

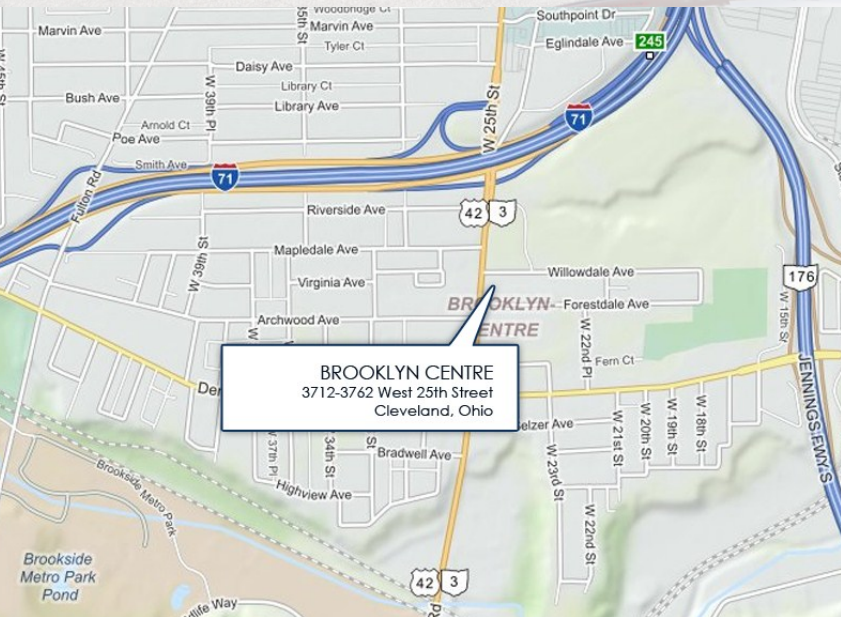
FOR SALE



BROOKLYN CENTRE
3712-3762 WEST 25TH STREET • CLEVELAND, OHIO



To view the Auction Site, visit:
www.friedmanauction.com/brooklyn-centre



INVESTMENT HIGHLIGHTS INCLUDE:

- REO ±41,780 SF neighborhood retail center anchored by CVS and Rent-A-Center
- 56.68% occupied by a mix of local & national tenants
- Strong in-fill location serving surrounding residents
- Excellent opportunity for a value-add investor
- Strong CVS sales well above their established breakpoint
- Traffic counts of over 18,000 VPD along Pearl Road
- Quality, well-maintained brick construction offers attractive curb appeal
- Will be sold through Auction.com September 2, 2015

FOR MORE INFORMATION CONTACT:

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2015 Total Population	17,791	127,414	314,854
2015 Total Households	6,817	52,628	133,832
2015 Average HH Income	\$32,651	\$43,186	\$45,652

Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.