

# 2180 West 11th Street | Cleveland, OH

Prime Commercial Property Available For Sale in Tremont



Located at **2180 W. 11th Street**, Cleveland, Ohio, this historic 2,680 SF building is on the market for **\$800,000**. Originally built in 1900, the property served as a charming coffee shop and now offers versatile potential for retail, restaurant, or office use in the prominent Tremont neighborhood. This property is ideally positioned on a corner shared by popular destinations such as The South Side, the new STEAK Restaurant, and new 100-unit upscale apartment building. The high visibility and foot traffic of the neighborhood make this an ideal location for any business venture..

- Spacious second-floor loft and partially finished attic with HVAC
- Basement storage area with office space and second kitchen
- Inviting outdoor patio space complete with a fireplace
- Three parking spots in front, additional street parking, and a gated lot in the back with two spaces

CONTACT



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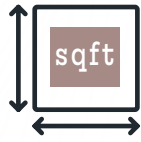


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**NEWMARK**

*Terry* **COYNE**.com

HIGHLIGHTS



**2,680 SF**  
Total Area



**\$800,000**  
Sale Price



**Tremont**  
Prime Ohio Location



Corner View

Outdoor Patio

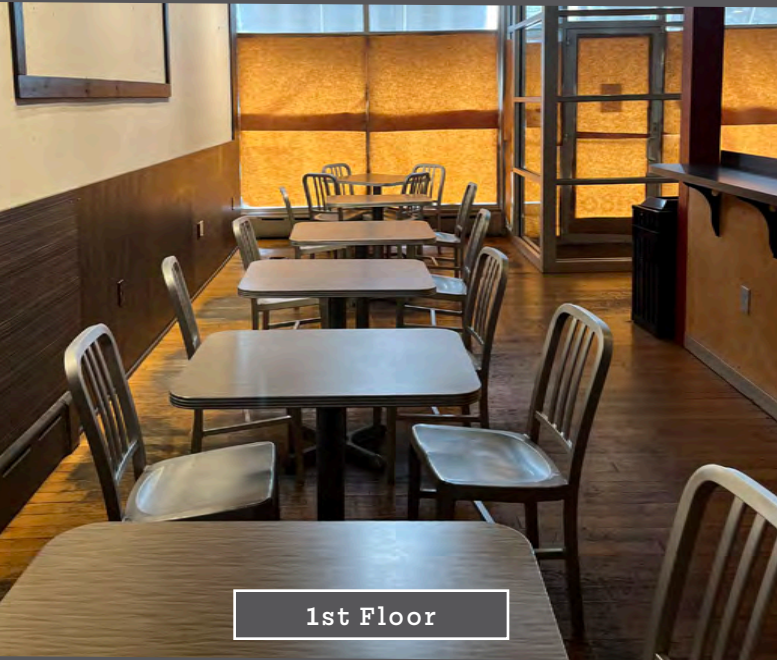


**High Visibility and Foot Traffic**  
Premier Corner Location

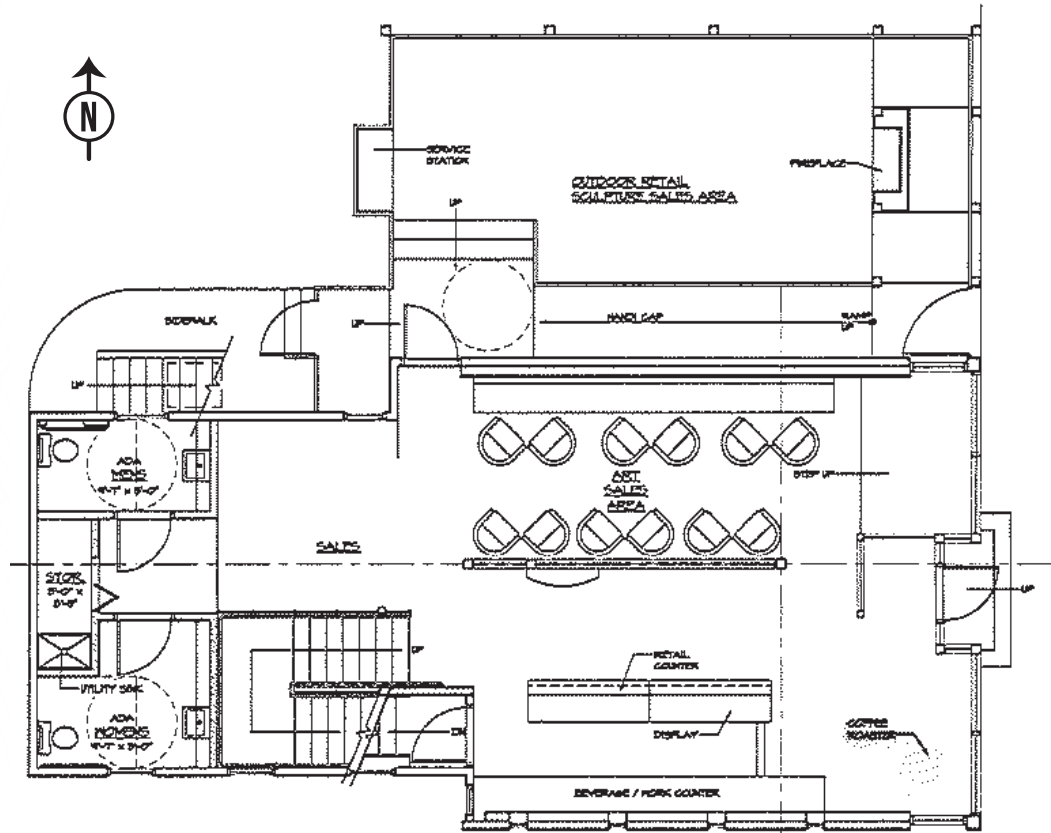


**Office, Restaurant or Retail**  
Ideal Uses

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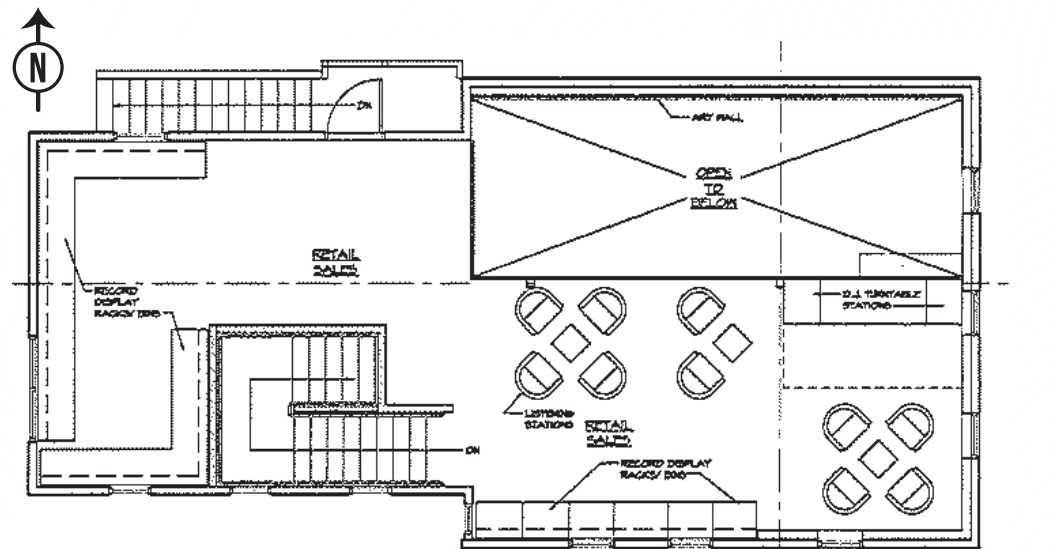
1st Floor



1ST FLOOR PLAN



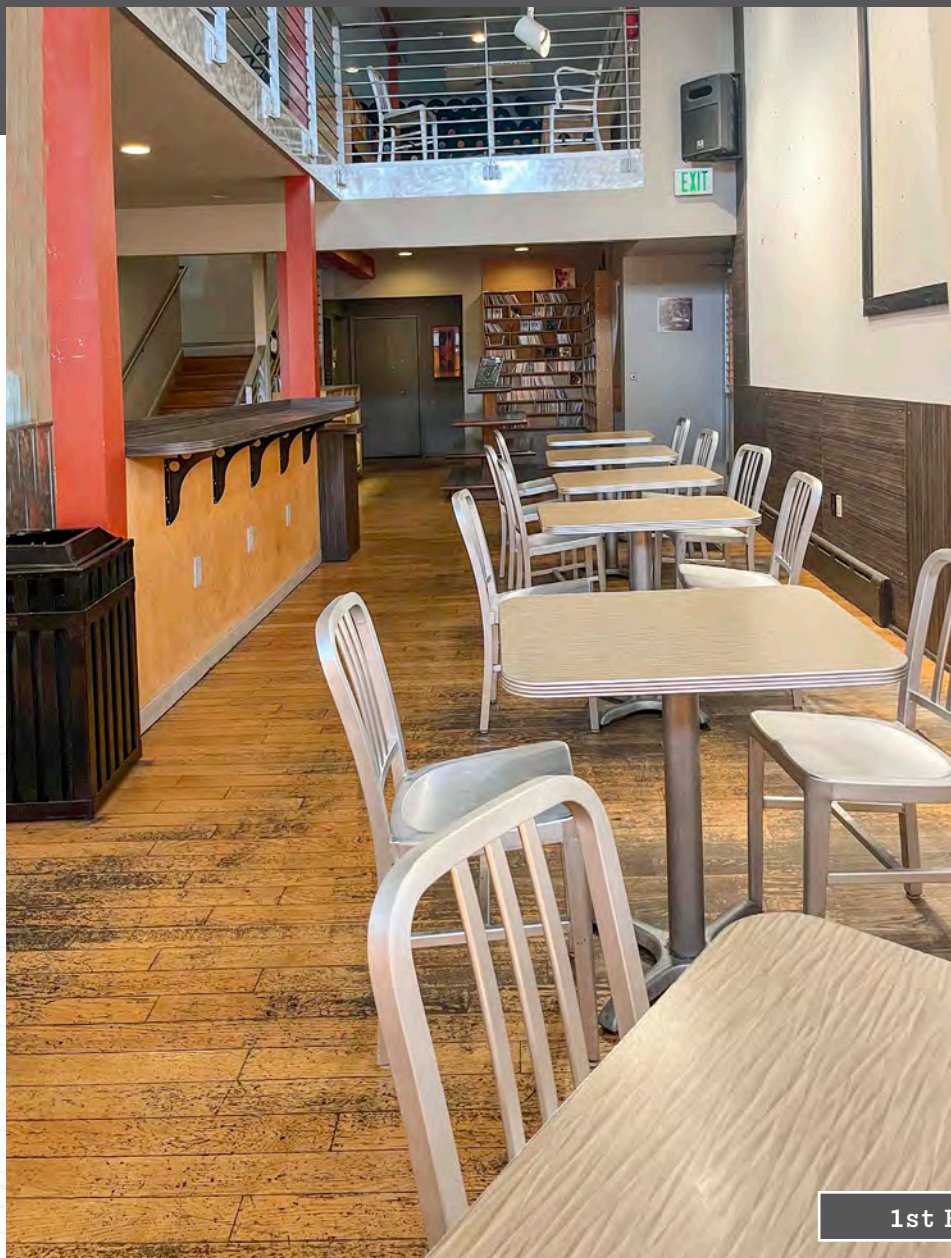
2nd Floor



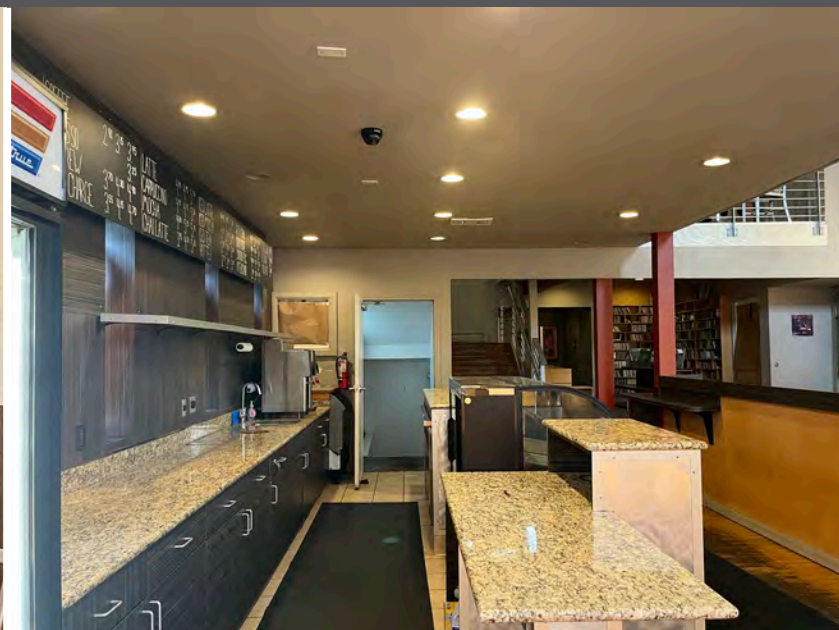
2ND FLOOR PLAN



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1st Floor



1ST FLOOR PHOTOS

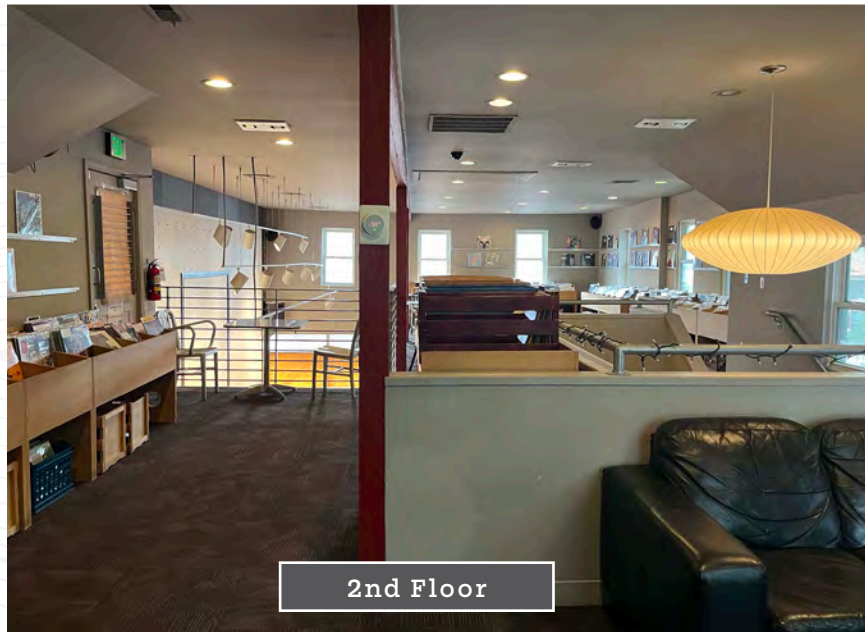
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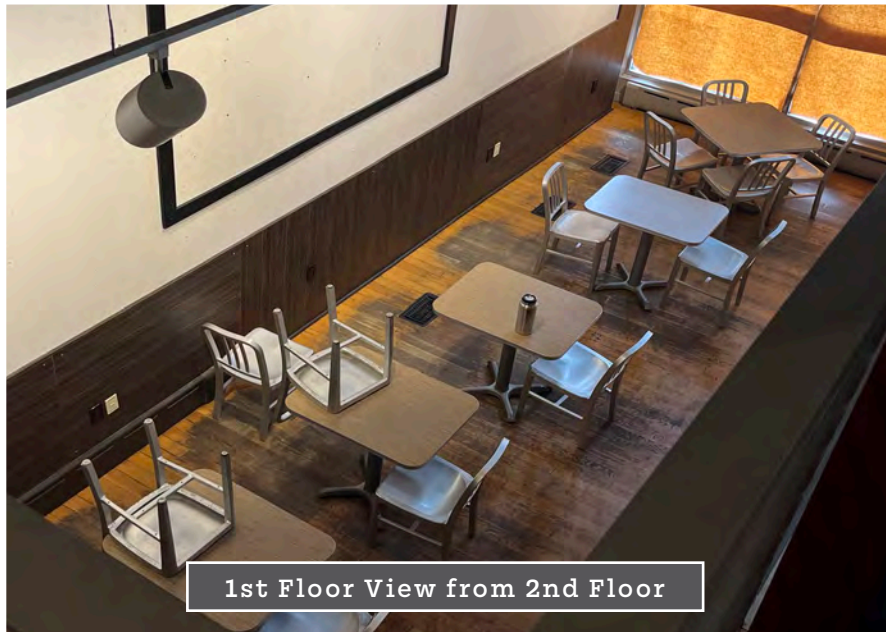
2nd Floor



2nd Floor



2nd Floor



1st Floor View from 2nd Floor

2ND FLOOR PHOTOS

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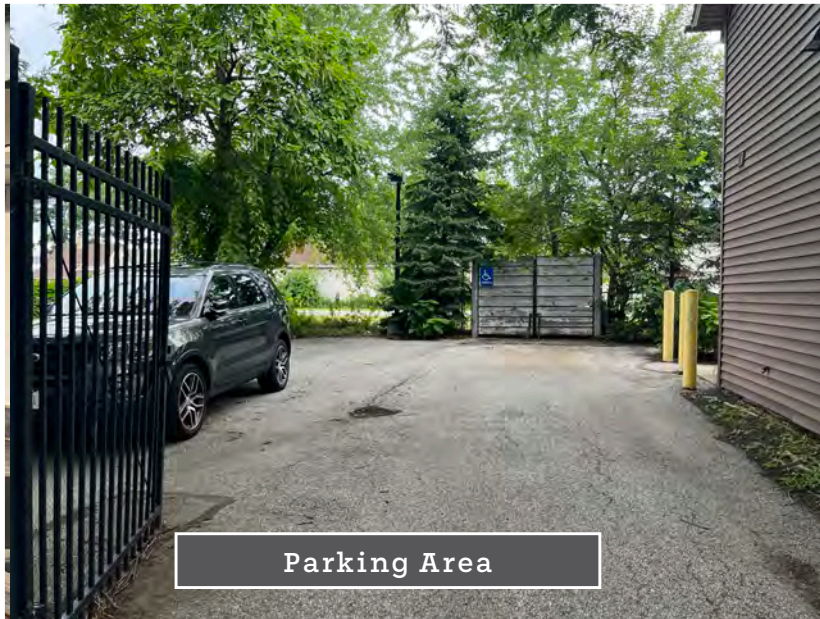
Basement Storage Area



Attic Area



















Kitchen Area



Parking Area

ADDITIONAL PHOTOS

## EMPLOYMENT OVERVIEW (15-Mile Radius)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>1,246,449</b> Population	 <b>23.7%</b> High School Diploma	 <b>\$62,068</b> Median Household Income	 <b>64.9%</b> White Collar	 <b>16.6%</b> Services
 <b>41.0</b> Median Age	 <b>26.9%</b> Some College	 <b>\$42,035</b> Per Capita Income	 <b>18.5%</b> Blue Collar	 <b>4.7%</b> Unemployment Rate
 <b>557,504</b> Households	 <b>37.8%</b> Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$53,058</b> Median Disposable Income		 <b>15.0%</b> Spend 7+ hours commuting to and from work per week	 <b>51,820</b> Total Businesses	 <b>949,903</b> Total Employees



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LOCAL NEIGHBORS AERIAL

2180 West 11th Street | Cleveland, OH



OVERALL AREA NEIGHBORS



Lake Erie

**FLATS EAST BANK**  
 FLATS EAST BANK  
 PUNCH BOWL SOCIAL

**CLEVELAND BROWNS STADIUM**

GREAT LAKES Science Center



**THE WESTIN CLEVELAND**  
 COLOSSAL CAFE

**W 6TH ST & W 9TH ST**  
 CHOP, JOHNNY'S, KRUUSE, etc.

Playhouse Square is a theater district in Cleveland's CBD. It is the largest performing arts center in the U.S. outside of New York City

WENDY PARK

FLATS EAST BANK

**PUBLIC SQUARE JACK CLEVELAND**  
 PNC, MCGYON'S

PUBLIC SQUARE

DOWNTOWN CLEVELAND

**WOLSTEIN**

WHISKEY ISLAND



FLATS WEST BANK

**NAUTICA WATERFRONT DISTRICT**  
 FirstEnergy POWER, greater cleveland aquarium, Shooters, etc.

**E 4TH ST**  
 GOMA, etc.

**ROCKET Mortgage FIELDHOUSE**  
 PROGRESSIVE FIELD

**HURON RD & PROSPECT AVE**  
 A.J. BOGGS, etc.

OHIO CITY

**W 25TH ST**  
 MARKET GARDEN BREWERY, BOAZ, Soho, etc.

IRISHTOWN BEND

**WEST SIDE MARKET CLEVELAND'S PUBLIC MARKET**

**E 9TH ST & PROSPECT AVE**  
 Energy, adega, etc.



**TREMONT**  
 GRACE HOSPITAL, PORCO, SOUTH, barri, etc.

**SAINT IGNATIUS**

★ 2180 W. 11th St.

TREMONT

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## Airport Vicinity

12 Minutes To Cleveland Hopkins International Airport



## Public Transportation

Get to the Property by Bus or Rapid Transit



## Freeway Access

Close Proximity to I-71, I-77 and I-90



AREA MAP



