

# Ohio City Turnkey Restaurant for Sale

FOR SALE OR LEASE | 2525 MARKET AVENUE, CLEVELAND, OHIO 44113





# 2525 Market Ave

- For sale: 8,258 SF mixed use retail/office building in Ohio City
- Unbeatable location in Ohio City with approximately 41' frontage on both Market Avenue and Lorain Avenue
- Located across the street from historic West Side Market
- Turnkey restaurant space with outdoor seating space located on pedestrian only street (Market Avenue)
- Heavy foot traffic as well as 8,100 VPD along Lorain Avenue
- Close proximity to new and current redevelopment of residential multi-family and commercial properties
- Historic refurbished building with newer roof and updated finishes including HVAC units and new windows (2013), new EPDM roof and insulation, skylights, and downspouts (2019), and renovated common area restrooms on 2nd floor (2019)
- Steps from Great Lakes Brewing, Edda Coffee, and dozens of other retailers, bars and restaurants
- Hood and ventilation system in-place
- Close proximity to outdoor community space in Ohio City and Irishtown Bend, a 25 AC green space connecting Ohio City to the Cuyahoga River.



Market Ave Frontage



2<sup>nd</sup> Floor Office



2<sup>nd</sup> Floor Office



Lorain Ave Frontage

## Quick Stats

Building Size	8,258 SF
Year Built	1890 (2015)
Second Floor Office	4,129 SF (Fully Leased)
Restaurant for Lease	4,129 SF
Lease Rate	\$25.00/SF
Asking Price	\$1,500,000

*Inquire with Broker for rent roll and expense information*



OnPoint Wealth Partners - 2,000 SF

MichOhio - 1,600 SF

4,100 SF Turnkey Restaurant Space (Vacant)

# Tenant Breakdown





**263,365**

Population  
(2023 | 5 Mile)

**35.4**

Median Age  
(2023 | 5 Mile)

**126,315**

Households  
(2023 | 5 Mile)

**\$67,063**

Household Income  
(2023 | 5 Mile)

**12,636**

Total Businesses  
(2023 | 5 Mile)

**183,989**

Total Employees  
(2023 | 5 Mile)



**2nd Floor Office**



**2nd Floor Office**



**1st Floor Retail**



**2nd Floor Office**



**1st Floor Kitchen**



# OHIO CITY

**ALEA**  
FEET BAR  
CO HATCH

**TITLE SOUCY**  
BREW WORKS

**The Music Settlement**

**RISING STAR**

**TRANSFORMER STATION**

**BANANA BLOSSOM**  
CULINARY COUSIN

## IRISHTOWN BEND PARK

**EDWARDS COMMUNITIES**

the **NRP** group

Cleveland, OH  
**The Collins**

W 25th ST

**Lutheran Hospital**  
a Cleveland Clinic Hospital

FULTON RD

**TABLETOP**  
SHARSH GATE CAFE

**OHIO CITY BURRITO**  
**OHIO SAVINGS BANK**

**NANO BREW**

**MARKET & GARDEN DELIVERY**

**Dave's**

**AVO**

**bright side**

**MARKET & GARDEN DELIVERY**

**WEST SIDE MARKET**

**Hoopes**

**RTA**

Arrett Morgan School of Science

**Johnny Mango**

**phoenix coffee co.**

**Heck's CAFE**

**GREAT LAKES BREWING**

**Bartleby**

**INTRO**  
**EDDA**  
COFFEE ROASTERS  
**PIONEER**

**2525 Market Ave**

LORAIN AVE

**Saint Ignace High School**  
CLEVELAND • 1938

**Wendy's**

**Dave's Cosmic Subs**

**QUICKSHEP**

**CLEVELAND PUBLIC LIBRARY**

**GRUCLRY**

**MARATHON**

**planet fitness**

# Great Location





# Ohio City

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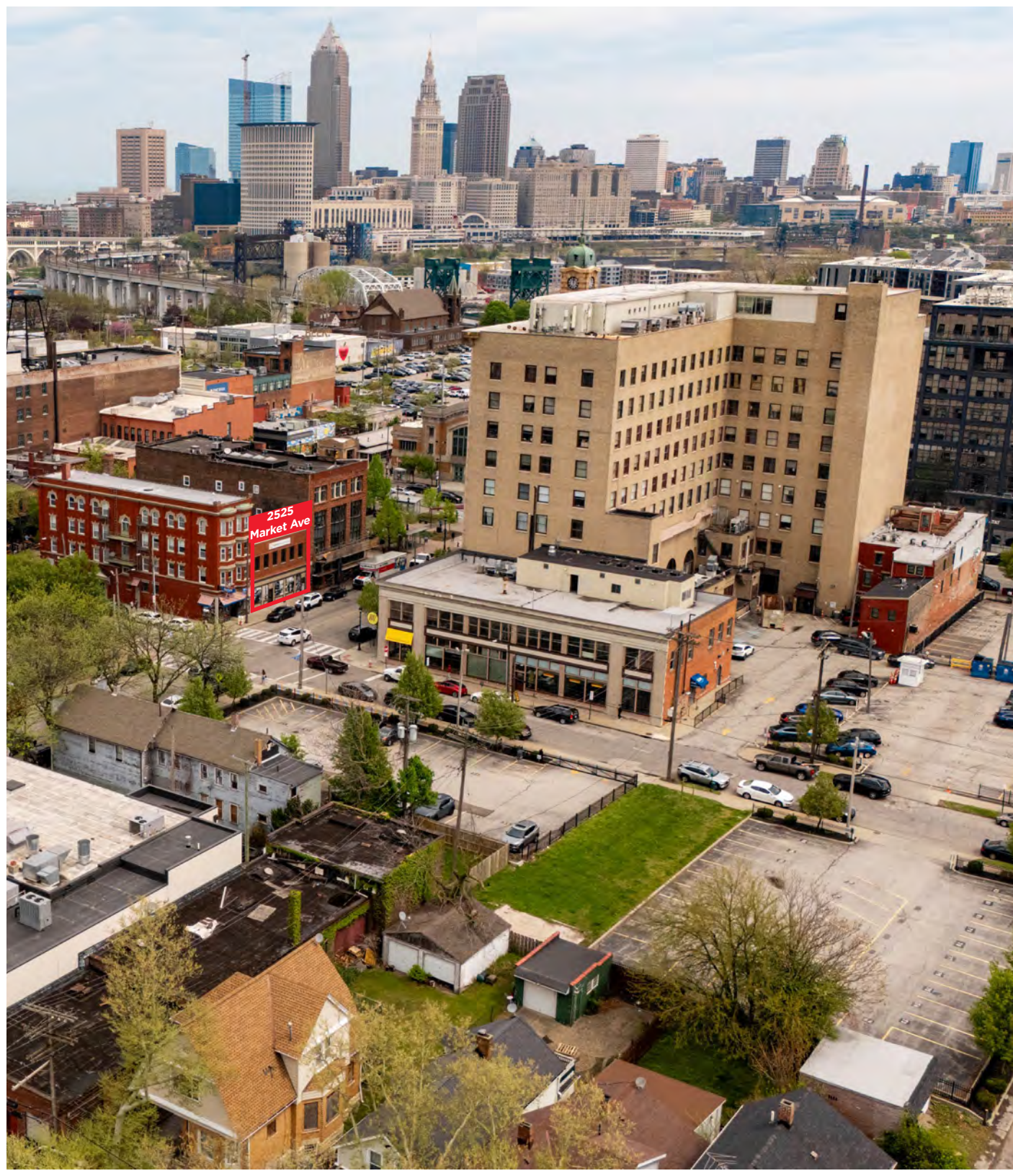
Ohio City, one mile west of Downtown Cleveland, is buzzing with energy. In this trendy neighborhood, there's always something going on, especially on West 25th Street. This street is lined with popular dining from high-end cocktail bars and beer gardens to farm-to-table restaurants and unbeatable entertainment hubs with Ohio City's signature artsy feel. One of the most notable landmarks is the 100-year-old West Side Market. With over one million visitors annually, the West Side Market is loved by tourist and locals, with all the fresh meats, cheeses, fruits, veggies, baked goods, flowers, gifts, and crafts from over 100 locally owned and independent businesses. Rated the #2 suburb in Cleveland, Ohio City is home to over 250 local businesses, 60 of which are new in the last three years.

## Main Attractions

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- West Side Market
- Mitchell's Homemade Ice Cream
- Mason's Creamery
- Pins Mechanical
- Forest City Shuffleboard
- Great Lakes Brewing Company
- Market Garden Brewery





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