

27,094 SF OFFICE/WAREHOUSE OPPORTUNITY IN THE FLATS

1720-1736 COLUMBUS ROAD, CLEVELAND, OHIO 44113

FOR SALE

OHIO
CITY

DETROIT
SHOREWAY



TREMONT

IRISHTOWN
BEND PARK

Detroit Ave - 14,310 VPD

Columbus Road

PROPERTY

LOCATED IN AN OPPORTUNITY ZONE!
POTENTIAL ELIGIBILITY FOR
HISTORIC TAX CREDITS!

VIEW VIRTUAL TOUR

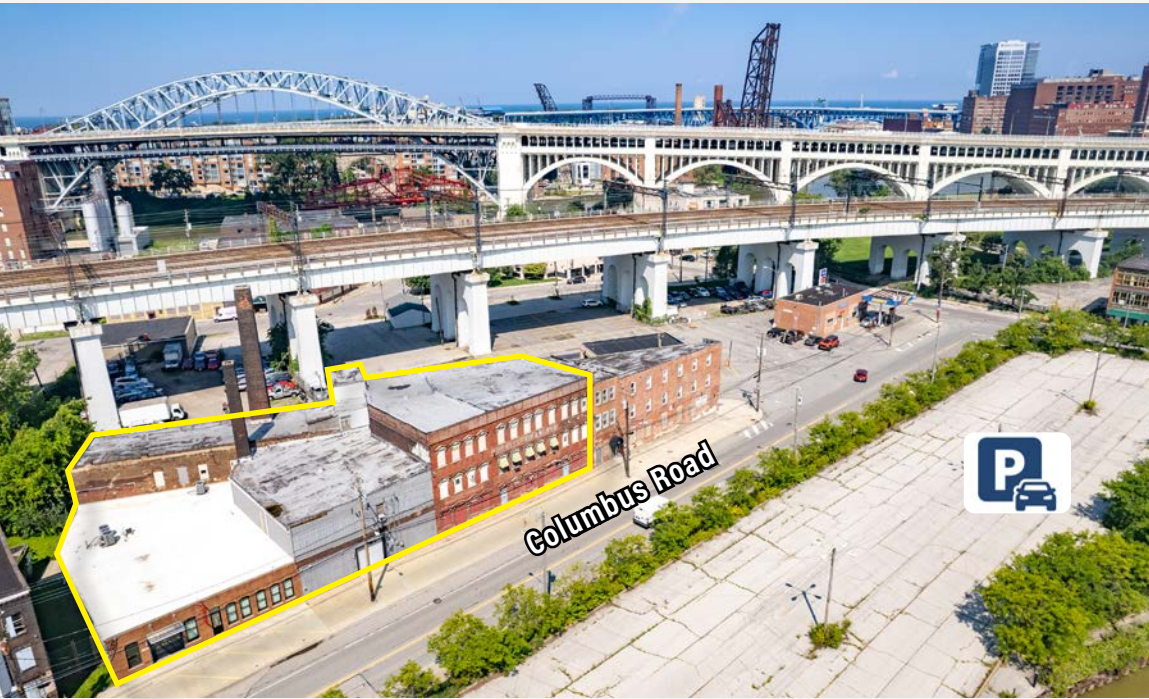
OWNER-USER AND/OR REDEVELOPMENT OPPORTUNITY
1 MIN / 0.3 MI AWAY FROM BEDROCK'S \$3.5
BILLION DOLLAR CUYAHOGA RIVERFRONT
MASTER PLAN FEATURING CLEVELAND CAVALIERS +
CLEVELAND CLINIC GLOBAL PEAK PERFORMANCE CENTER

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OWNER-USER AND/OR REDEVELOPMENT OPPORTUNITY



THIS OWNER/USER OPPORTUNITY CONSISTS OF THREE (3) EXISTING BUILDINGS ON 2 PARCELS, TOTALING 27,094 SF WITH A COMPLETELY RENOVATED GROUND FLOOR SINGLE STORY 6,676 SF OFFICE SPACE + ATTACHED INDOOR 2 STORY GARAGE/ WAREHOUSE + UNFINISHED 3 STORY VINTAGE WAREHOUSE PRIME FOR REDEVELOPMENT

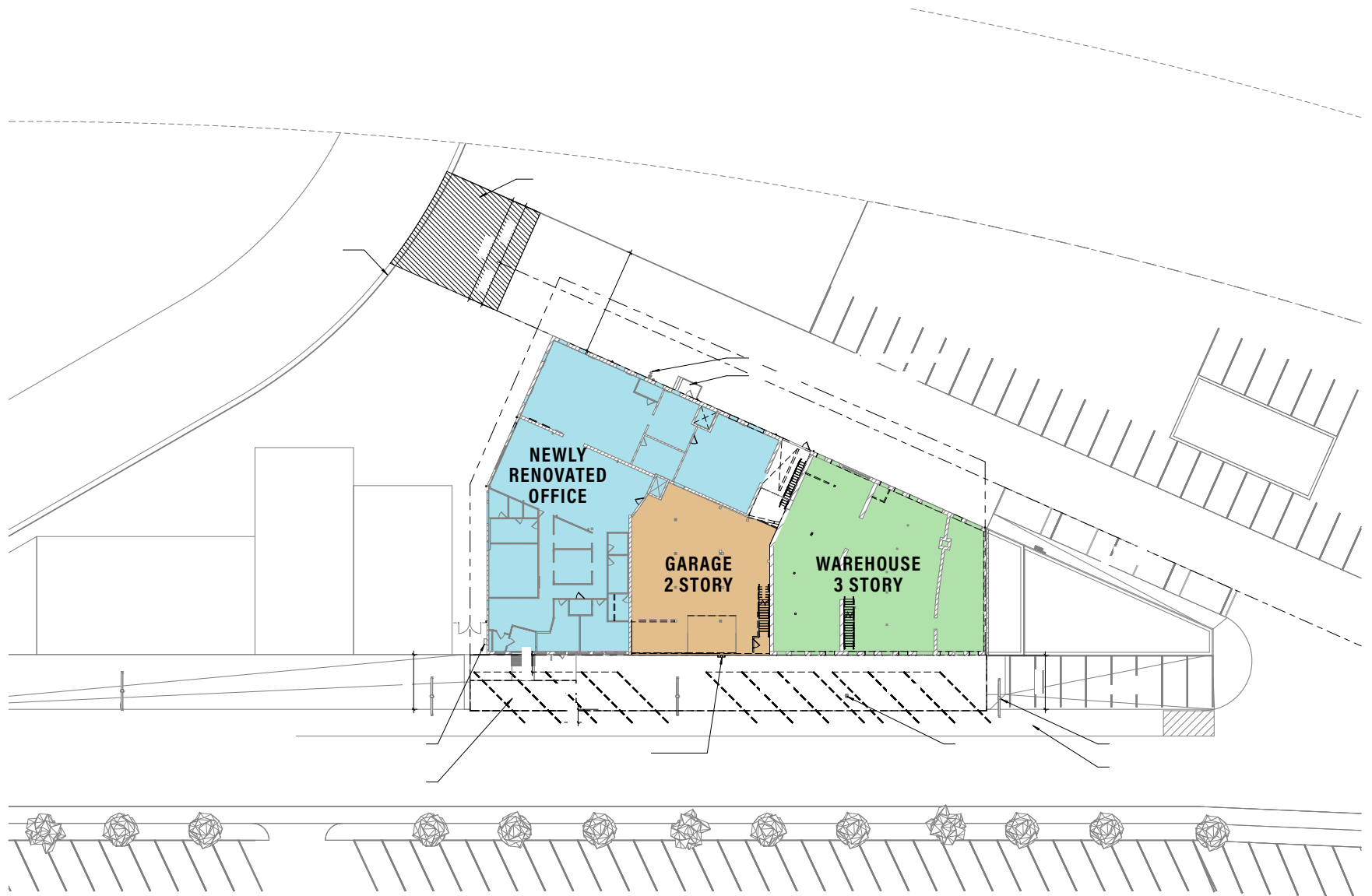
- Price: \$2,350,000
- The 1736 Columbus Road building is approx. 6,676 SF and was completely renovated and designed by well known architect/former owner, see the virtual tour and photos. Ideal opportunity for rooftop deck!
- The middle building 1730 Columbus features a first floor open garage/warehouse space, with an unfinished second floor. The 1730/1736 buildings are connected & accessible via interior doorway
- The third 3 story building at 1720 Columbus is in raw condition prime for redevelopment
- Parking: Approximately 6 spaces behind the building, 10 public parking spaces directly in front of the building, and this property sits across the street from a 365 parking space paid lot (\$50/per month)
- Mixed-use owner / user and redevelopment opportunity in the heart of The Flats/Tremont/Ohio City neighborhood
- Located in an Opportunity Zone
- Potential Eligibility for Historic Tax Credits
- Alternative Redevelopment Plan: This development opportunity comes with complete construction drawings and is permit ready for 45 unit apartment development, full package / turnkey development plans
- This property is located 0.3 Miles or 1 minute away from the (recently announced!) Bedrock Real Estate's \$3.5 Billion Cuyahoga Riverfront Master Plan featuring Cleveland Cavaliers + Cleveland Clinic Global Peak Performance Center

PROPERTY DESCRIPTION



ADDRESS	1736 Columbus Rd Cleveland, OH 44113	1730 Columbus Rd Cleveland, OH 44113	1720 Columbus Rd Cleveland, OH 44113
BUILDING SF	6,676	5,418	9,582
YEAR BUILT	1852	1852	1852
YEAR RENOVATED	2015	1940	2015
# OF FLOORS	1	2	1
BUILDING CONDITION	Completely renovated office space including new sprinkler system, electrical, flooring, etc. done by previous architect owner + opportunity for rooftop deck!	First floor garage space, open layout, with unfinished second floor	Unfinished Warehouse
LAND	0.40 Acres		0.15 Acres
PARCELS	10117023		10117024
PARKING	10 Controlled Surface Spaces (Rear of Buildings) Approximately 10 public parking spaces in front of all 3 buildings Adjacent to 365 parking spaces (\$50/MTH)		

SITE / FLOOR PLAN



1736 COLUMBUS ROAD

APPROX. 6,676 SF

[VIEW VIRTUAL TOUR](#)



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AERIAL VIEW

NE VIEW FROM THE FLATS

Downtown Cleveland



BE AHEAD OF THE INVESTMENT CURVE... THIS PROPERTY IS LOCATED 0.3 MILES OR 1 MINUTE AWAY FROM THE RECENTLY ANNOUNCED! BEDROCK REAL ESTATE'S \$3.5 BILLION CUYAHOGA RIVERFRONT MASTER PLAN FEATURING CLEVELAND CAVALIERS + CLEVELAND CLINIC GLOBAL PEAK PERFORMANCE CENTER

LINK:
[HTTPS://NEWSROOM.CLEVELANDCLINIC.ORG/2024/03/26/CLEVELAND-CAVALIERS-CLEVELAND-CLINIC-AND-BEDROCK-REAL-ESTATE-UNVEIL-CLEVELAND-CLINIC-GLOBAL-PEAK-PERFORMANCE-CENTER-RENDERINGS](https://newsroom.clevelandclinic.org/2024/03/26/cleveland-cavaliers-cleveland-clinic-and-bedrock-real-estate-unveil-cleveland-clinic-global-peak-performance-center-renderings)

Detroit Ave - 14,310 VPD

CORNER POINT BUILDING AVAILABLE, LISTING WITH ANOTHER BROKER

SITE

P 365 PARKING SPACES (\$50/MTH)

Columbus Road

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AERIAL VIEW

WEST VIEW FROM THE FLATS

The Flats



Edgewater Beach

BATTERY PARK CLEVELAND

STATION 73 AT BATTERY PARK

BATTERY PARK LOFTS

THE EDISON AT GORDON SQUARE

GOOD COMPANY

TERRESTRIAL BREWING COMPANY

IL RIONE PIZZERIA

all saints PUBLIC HOUSE

2
37,971
VPD

Ohio City

INTRO

TOWN HALL

WESTSIDE MARKET

MARKET GARDEN BREWERY

SOUCY BREW WORKS

GREAT LAKES CLEVELAND OHIO

CHURCH + STATE

TREO

SITE

CORNER POINT BUILDING AVAILABLE, LISTING WITH ANOTHER BROKER

Detroit Ave - 14,310 VPD

Columbus Road

P 365 PARKING SPACES (\$50/MTH)

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CLEVELAND

THE FLATS

THE FLATS

IRISHTOWN BEND PARK
(\$60M Park Under Construction)

Bedrock's \$3.5M Redevelopment Coming Soon

BREWDOG

Thunderbird Multifamily Development Coming Soon 600+ Units

GREAT LAKES BREWING CO

BIKE PATH TO AKRON

W 25TH ST

OHIO CITY

LORAIN AVE

CARNEGIE AVE.

DUCK ISLAND

ABBEY AVE.

TREMONT

TRAIL SYSTEM KEY

- REDLINE GREENWAY
- TOWPATH TRAIL

LOCATION OVERVIEW

LIVABILITY

#8 OF THE "MOST FUN" PLACES TO LIVE IN THE U.S.

- U.S. News and World Report, 2022

CENTRAL BUSINESS DISTRICT

Average Age: **32 years**

Average Income: **\$81,724**

Population with bachelor's degree or higher: **47.9%**

- 40% of the Downtown population makes over \$100,000
- Downtown apartments occupancy numbers: 97%, excluding new construction
- Lakefront and Riverfront City
- 1 of 4 major US cities on a Great Lake
- Home to 3 professional sports teams
- Occupancy of downtown apartments is 96%, excluding new construction
- Ohio's largest residential city center
- \$1 B of Downtown Construction Projects underway



LOCATION OVERVIEW

HISTORIC OHIO CITY



Average Age:
37.2 years



Average Income:
\$76,634



Population with bachelor's degree or higher: **39.9%**



Median household income: **\$74,838**

- Westside market is the oldest public market in U.S.
- Prestigious high school – St. Ignatius
- Home to Intro – First mass timber high-rise project in the US
- “Historic housing stock”
- Cleveland’s oldest neighborhood
- Cleveland’s most diverse area
- Over 9,000 residents
- 250+ businesses
- Over 100 nonprofit organizations



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	17,149	95,871	246,706
2029 Population - Five Year Projection	18,587	96,631	245,121
2024 Daytime Population	58,151	167,974	358,067
2024 Businesses	305	1,453	2,460
2024 Employees	3,668	17,933	30,457
2024 Households - Current Year Estimate	10,393	45,621	116,062
2024 Average Household Income	\$111,586	\$71,927	\$66,342
2029 Average Household Income Projection	\$127,364	\$85,596	\$78,930
2024 Median Household Income	\$74,392	\$42,627	\$42,853
2024 Population 25 and Over	14,322	67,017	173,432

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