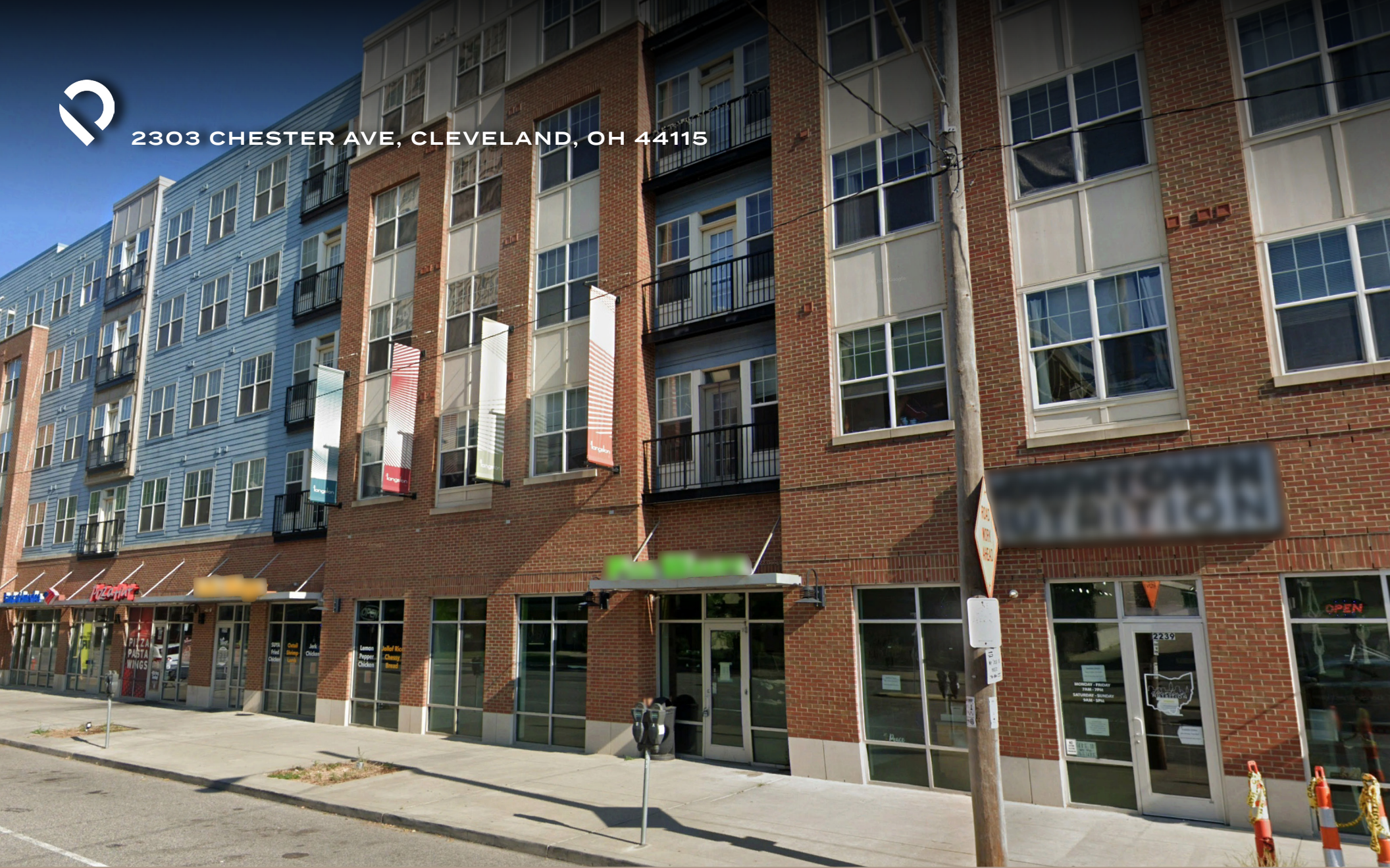




2303 CHESTER AVE, CLEVELAND, OH 44115



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THE LANGSTON

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Turn key 2nd Generation Restaurant space available
- 12 foot hood, greese interceptor, and more in place
- 35,050 VPD on Chester Ave
- Ground floor retail under student housing
- CSU Student Housing property with 627 captive residents.
- Up to +/- 6,685 sq ft available
- Close proximity to the CrossCountry Mortgage campus, a prominent 168,000-square-foot facility located at 2152-2160 Superior Avenue.

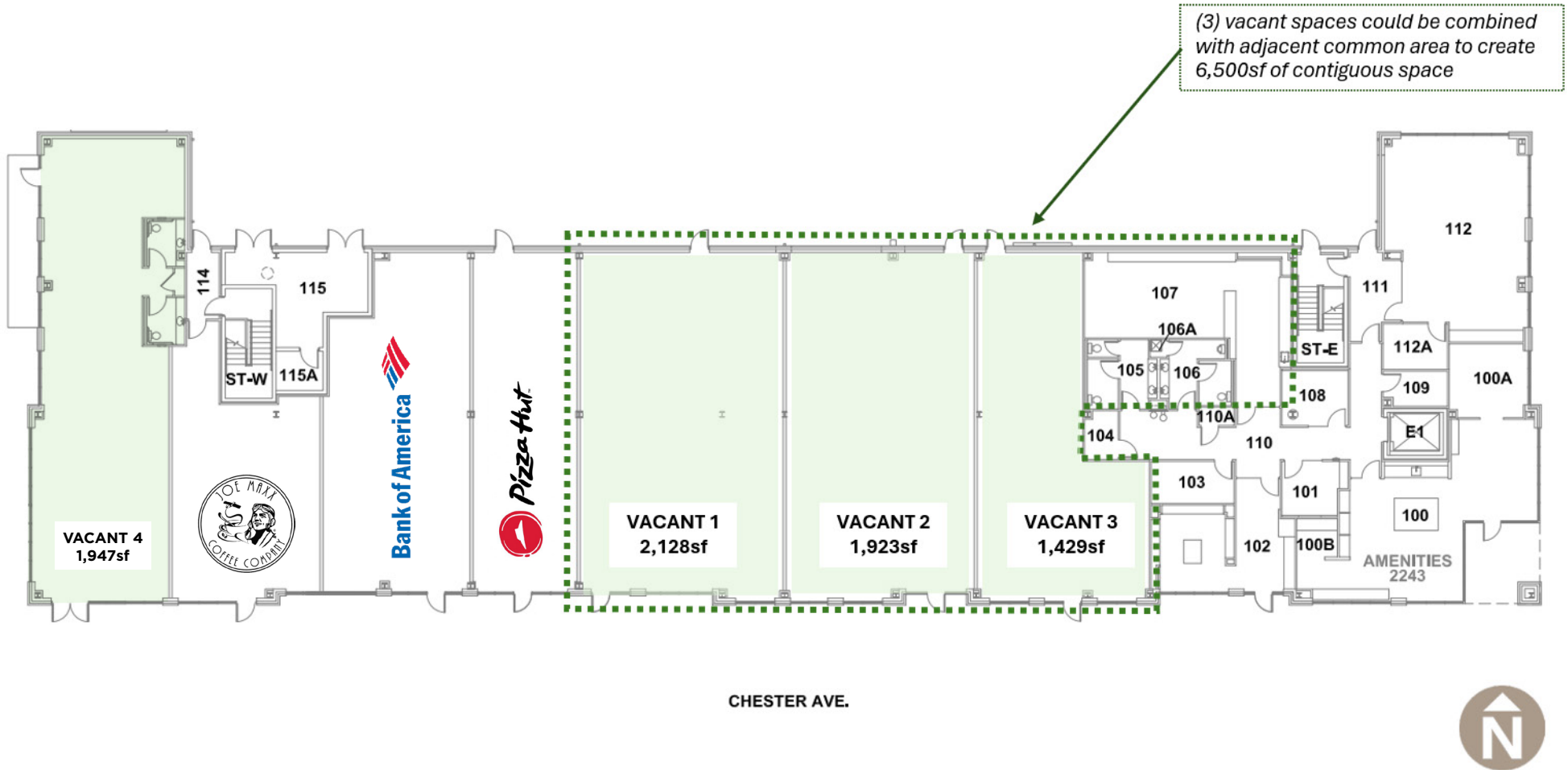
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	17,918	76,168	241,349
2028 Projection	18,389	77,276	238,771
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	2,947	7,020	11,970
2023 Estimated Total Employees	59,519	120,236	171,425
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$46,150	\$65,068	\$62,932
2023 Estimated Median Household Income	\$35,493	\$44,410	\$43,880



THE LANGSTON

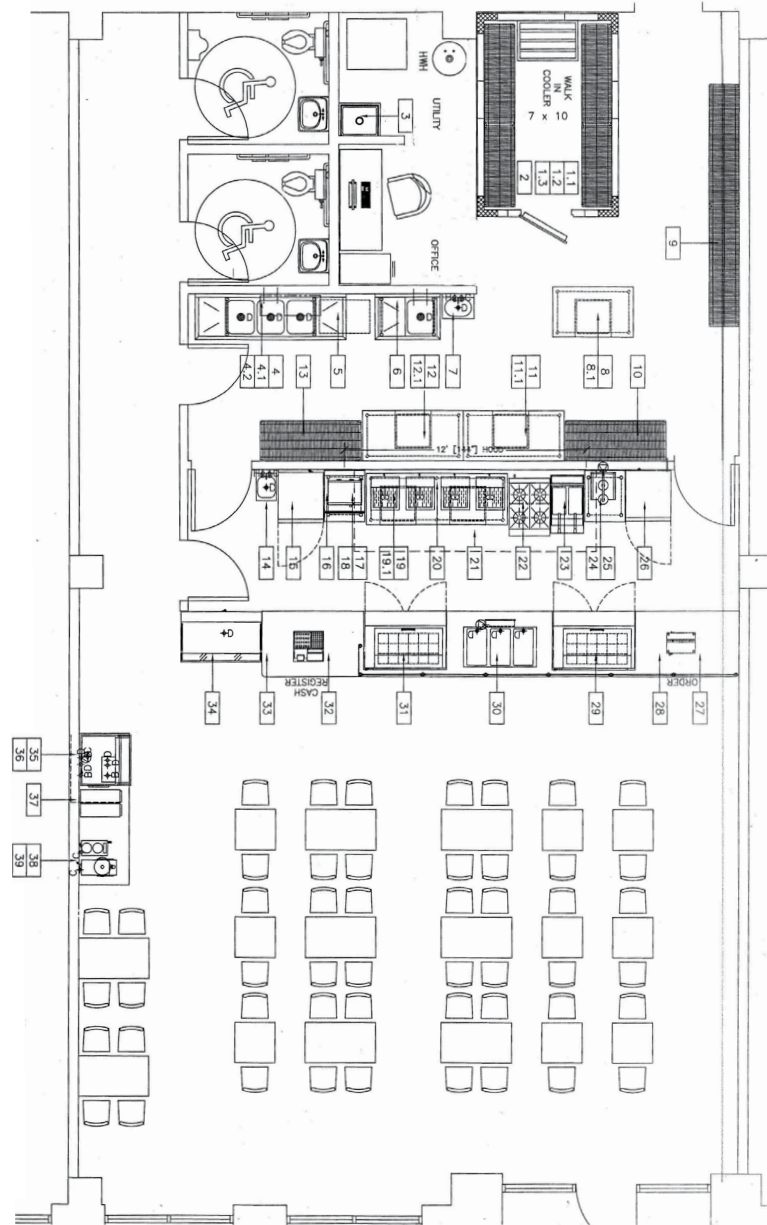
FLOOR PLAN



The Langston
Chester Avenue
Cleveland State University

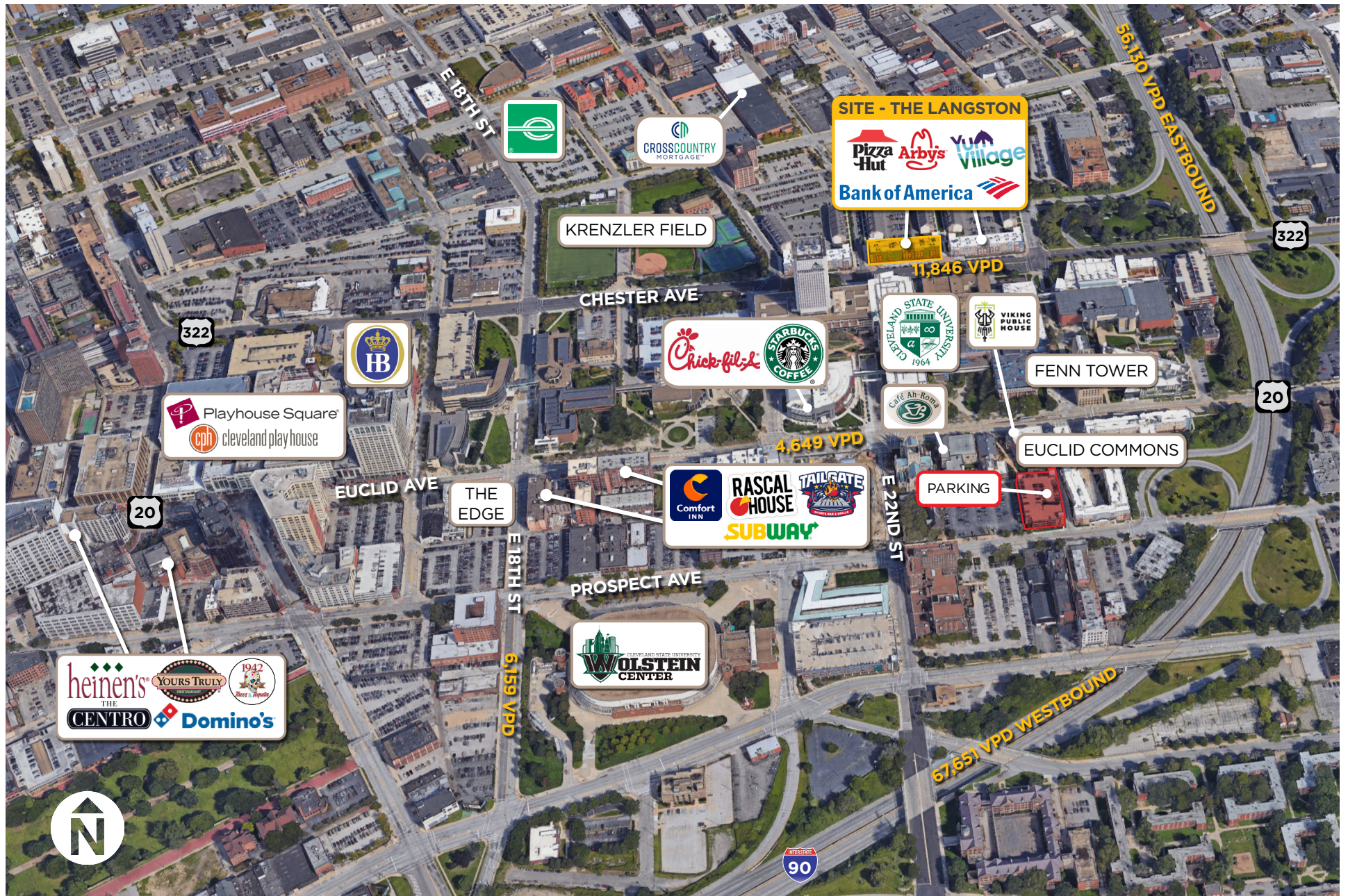
THE LANGSTON

FLOOR PLAN OF VACANT 2



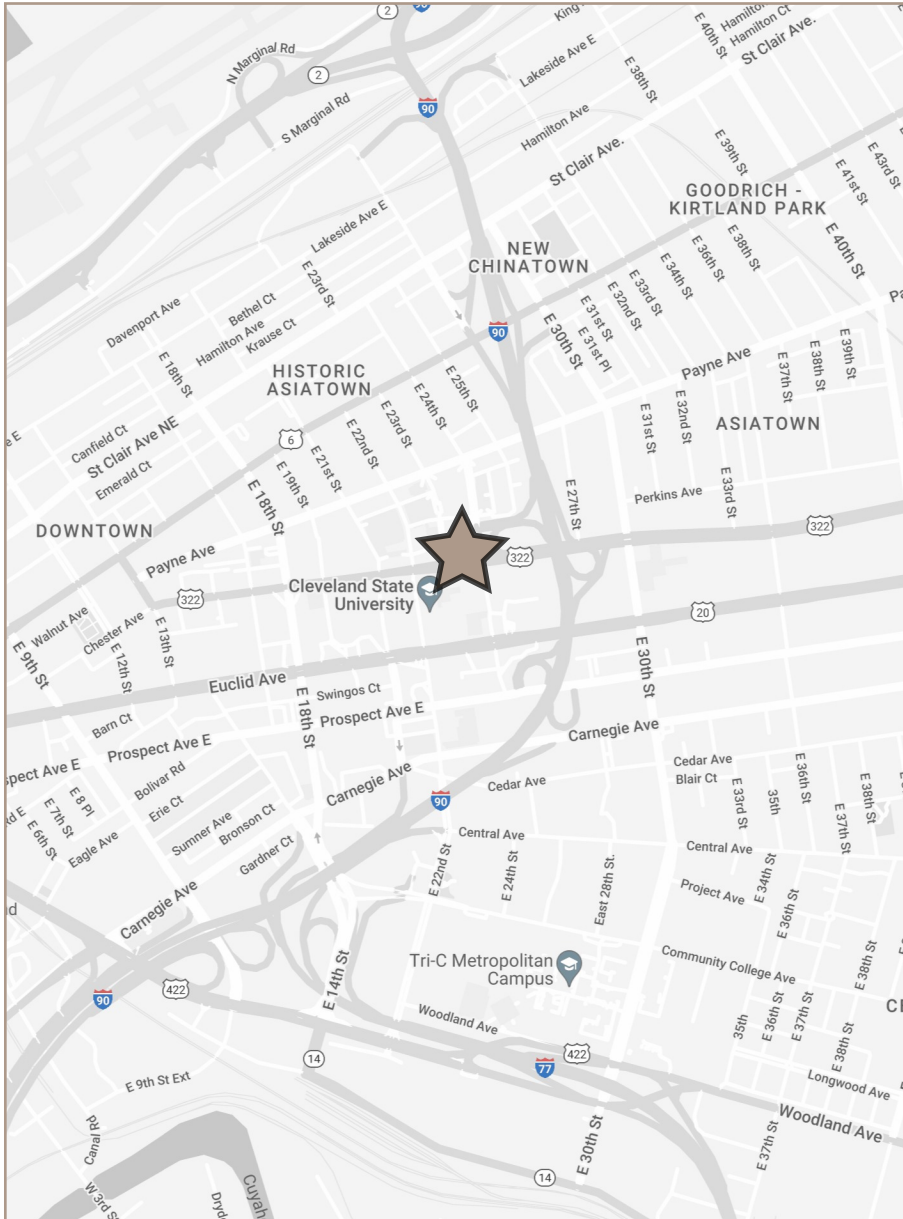
THE LANGSTON

TRADE AERIAL



THE LANGSTON

LOCATION OVERVIEW



Cleveland, Ohio, is a vibrant and historic city located on the southern shore of Lake Erie in the northeastern part of the United States. Known for its rich industrial heritage and cultural diversity, Cleveland offers a unique blend of tradition and innovation. The city boasts a thriving arts and music scene, world-class healthcare institutions like the Cleveland Clinic, and a passionate sports culture, with teams like the Cleveland Cavaliers and Cleveland Browns calling it home.

Cleveland State University (CSU) plays a pivotal role in the city's academic and economic landscape. CSU enrolls thousands of students each year across a diverse range of academic programs. Its downtown location is a significant advantage for both the university and the commercial real estate sector. Situated in the heart of the city, CSU's presence not only attracts a steady influx of students and faculty but also stimulates the surrounding business environment. This concentration of potential customers and professionals creates a vibrant and dynamic ecosystem that can greatly benefit commercial real estate ventures, including retail establishments, apartment complexes, and office spaces.

The bustling downtown campus serves as a focal point for innovation and entrepreneurship, fostering collaborations between students, researchers, and businesses. As the university continues to grow and expand its academic and research endeavors, the demand for housing, dining, entertainment, and other amenities in the nearby vicinity also rises. This presents a golden opportunity for savvy commercial real estate investors to tap into the growing market, leveraging the vibrant CSU community and the broader downtown Cleveland renaissance to create thriving commercial spaces and investment opportunities.

Cleveland's ongoing revitalization, affordable real estate, strategic location, and robust economic foundation make it an attractive market for commercial real estate investors, with growing demand for various property types throughout the city.



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