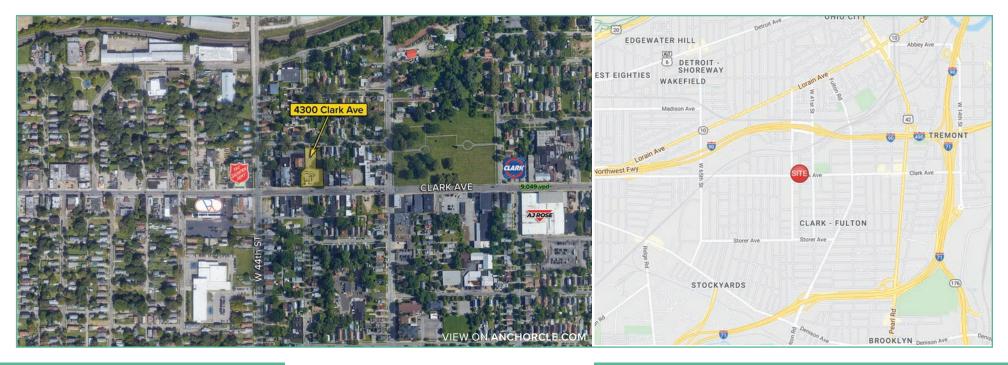
FORMER CITIZENS BANK | 4300 CLARK AVE. CLEVELAND, OHIO 44109



HIGHLIGHTS

- Former free-standing bank branch with drive-thru
- Ample parking
- · Densely populated area
- Nearby major retailers include McDonalds, Walgreens, AutoZone, Family Dollar, Save-A-Lot, and Advanced Auto Parts
- Building signage

DEMOGRAPHICS

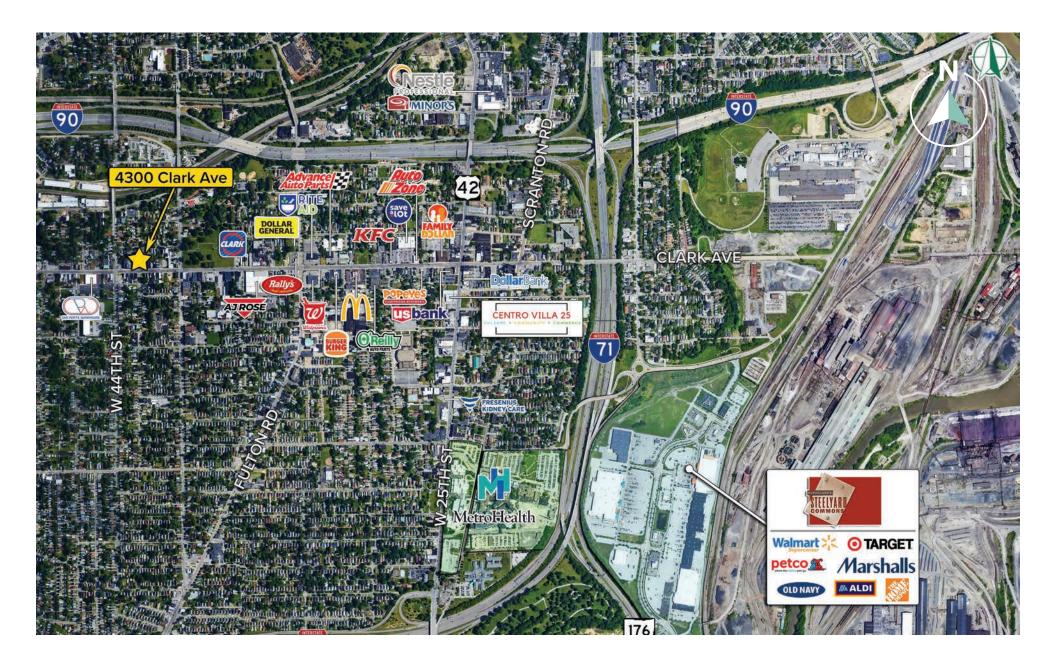
2021 ESTIMATES	1 mile	3 mile	5 mile
Population	25,659	134,444	303,103
Households	9,667	59,777	135,630
Average HH Income	\$48,578	\$57,502	\$58,353

CONTACT

CHRIS MCFARLAND cmcfarland@anchorcleveland.com

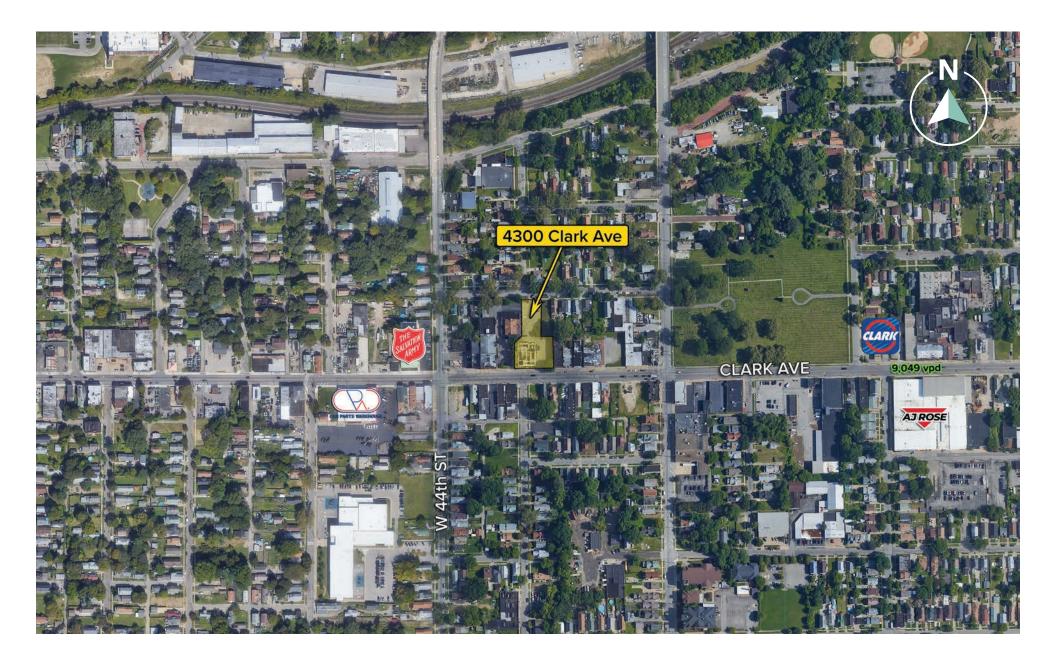
ALLISON GIOMUSO agiomuso@anchorcleveland.com Anchor C L E V E L A N D 24500 CHAGRIN BLVD., SUITE 100 BEACHWOOD, OHIO 44122 WWW.ANCHORCLE.COM

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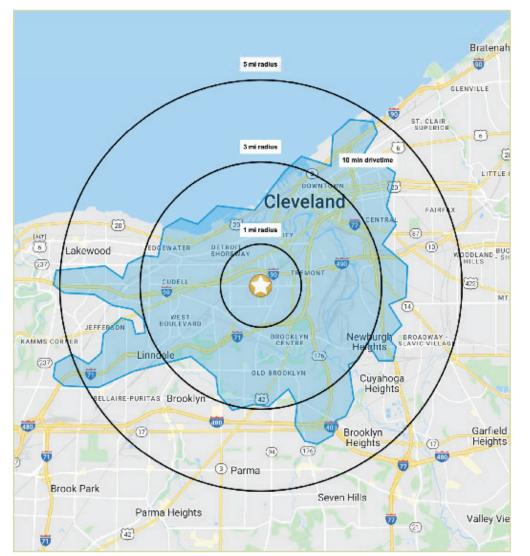












Cleveland, OH 44109 2020 Estimated Population 25,111 294,888 816,862 2025 Projected Population 20,860 291,350 812,185 2010 Census Population 27,173 308,221 856,603 2000 Census Population 33,131 300,391 674,763 Projected Annual Growth 2020 to 2025 1.2% -0.2% -0.2% Historical Annual Growth 2020 to 2020 -1.2% -0.7% -0.8% 2020 Estimated Households 9,262 128,768 356,479 2020 Estimated Households 9,2681 131,540 308,168 2000 Census Households 10,020 128,814 356,830 2000 Census Households 9,881 131,540 308,633 Projected Annual Growth 2020 to 2025 1.6% - - 2020 Estimated White 50.3% 60.4% 56.6% 2020 Estimated Manual Growth 2020 to 2025 1.6% - - 2020 Estimated Black or Arican American 18.8% 25.3% 34.4% 2020 Estimated Black or Arican American 18.8% 25.3%<	4300	Clark Ave	1 mi radius	5 mi radius	10 mi radius	
Oppose 2025 Projected Population 20,080 291,350 812,185 2010 Census Population 27,173 308,221 860,003 2000 Census Population 33,131 340,391 977,768 Projected Annual Growth 2020 to 2025 1.2% -0.2% -0.2% 2020 Estimated Households 9,262 128,814 356,22 2020 Estimated Households 9,262 128,814 356,091 2020 Estimated Households 9,281 131,80 368,091 2010 Census Households 9,881 131,540 366,061 2020 Estimated Mouseholds 11,514 141,083 398,033 Projected Annual Growth 2020 to 2025 1.6% - - Visitorial Annual Growth 2020 to 2025 1.6% - - Visitorial Annual Growth 2020 to 2020 1.0% 0.4% 0.5% 2020 Estimated Minite 50.3% 60.4% 56.6% 2020 Estimated Maria American Indian or Native Alaskan 0.8% 0.4% 0.3% 2020 Estimated Merica Household Income \$33,828 \$42,713	Cleve	eland, OH 44109	T III Taulus	Jilli Taulus	TV III Taulus	
Oppose 2010 Census Population 27,173 308,221 850,003 2000 Census Population 33,131 340,391 974,766 Projected Annual Growth 2020 to 2025 1.2% -0.2% -0.2% Historical Annual Growth 2020 to 2020 -1.2% -0.7% -0.8% 2020 Median Age 31.8 35.2 38.8 2020 Incertal Annual Growth 2020 to 2020 -1.2% -0.7% -0.8% 2020 Estimated Households 9,262 128,768 355,479 2020 Census Households 10,020 128,814 368,813 2010 Census Households 11,514 141,083 398,303 Projected Annual Growth 2020 to 2025 1.6% - - Historical Annual Growth 2020 to 2020 -1.0% -0.4% -0.5% 2020 Estimated White 50.3% 80.4% 0.3% 20% 2020 Estimated Minecan Indian or Native Alaskan 0.8% 3.0% 3.0% 2.0% 2020 Estimated Median Household Income \$38,618 \$27,104 7.7% 2020 Estimated Median Household Income \$38,61		2020 Estimated Population	25,111	294,868	819,882	
Initiational Annual Growth 2000 is 2020 1.2.%	_	2025 Projected Population	26,680	291,350	812,185	
Initiational Annual Growth 2000 is 2020 1.2.%	ē	2010 Census Population	27,173	308,221	859,503	
Initiational Annual Growth 2000 is 2020 1.2.%	P	2000 Census Population	33,131	340,391	974,766	
Inistancial Annual Growth 2000 is 2020 1.2.%	J C	Projected Annual Growth 2020 to 2025	1.2%	-0.2%	-0.2%	
VICTOR Victor <th td="" victor<<=""><td>2</td><td>Historical Annual Growth 2000 to 2020</td><td>-1.2%</td><td>-0.7%</td><td>-0.8%</td></th>	<td>2</td> <td>Historical Annual Growth 2000 to 2020</td> <td>-1.2%</td> <td>-0.7%</td> <td>-0.8%</td>	2	Historical Annual Growth 2000 to 2020	-1.2%	-0.7%	-0.8%
Opposite 10.020 128.814 366.801 2010 Census Households 9,881 131,540 366,801 2000 Census Households 11,514 141,083 388,303 Projected Annual Growth 2020 to 2025 1.6% - - Historical Annual Growth 2000 to 2020 -1.0% -0.4% -0.5% 2020 Estimated White 50.3% 60.4% 56.6% 2020 Estimated Black or African American 18.8% 25.3% 34.4% 2020 Estimated Anerican Indian or Native Alaskan 0.8% 3.0% 3.0% 2020 Estimated Other Races 29.3% 10.8% 5.7% 2020 Estimated Average Household Income \$50,071 \$81,432 \$70,417 2020 Estimated Average Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Average Household Income \$18,618 \$27,198 \$30,763 2020 Estimated Average Household Income \$18,618 \$27,198 \$30,763 2020 Estimated Some High School Grade Level 9 to 11) 17.6% 11.3% 8.6% 2020 Estimated Some College 18.		2020 Median Age	31.8	35.2	38.8	
Historical Annual Growth 2000 to 2020 -1.0% -0.4% -0.5% 2020 Estimated White 50.3% 60.4% 56.8% 2020 Estimated Black or African American 18.8% 25.3% 34.4% 2020 Estimated Asian or Pacific Islander 0.8% 3.0% 3.0% 2020 Estimated American Indian or Native Alaskan 0.8% 0.4% 0.3% 2020 Estimated Other Races 29.3% 10.8% 5.7% 2020 Estimated Other Races 29.3% 10.8% 5.7% 2020 Estimated Median Household Income \$50,071 \$61,432 \$70,417 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,783 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,783 2020 Estimated Median Household Income \$33,826 \$42,713 \$62,201 2020 Estimated Some High School (Grade Level 0 to 8) 11.9% 24.4% 8.6% 2020 Es		2020 Estimated Households	9,262	128,768	355,479	
Historical Annual Growth 2000 to 2020 -1.0% -0.4% -0.5% 2020 Estimated White 50.3% 60.4% 56.8% 2020 Estimated Black or African American 18.8% 25.3% 34.4% 2020 Estimated Asian or Pacific Islander 0.8% 3.0% 3.0% 2020 Estimated American Indian or Native Alaskan 0.8% 0.4% 0.3% 2020 Estimated Other Races 29.3% 10.8% 5.7% 2020 Estimated Other Races 29.3% 10.8% 5.7% 2020 Estimated Median Household Income \$50,071 \$61,432 \$70,417 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,783 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,783 2020 Estimated Median Household Income \$33,826 \$42,713 \$62,201 2020 Estimated Some High School (Grade Level 0 to 8) 11.9% 24.4% 8.6% 2020 Es	DS	2025 Projected Households	10,020	128,814	356,991	
Historical Annual Growth 2000 to 2020 -1.0% -0.4% -0.5% 2020 Estimated White 50.3% 60.4% 56.8% 2020 Estimated Black or African American 18.8% 25.3% 34.4% 2020 Estimated Asian or Pacific Islander 0.8% 3.0% 3.0% 2020 Estimated American Indian or Native Alaskan 0.8% 0.4% 0.3% 2020 Estimated Other Races 29.3% 10.8% 5.7% 2020 Estimated Other Races 29.3% 10.8% 5.7% 2020 Estimated Median Household Income \$50,071 \$61,432 \$70,417 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,783 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,783 2020 Estimated Median Household Income \$33,826 \$42,713 \$62,201 2020 Estimated Some High School (Grade Level 0 to 8) 11.9% 24.4% 8.6% 2020 Es	101	2010 Census Households	9,881	131,540	366,166	
Historical Annual Growth 2000 to 2020 -1.0% -0.4% -0.5% 2020 Estimated White 50.3% 60.4% 56.8% 2020 Estimated Black or African American 18.8% 25.3% 34.4% 2020 Estimated Asian or Pacific Islander 0.8% 3.0% 3.0% 2020 Estimated American Indian or Native Alaskan 0.8% 0.4% 0.3% 2020 Estimated Other Races 29.3% 10.8% 5.7% 2020 Estimated Other Races 29.3% 10.8% 5.7% 2020 Estimated Median Household Income \$50,071 \$61,432 \$70,417 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,783 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,783 2020 Estimated Median Household Income \$33,826 \$42,713 \$62,201 2020 Estimated Some High School (Grade Level 0 to 8) 11.9% 24.4% 8.6% 2020 Es	SE	2000 Census Households	11,514	141,083	398,303	
Historical Annual Growth 2000 to 2020 -1.0% -0.4% -0.5% 2020 Estimated White 50.3% 60.4% 56.8% 2020 Estimated Black or African American 18.8% 25.3% 34.4% 2020 Estimated Black or African American 0.8% 3.0% 3.0% 2020 Estimated American Indian or Native Alaskan 0.8% 0.4% 0.3% 2020 Estimated Other Races 29.3% 10.8% 5.7% 2020 Estimated Average Household Income \$50,071 \$61,432 \$70,417 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,783 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,783 2020 Estimated Some High School (Grade Level 9 to 11) 17.6% 11.3% 8.6% 2020 Estimated Associates Degree Only 5.3% 7.4% 8.1% 2020 Estimated Bachelors Degree Only 5.3% 7.9% 11.3% 2020 Estimated Bachelors Degree Only 5.5% 7.9% 11.3% 2020 Estimated T	ΠQ	Projected Annual Growth 2020 to 2025	1.6%	-	-	
Open Processinated Write Data St. 10, 10, 10, 10, 10, 10, 10, 10, 10, 10,	Ŧ	Historical Annual Growth 2000 to 2020	-1.0%	-0.4%	-0.5%	
Month Markain (Ministry) (2020 Estimated White	50.3%	60.4%	56.6%	
2020 Estimated Hispanic 47.1% 18.0% 7.7% 2020 Estimated Average Household Income \$50,071 \$61,432 \$70,417 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Elementary (Grade Level 0 to 8) 11.9% 5.4% 3.7% 2020 Estimated Some High School (Grade Level 0 to 11) 17.6% 11.3% 8.6% 2020 Estimated Some College 31.4% 31.4% 21.9% 22.1% 2020 Estimated Associates Degree Only 5.3% 7.4% 8.1% 2020 Estimated Graduate Degree 5.5% 7.9% 11.3% 2020 Estimated Graduate Degree 6.231 209.200 428.016 2020 Estimated Total Businesses 9.6 16.3 14.2 2020 Estimated Residential Population per Business 38.8 22.9 27.1		2020 Estimated Black or African American	18.8%	25.3%	34.4%	
2020 Estimated Hispanic 47.1% 16.0% 7.7% 2020 Estimated Average Household Income \$50,071 \$61,432 \$70,417 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Median Household Income \$18,618 \$27,196 \$30,763 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Elementary (Grade Level 0 to 8) 11.9% 5.4% 3.7% 2020 Estimated Some High School (Grade Level 9 to 11) 17.6% 11.3% 8.6% 2020 Estimated Associates Degree Only 13.4% 21.9% 22.1% 2020 Estimated Graduate Degree Only 5.3% 7.4% 8.1% 2020 Estimated Graduate Degree Only 10.2% 14.6% 16.5% 2020 Estimated Total Businesses 647 12,863 30,220 2020 Estimated Total Businesses 9.6 16.3 14.2 2020 Estimated Employee Population per Business 38.8 22.9 27.1 <td>₹£</td> <td>2020 Estimated Asian or Pacific Islander</td> <td>0.8%</td> <td>3.0%</td> <td>3.0%</td>	₹£	2020 Estimated Asian or Pacific Islander	0.8%	3.0%	3.0%	
2020 Estimated Hispanic 47.1% 18.0% 7.7% 2020 Estimated Average Household Income \$50,071 \$61,432 \$70,417 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Elementary (Grade Level 0 to 8) 11.9% 5.4% 3.7% 2020 Estimated Some High School (Grade Level 0 to 11) 17.6% 11.3% 8.6% 2020 Estimated Some Olege 31.4% 31.4% 21.9% 22.1% 2020 Estimated Associates Degree Only 5.3% 7.4% 8.1% 2020 Estimated Graduate Degree 5.5% 7.9% 11.3% 2020 Estimated Graduate Degree 6.231 209.200 428.016 2020 Estimated Total Businesses 9.6 16.3 14.2 2020 Estimated Residential Population per Business 38.8 22.9 27.1	ξŽ	2020 Estimated American Indian or Native Alaskan	0.8%	0.4%	0.3%	
Topology Status Status Status 2020 Estimated Average Household Income \$50,071 \$81,432 \$70,417 2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Elementary (Grade Level 0 to 8) 11.9% 5.4% 3.7% 2020 Estimated Some High School (Grade Level 9 to 11) 17.6% 11.3% 8.6% 2020 Estimated Associates Degree Only 18.1% 21.9% 22.1% 2020 Estimated Graduate Degree Only 5.3% 7.4% 8.1% 2020 Estimated Graduate Degree Only 10.2% 14.6% 16.5% 2020 Estimated Graduate Degree 5.5% 7.9% 11.3% 2020 Estimated Total Businesses 6.231 209,290 428,016 2020 Estimated Employees 9.6 16.3 14.2 2020 Estimated Residential Population per Business 38.8 22.9 27.1	26	2020 Estimated Other Races	29.3%	10.8%	5.7%	
2020 Estimated Median Household Income \$33,826 \$42,713 \$52,201 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Per Capita Income \$18,618 \$27,196 \$30,763 2020 Estimated Elementary (Grade Level 0 to 8) 11.9% 5.4% 3.7% 2020 Estimated Some High School (Grade Level 9 to 11) 17.6% 11.3% 8.6% 2020 Estimated Some Ollege 31.4% 31.4% 29.7% 2020 Estimated Associates Degree Only 5.3% 7.4% 8.1% 2020 Estimated Graduate Degree 5.5% 7.9% 11.3% 2020 Estimated Total Businesses 647 12,863 30,220 2020 Estimated Total Employees 6.231 209,290 428,016 2020 Estimated Residential Population per Business 38.8 22.9 27.1		2020 Estimated Hispanic	47.1%	16.0%	7.7%	
Statistic Control Contro Control Control <	ш	2020 Estimated Average Household Income	\$50,071	\$61,432	\$70,417	
Construction Constructin Construction Construction </td <td colspan="2">2020 Estimated Median Household Income</td> <td>\$33,826</td> <td>\$42,713</td> <td>\$52,201</td>	2020 Estimated Median Household Income		\$33,826	\$42,713	\$52,201	
Construction 17.6% 11.3% 8.6% 2020 Estimated Some High School (Grade Level 9 to 11) 17.6% 11.3% 8.6% 2020 Estimated Some High School Grade Level 9 to 11) 17.6% 11.3% 8.6% 2020 Estimated Some High School Grade Level 9 to 11) 17.6% 11.3% 8.6% 2020 Estimated Some College 18.1% 21.9% 22.1% 2020 Estimated Some College 18.1% 21.9% 22.1% 2020 Estimated Associates Degree Only 5.3% 7.4% 8.1% 2020 Estimated Graduate Degree 5.5% 7.9% 11.3% 2020 Estimated Total Businesses 847 12.853 30.220 2020 Estimated Total Employees 6.231 209.290 428.016 2020 Estimated Employee Population per Business 9.6 16.3 14.2 2020 Estimated Residential Population per Business 38.8 22.9 27.1	IN	2020 Estimated Per Capita Income	\$18,618	\$27,196	\$30,763	
Construction 31.4% 31.4% 29.7% 2020 Estimated High School Graduate 31.4% 31.4% 29.7% 2020 Estimated High School Graduate 18.1% 21.9% 22.1% 2020 Estimated Some College 18.1% 21.9% 22.1% 2020 Estimated Associates Degree Only 5.3% 7.4% 8.1% 2020 Estimated Graduate Degree 5.5% 7.9% 11.3% 2020 Estimated Graduate Degree 6.47 12,853 30,220 2020 Estimated Total Businesses 6.47 12,853 30,220 2020 Estimated Total Employees 6.231 209,290 428,016 2020 Estimated Employees 9.6 16.3 14.2 2020 Estimated Residential Population per Business 38.8 22.9 27.1		2020 Estimated Elementary (Grade Level 0 to 8)	11.9%	5.4%	3.7%	
2020 Estimated Bachelors Degree Only 10.2% 14.8% 16.5% 2020 Estimated Graduate Degree 5.5% 7.9% 11.3% 2020 Estimated Total Businesses 647 12,853 30,220 2020 Estimated Total Businesses 647 12,853 30,220 2020 Estimated Total Employees 6,231 209,290 428,016 2020 Estimated Employee Population per Business 9.6 16.3 14.2 2020 Estimated Residential Population per Business 38.8 22.9 27.1		2020 Estimated Some High School (Grade Level 9 to 11)	17.6%	11.3%	8.6%	
2020 Estimated Bachelors Degree Only 10.2% 14.8% 16.5% 2020 Estimated Graduate Degree 5.5% 7.9% 11.3% 2020 Estimated Total Businesses 647 12,853 30,220 2020 Estimated Total Businesses 647 12,853 30,220 2020 Estimated Total Employees 6,231 209,290 428,016 2020 Estimated Employee Population per Business 9.6 16.3 14.2 2020 Estimated Residential Population per Business 38.8 22.9 27.1	₫£	2020 Estimated High School Graduate	31.4%	31.4%	29.7%	
2020 Estimated Bachelors Degree Only 10.2% 14.8% 16.5% 2020 Estimated Graduate Degree 5.5% 7.9% 11.3% 2020 Estimated Total Businesses 647 12,853 30,220 2020 Estimated Total Businesses 647 12,853 30,220 2020 Estimated Total Employees 6,231 209,290 428,016 2020 Estimated Employee Population per Business 9.6 16.3 14.2 2020 Estimated Residential Population per Business 38.8 22.9 27.1	ξä	2020 Estimated Some College	18.1%	21.9%	22.1%	
2020 Estimated Bachelors Degree Only 10.2% 14.6% 16.5% 2020 Estimated Graduate Degree 5.5% 7.9% 11.3% 2020 Estimated Total Businesses 647 12,853 30,220 2020 Estimated Total Businesses 647 12,853 30,220 2020 Estimated Total Employees 6,231 209,290 428,016 2020 Estimated Employee Population per Business 9.6 16.3 14.2 2020 Estimated Residential Population per Business 38.8 22.9 27.1	Š8	2020 Estimated Associates Degree Only	5.3%	7.4%	8.1%	
Support Ref Ref Ref 2020 Estimated Total Businesses 647 12,853 30,220 2020 Estimated Total Employees 6,231 209,290 428,016 2020 Estimated Employee Population per Business 9.6 16.3 14.2 2020 Estimated Residential Population per Business 38.8 22.9 27.1	u -	2020 Estimated Bachelors Degree Only	10.2%	14.6%	16.5%	
2020 Estimated Total Employees 6,231 209,290 428,016 2020 Estimated Employee Population per Business 9.6 16.3 14.2 2020 Estimated Residential Population per Business 38.8 22.9 27.1		2020 Estimated Graduate Degree	5.5%	7.9%	11.3%	
2020 Estimated Residential Population per Business 36.8 22.8 27.1	s	2020 Estimated Total Businesses	647	12,853	30,220	
2020 Estimated Residential Population per Business 36.8 22.8 27.1	2020 Estimated Total Employees		6,231	209,290	428,016	
2020 Estimated Residential Population per Business 36.8 22.8 27.1	2020 Estimated Employee Population per Business		9.6	16.3	14.2	
2021, Siles USA, Chendler, Arbone, 460-491-1112 page 1 of 1 Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography	B	2020 Estimated Residential Population per Business	38.8	22.9	27.1	
	2021, Siles USA, Chandler, Atzone, 480-491-1112 page 1 of 1 Demographic Source: Applied Geographic Sou					