



View from Shaker Blvd. North



**2720 Van Aken Blvd.  
Cleveland, OH 44120**

**OFFICE & RETAIL  
SPACE AVAILABLE**

### PROPERTY DESCRIPTION

Located at the southwest corner of Shaker Blvd. and Van Aken Blvd. in Cleveland's Historic Shaker Square District.

- Office and retail space available in the heart of Shaker Square with excellent window lines/visibility/high ceilings
- 1,600 SF - 8,000 SF For Lease
- Surface parking
- Management/ownership on site

Available Retail Space



Available Office Space



### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	21,117	152,883	341,291
Households	10,079	65,158	141,781
Avg. HH Income	\$66,868	\$66,562	\$62,351

**CONTACT: Joe Del Balso**

jdelbalso@paranmgt.com

216.921.5663



## DOWNTOWN CLEVELAND

- 10-minute drive
- 20-minutes on Rapid Transit

## UH | CLEVELAND CLINIC | CWRU | UNIVERSITY CIRCLE

- 15-minute drive
- 20-minutes on Rapid Transit





## MASTER DEVELOPMENT



2720 Van Aken Blvd.

- Building 1 (6,960 SF)
- Building 2 Ground Floor (8,575 SF)
- Building 2 Second Floor (8,575 SF)

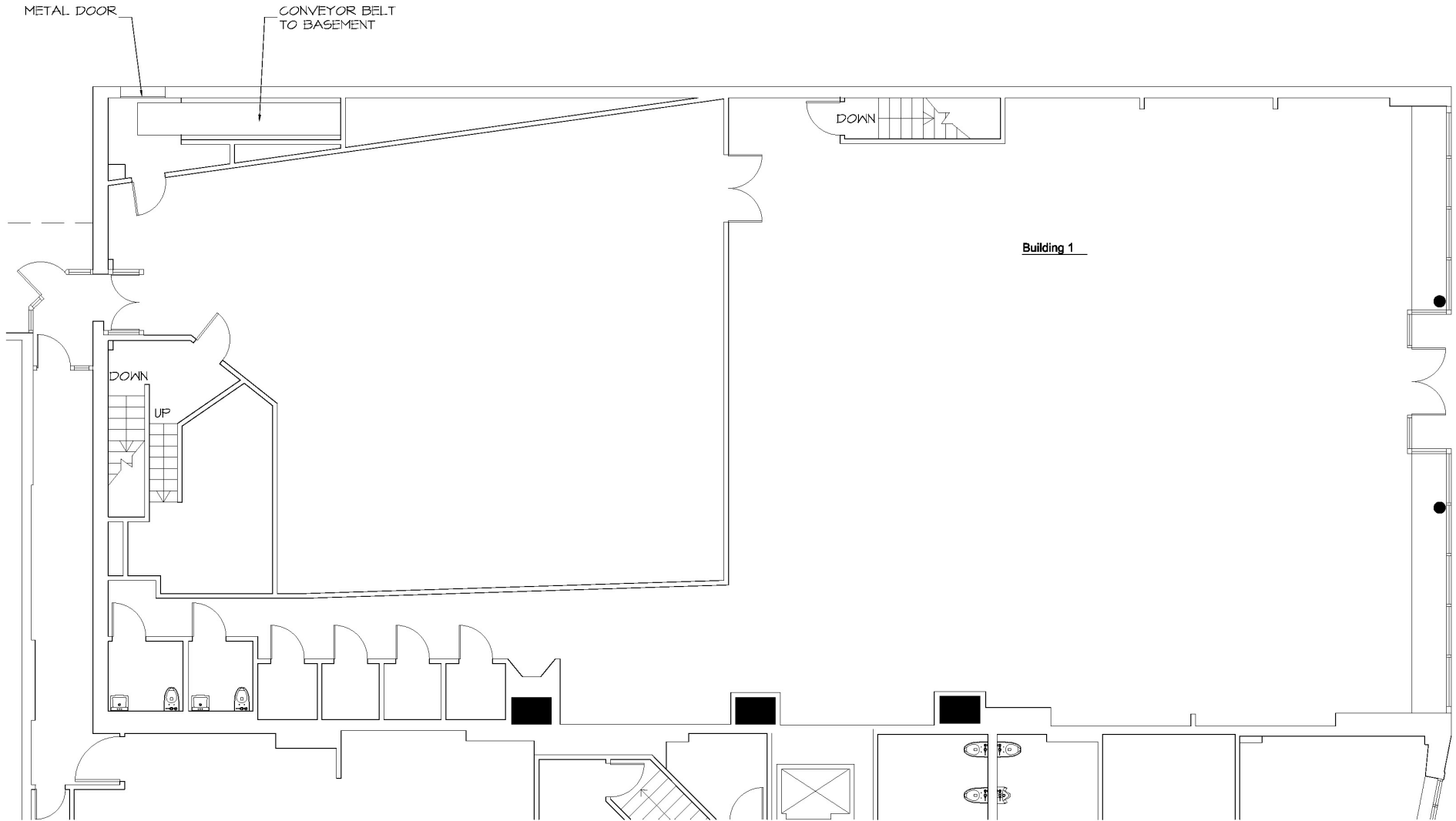
Future Development

- Building 3 - TO BE DEMO'D (26,000 SF)
- Building 4 - TO BE DEMO'D (8,035 SF)

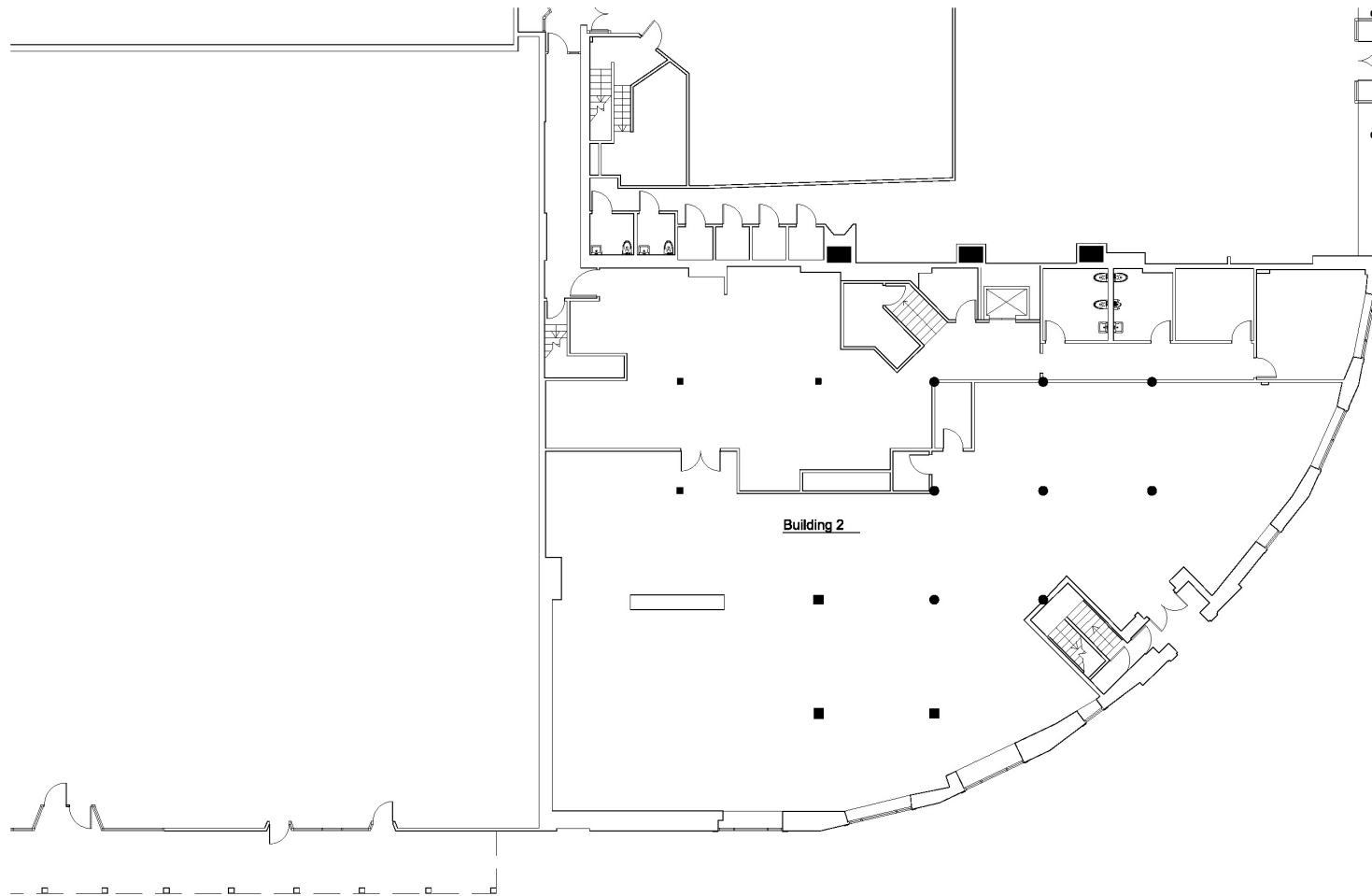


**BUILDING 1 - First Floor**

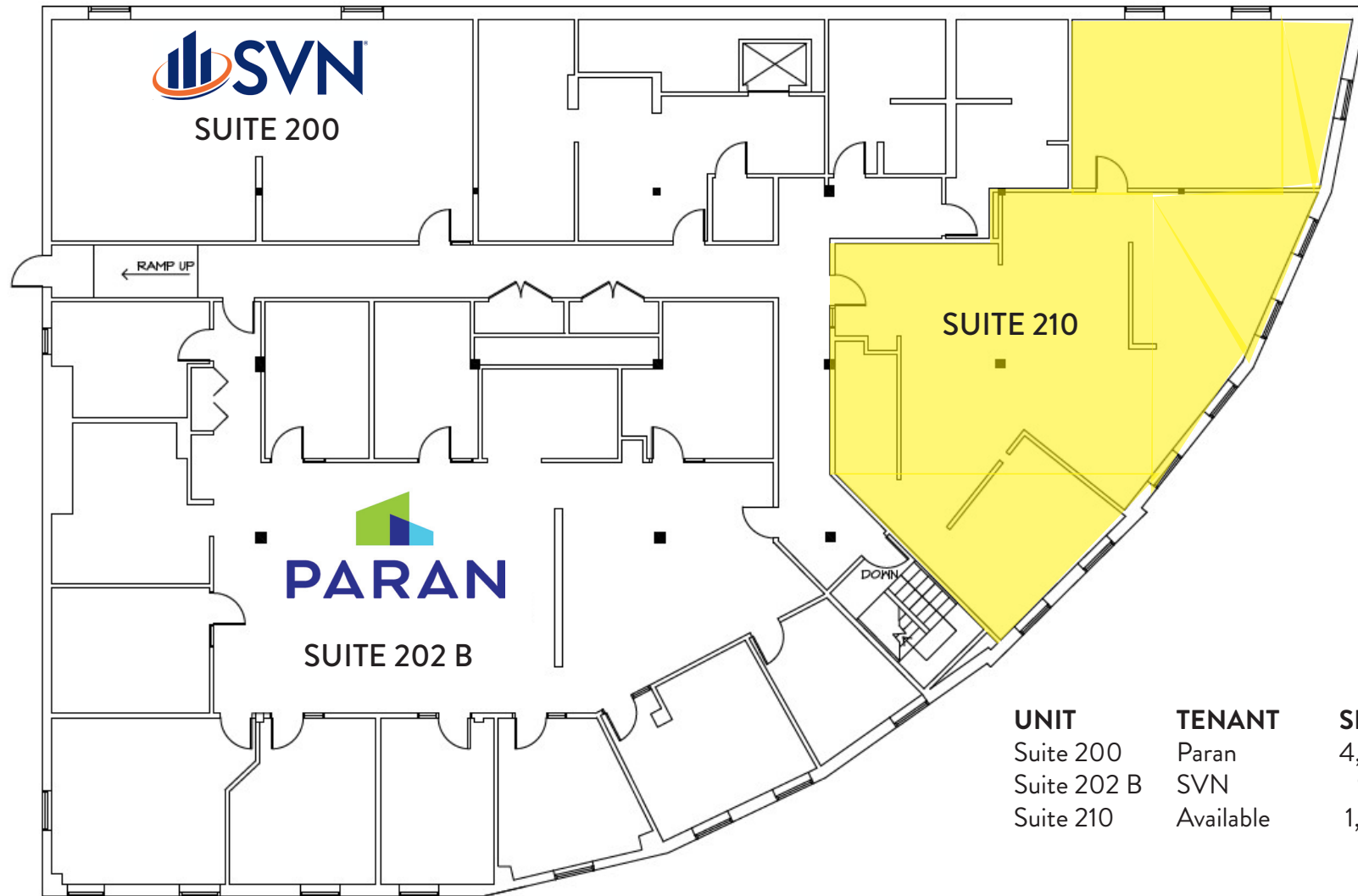
**6,960 SF**



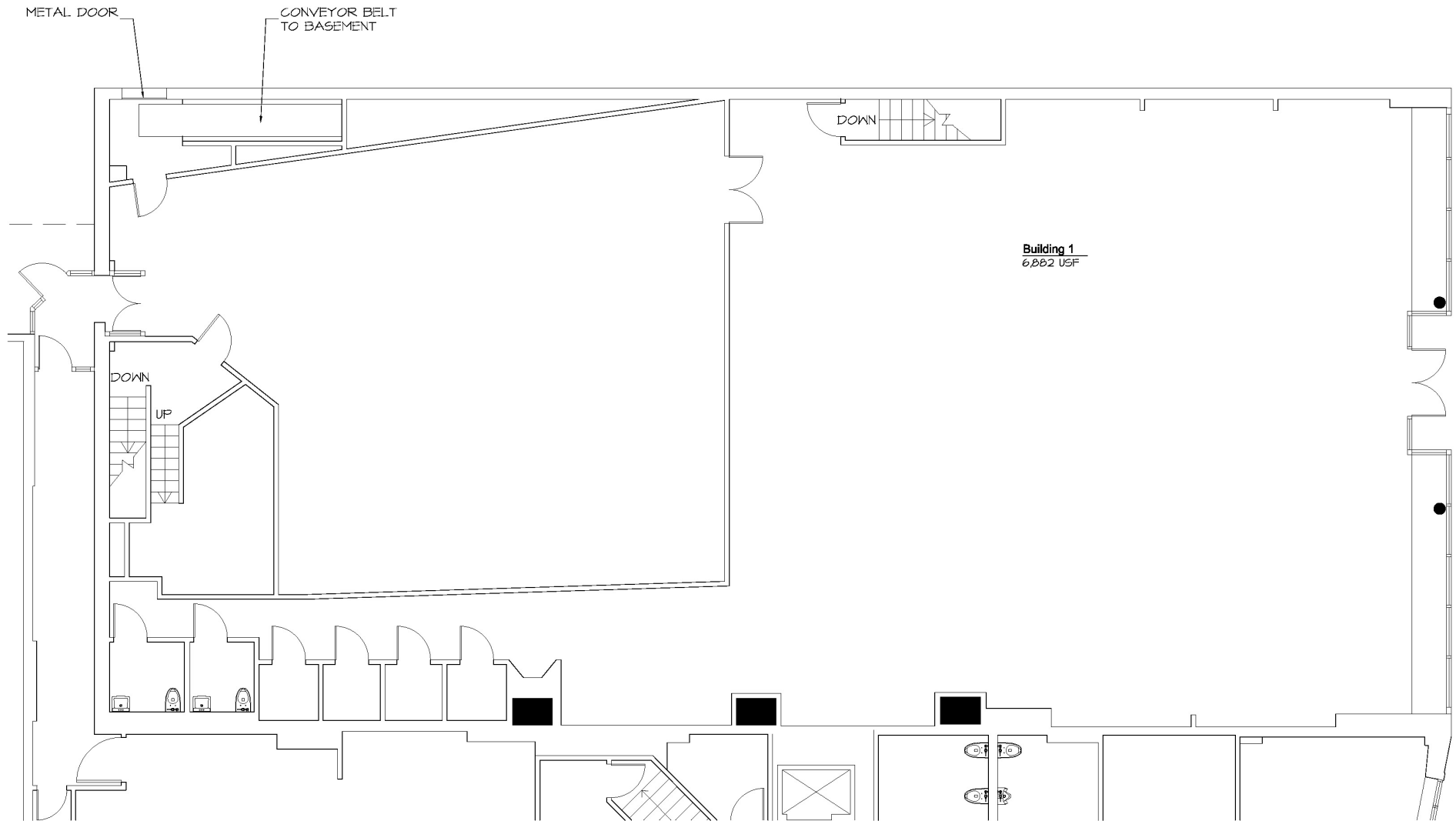
**BUILDING 2 - First Floor**  
**8,575 SF**



## BUILDING 2 - Second Floor



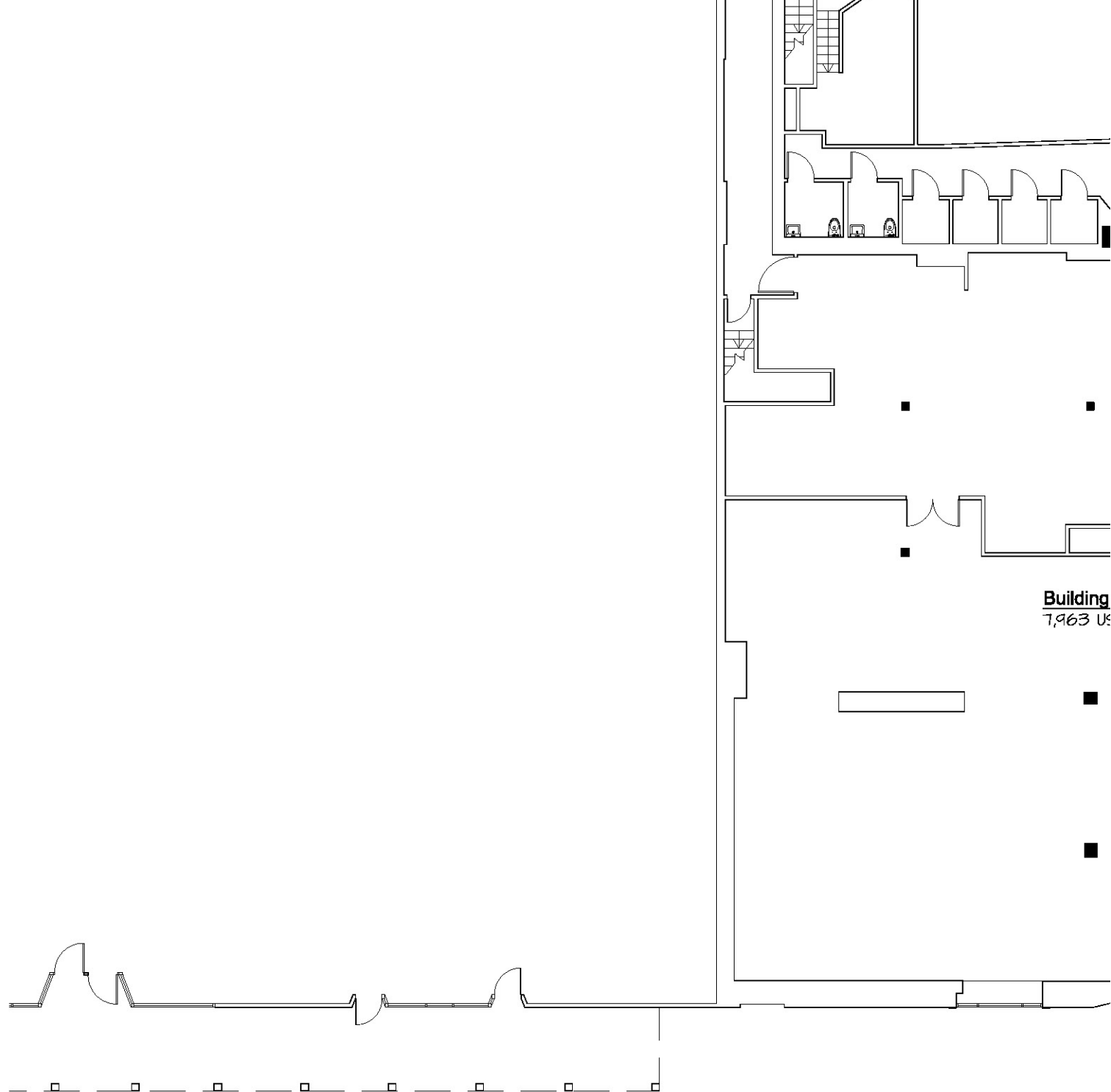
## BUILDING 1 - First Floor



Building 1  
2020 Van Aken Boulevard  
Cleveland, Ohio

Scale: 1/8" = 1'-0"

Paran Management



**Building**  
7,963 U3