



2220 E 105TH ST. CLEVELAND, OHIO 44106

 Cleveland Clinic
Main Campus

meijer
FAIRFAX
MARKET
Medley Apartments
199 Units

Skyline on Stokes
261 Units

Possible Expansion

SITE

Aura at
Innovation Square
82 Units

New Economy
Neighborhood

OPPORTUNITY CORRIDOR / E. 105TH ST

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PASSOV GROUP
COMMERCIAL BROKERAGE

INNOVATION SQUARE

LOCATION HIGHLIGHTS

PROPERTY HIGHLIGHTS

- .70 AC available for ground lease or sale within the Opportunity Corridor
 - Potential to expand assemblage
- Prime land assemblage with visibility and access
- Adjacent to Cleveland Clinic Main Campus and walking distance to Fairfax Meijer, Medley Apartments, and Saucy Brew Works
- Surrounded by over 700+ apartment units within a 1/2 mile radius, including Medley, Axis at Ansel, Aura at Innovation Square, and Skyline on Stokes
- Less than 1 mile from Case Western Reserve University and University Circle

POPULATION



2024 ESTIMATE

3 Mile | 145,235

5 Mile | 326,101

2029 PROJECTION

3 Mile | 144,010

5 Mile | 324,004

CLEVELAND CLINIC MAIN CAMPUS



Cleveland Clinic's main campus, spanning 173 acres in Cleveland, Ohio, is a cornerstone of one of the world's largest healthcare systems. In 2023, the Clinic reported over 15 million patient encounters globally, including more than 13.6 million outpatient visits and 323,000 hospital admissions. The organization has over 10,000 employees and over 1 million patients at its main campus location.

MEIJER FAIRFAX MARKET



Fairfax Market is a 40,000-square-foot grocery store located in Cleveland's eastside Fairfax neighborhood. Fairfax Market is committed to offering everyday low prices on thousands of staple items while also providing a space to celebrate local and specialty businesses from Cleveland and across Ohio.

Fairfax Market has something for everyone—from fresh produce to hundreds of local and artisan groceries, along with Meijer and national brand products.

FAIRFAX RENAISSANCE



Innovation Square is a strategic investment project that targets and catalyzes real estate development in the Fairfax neighborhood. Innovation Square leverages a section of the neighborhood in close proximity to anchor institution development and a long-promised transportation project that has become reality.

A neighborhood greenspace, "Playwright Park," is complete, as well as the new Fairfax Meijer Market.

AURA AT INNOVATION SQUARE



Aura at Innovation Square is ideally located to meet the needs of students, faculty, and staff from nearby colleges and universities.

Just steps from Meijer Fairfax Market and minutes from Case Western Reserve University, Cleveland School of the Arts, and other local institutions, our community offers modern living in a convenient, vibrant setting. Aura provides the perfect blend of modern amenities, style, and accessibility.

INNOVATION SQUARE

TRADE AERIAL



INNOVATION SQUARE

LOCATION OVERVIEW



Cleveland, Ohio, is a major urban center located on the southern shore of Lake Erie, serving as the economic and cultural heart of Northeast Ohio. With a population of over 370,000 in the city and more than two million in the metro area, Cleveland is a diverse, resilient city known for its industrial legacy, world-class healthcare, and vibrant arts and culture scene.

The city's economy is powered by key sectors including healthcare, biotechnology, manufacturing, logistics, and financial services. Major institutions such as the Cleveland Clinic, University Hospitals, and Case Western Reserve University anchor the region, driving innovation and attracting a highly skilled workforce. Cleveland's central location and access to interstates, rail, and the Port of Cleveland make it a prime logistics and distribution hub.

Cleveland's commercial real estate market is full of opportunity. Downtown has seen a wave of revitalization, with adaptive reuse of historic buildings for office, residential, and mixed-use developments. The Flats, Ohio City, and University Circle neighborhoods offer thriving environments for retail, hospitality, and cultural spaces. Industrial real estate remains strong, particularly near the Opportunity Corridor and in established industrial zones on the city's west and south sides.

Incentive programs, including Opportunity Zones and historic tax credits, encourage investment and redevelopment across the city. With a competitive cost of doing business, ample infrastructure, and a growing innovation ecosystem, Cleveland presents a compelling case for commercial real estate investors, developers, and entrepreneurs seeking long-term value and growth in a dynamic Midwestern market.



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