

# 14801 CLIFTON BLVD

Lakewood, Ohio 44107



Confidential Offering Memorandum Teaser

14801 Clifton Boulevard, Lakewood, Ohio 44107



*AI-Assisted Landscaping*

# HIGHLIGHTS



## Tight Submarket Supply and Exceptional Occupancy

Lakewood maintains a consistently tight 3.6% submarket vacancy rate, reflecting exceptionally strong renter demand. As one of Ohio's most densely populated and walkable cities, this scarcity preserves high physical occupancy and provides a secure investment environment with limited new supply risk.



## Barriers to Entry: Constrained Future Housing Pipeline

Lakewood's high-density development and lack of available land create permanent barriers to new construction. With zero large-scale multifamily projects currently underway, the scarcity of existing vintage multi-family assets preserves valuation and protects against future market saturation.



## Superior Lifestyle Amenities and Walkability

The submarket benefits from its status as a highly walkable community, boasting a 69 Walk Score with immediate access to the Detroit Avenue commercial spine. Proximity to the Lake Erie waterfront, Lakewood Park, and connecting bike paths to the Metroparks provides a prime lifestyle advantage that underpins strong property valuations.



## Strategic "Transit-Oriented" Employment Connectivity

The property is positioned on the Clifton Boulevard corridor, a premier transit-oriented node offering direct RTA connectivity to Downtown Cleveland's extensive employer base. Residents benefit from a highly convenient, transfer-free commute, driving sustained housing demand from regional professionals.



## Sophisticated, Highly Educated Renter Demographic

Lakewood boasts a highly educated renter profile, with over 55% of the local renter base holding a bachelor's degree or higher. This demographic provides a stable tenant pool, supports consistent rent growth, and offers insulation from broader macroeconomic downturns.



## Major Civic Investment and Mixed-Use Catalysts

Significant capital continues to transform the area, highlighted by the planned \$119 million Lakewood Common development. Scheduled to deliver 303 housing units and 25,000 sq ft of retail in 2028, this project will dramatically enhance local amenities and reinforce the asset's long-term valuation trajectory.

## SITE DESCRIPTION

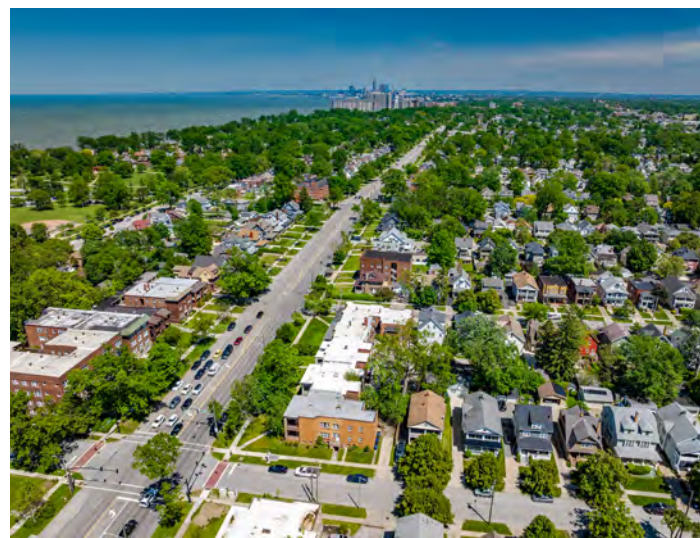
Address	14801 Clifton Boulevard
Accessor's Parcel #	312-15-063
County	Cuyahoga
School District	Lakewood City School District
Units	13 Units
Building SF	10,306
Heat	Boiler
Cooling	Window A/C Units
Year Built	1904
Land Area	0.37 AC

## IMPROVEMENTS

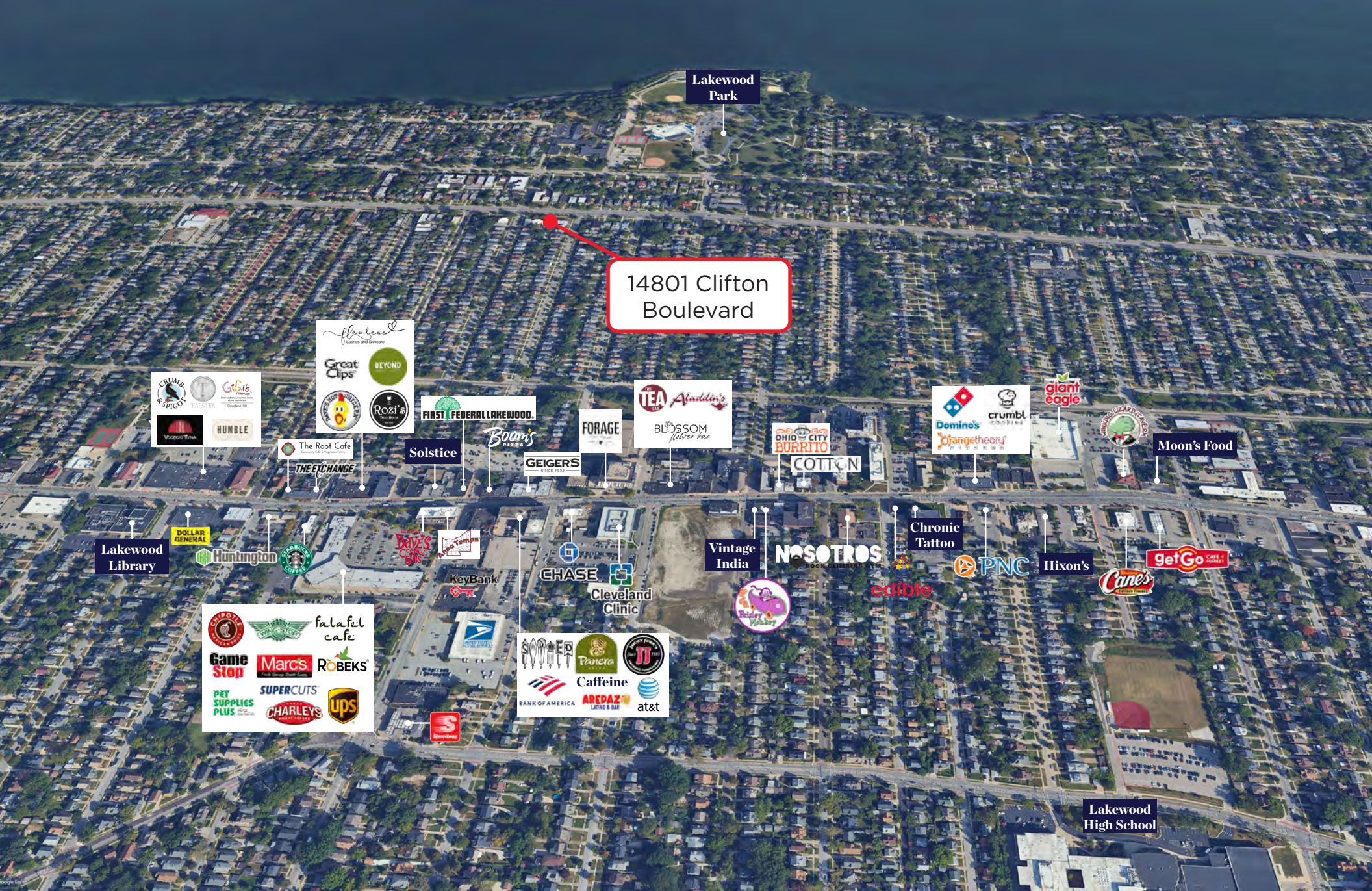
Foundation	Concrete Block
Roof	Flat
Exterior	Brick

## UTILITIES

Electric	Tenant
Gas	Landlord
Water & Sewer	Landlord
Trash	Landlord







14801 Clifton  
Boulevard

Lakewood  
Park

Moon's Food

Lakewood  
Library

Lakewood  
High School

**161,672**  
Population  
(2025 | 5 Mile)

**42.9**  
Median Age  
(2025 | 5 Mile)

**73,376**  
Households  
(2025 | 5 Mile)

**\$138,486**  
Household Income  
(2025 | 5 Mile)

**7,079**  
Total Businesses  
(2025 | 5 Mile)

**69,634**  
Total Employees  
(2025 | 5 Mile)

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**FOR COMPLETE OFFERING  
MEMORANDUM, PLEASE CONTACT:**

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