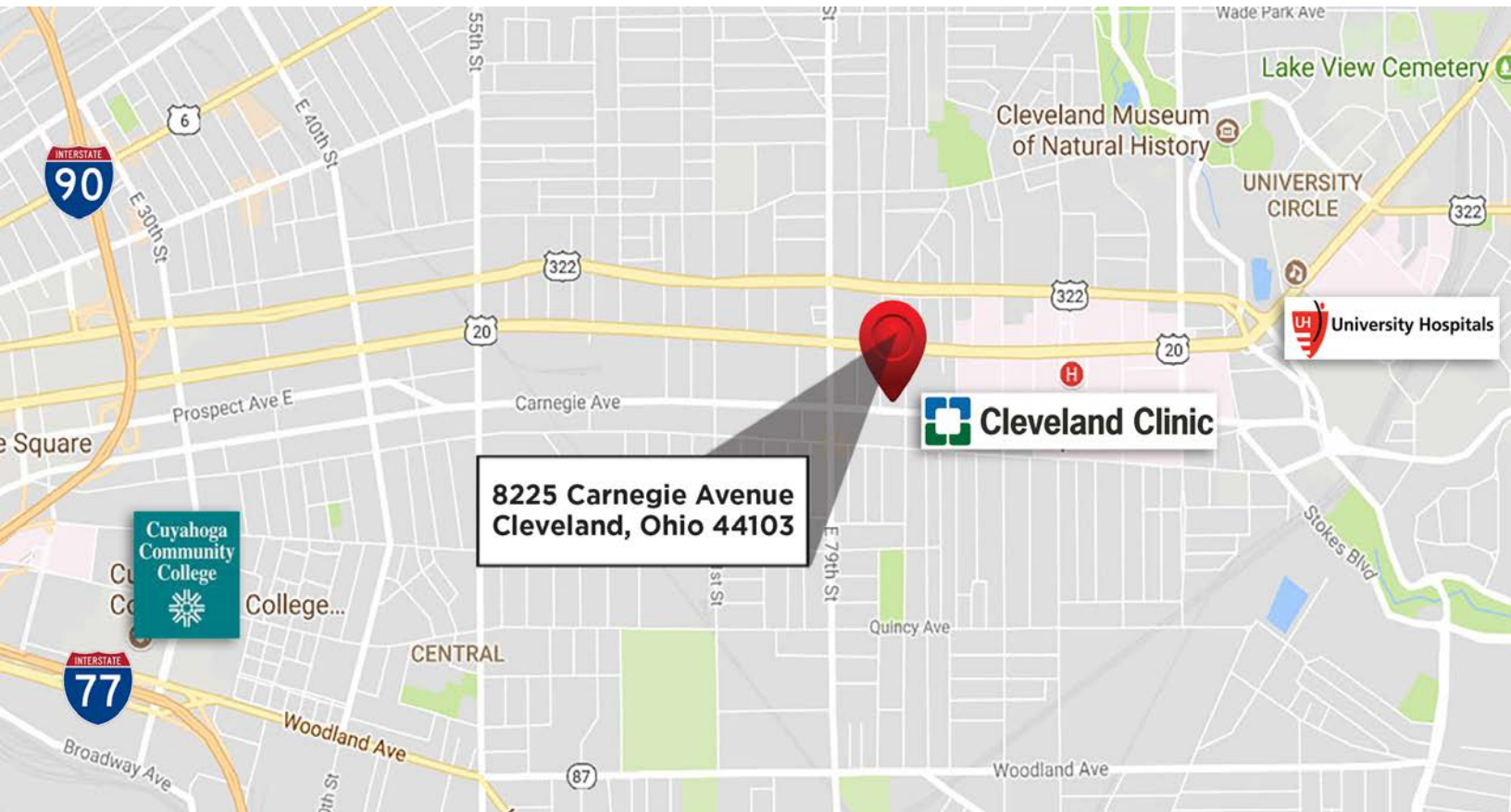
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Location Map



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Interior Photos



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Demographics & Traffic Counts

	1 Mile	3 Mile	5 Mile
Estimated Population (2017)	13,715	135,056	301,731
Projected Population (2022)	14,166	139,428	311,697
Estimated Households (2017)	6,115	57,573	126,808
Projected Households (2022)	6,398	60,251	132,715
Average Household Income	\$43,453	\$46,772	\$56,412
Total Retail Sales	\$177,339	\$733,986	\$1,824,035
Total Employees	2,513	32,210	80,010

Traffic Counts

E. 89th Street & Carnegie Avenue:	28,042 VPD
E. 79th Street & Carnegie Avenue:	25,100 VPD

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Drive-Time Map with Demographics



Description	5 Minute	10 Minute	15 Minute
Area & Density :			
Area (Square Miles) :	15.124856	58.185878	127.726228
Density(Population Per Square Mile) :	4,928.1	4,779.7	4,665.4
Population By Year			
Population (1990) :	104,902	382,719	755,444
Population (2000) :	92,458	353,263	713,189
Population (2010) :	75,586	282,861	606,422
Population (Current) :	74,537	278,110	595,899
Population (5 Yr. Forecast) :	76,860	287,251	615,787
Percent Growth (Current Yr./Previous Yr.) :	-1.56	-1.77	-1.78
Percent Forecast (5 Yr. Forecast/Current Yr.) :	3.18	3.33	3.36
Households By Year			
Households (1990) :	41,743	147,768	300,548
Households (2000) :	36,362	138,330	289,526
Households (2010) :	31,687	119,177	257,823
Households (Current) :	31,027	116,546	252,048
Households (5 Yr. Forecast) :	32,463	121,972	263,793
Percent Growth (Current Yr./Previous Yr.) :	-2.18	-2.26	-2.25
Percent Forecast (5 Yr. Forecast/Current Yr.) :	4.59	4.62	4.64

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Demographics

Description	5 Minute	10 Minute	15 Minute
General Population Characteristics			
Male :	35,419	132,456	283,223
Female :	39,118	145,654	312,676
Density :	4,928.1	4,779.7	4,665.4
Urban :	74,537	278,110	595,792
Rural :			107
General Household Characteristics			
Households (Current) :	31,027	116,546	252,048
Families :	13,904	58,845	133,433
Average Size of Household :	2.28	2.37	2.37
Median Age of Householder :	48	50	51
Median Value Owner Occupied (\$) :	89,983.67	100,395.33	105,302.26
Median Rent (\$) :	470.94	553.62	614.78
Median Vehicles Per Household :	1	1	1
General Housing Characteristics			
Housing Units :	40,027	150,780	305,905
Owner Occupied Units :	7,282	42,904	121,231
Renter Occupied Units :	23,745	73,642	130,817
Vacant Units :	9,000	34,234	53,857
Population By Race			
White Alone :	12,793	75,155	254,534
Black Alone :	54,705	176,846	286,680
Asian Alone :	4,587	7,665	14,033
Native American and Alaska Native Alone :	178	912	1,931
Other Race Alone :	693	9,227	19,578
Two or More Races :	1,581	8,305	19,143
Population By Ethnicity			
Hispanic :	2,011	20,827	46,721
White Non-Hispanic :	12,179	67,585	235,785
General Income Characteristics			
Median Household Income (\$) :	26,940.22	39,595.36	47,972.64
Total Household Income (\$) :	1,214,886,936	6,309,642,451	15,507,020,370
Average Household Income (\$) :	39,156	54,139	61,524
Per Capita Income (\$) :	16,299	22,688	26,023
Consumer Expenditures			
Total Consumer Expenditures (\$) :	1,102,871	4,764,273	11,604,720
Total Retail Sales (\$) :	603,465	1,723,161	4,993,564
Employment By Place Of Business			
Total Employees :	16,101	71,527	182,670
Total Establishments :	2,173	5,449	11,884

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