

7,440 SF 3-LEVEL OWNER USER OPPORTUNITY

2801 BRIDGE AVENUE, CLEVELAND, OHIO 44113

CBRE

FOR SALE / FOR LEASE



EXCLUSIVE CONTACTS:

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THE OPPORTUNITY

- Sale Price: \$1,700,000
- 7,440 SF 3-story owner-user property with 3rd level leased loft apartment
 - » First Level: 4,200 SF
 - » Second Level: 1,800 SF
 - » Third Level Apartment: 1,400 SF (leased at \$3,350 per month)
- Rare potential owner user situation in the heart of Ohio City (DO NOT CONTACT TENANT)
- The site is positioned next to Daves Supermarket, the only grocery store in Ohio City, and steps from the West 25th restaurant and brewery district
- The space was a former restaurant and has a commercial kitchen with hood system, walk-in cooler, two restaurant-grade fridges, freezer, and dishwashing station
- Completely renovated in 2022: updated HVAC, plumbing, electrical, flooring, surface finishes, and roof
- Exposed brick, exceptional views, custom street facing windows ideal for advertising



Quick Stats - 3 Mile Radius



DAYTIME
POPULATION
170,533



POPULATION
109,098



HOUSEHOLDS
51,306

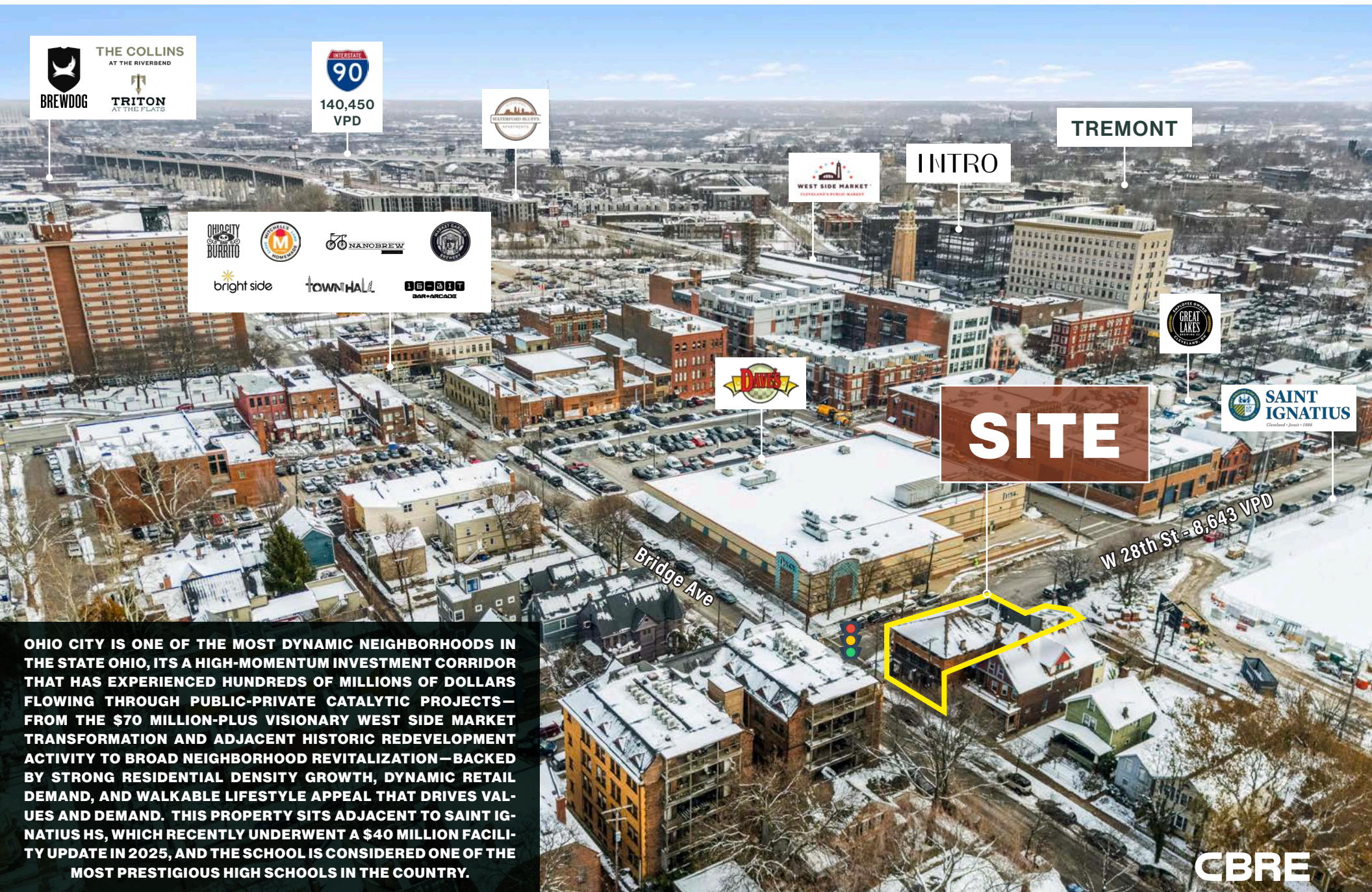


POPULATION
25 & OVER
75,123



AVG. HOUSEHOLD
INCOME
\$72,035

AERIAL VIEW



OHIO CITY IS ONE OF THE MOST DYNAMIC NEIGHBORHOODS IN THE STATE OHIO, ITS A HIGH-MOMENTUM INVESTMENT CORRIDOR THAT HAS EXPERIENCED HUNDREDS OF MILLIONS OF DOLLARS FLOWING THROUGH PUBLIC-PRIVATE CATALYTIC PROJECTS—FROM THE \$70 MILLION-PLUS VISIONARY WEST SIDE MARKET TRANSFORMATION AND ADJACENT HISTORIC REDEVELOPMENT ACTIVITY TO BROAD NEIGHBORHOOD REVITALIZATION—BACKED BY STRONG RESIDENTIAL DENSITY GROWTH, DYNAMIC RETAIL DEMAND, AND WALKABLE LIFESTYLE APPEAL THAT DRIVES VALUES AND DEMAND. THIS PROPERTY SITS ADJACENT TO SAINT IGNATIUS HS, WHICH RECENTLY UNDERWENT A \$40 MILLION FACILITY UPDATE IN 2025, AND THE SCHOOL IS CONSIDERED ONE OF THE MOST PRESTIGIOUS HIGH SCHOOLS IN THE COUNTRY.

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AERIAL VIEW



Amba CHURCH + STATE
BANANA BLOSSOM THAI CUISINE
QUARTER

THE DEXTER
APARTMENTS

Cleveland Clinic
Lutheran Hospital

SITE

DOWNTOWN
CLEVELAND

CLEVELAND BROWNS
ROCKET ARENA
FLATS

PLAYHOUSE SQUARE
WAREHOUSE DISTRICT

EAST 4TH
ROCK & ROLL HALL OF FAME

CSU
CLAYTON STATE UNIVERSITY

THE COLLINS
AT THE RIVERBEND

BREWDOG
TRITON AT THE FLATS

INTRO

bright side
TOWN HALL
OHIO CITY BURRITO
1500 BAR ARCADE
WEST SIDE MARKET

MONSTER M
NANO BREW
SOUTHWEST GARDEN

DAVE'S

SAINT IGNATIUS
Cleveland - Jews - 1886

Bridge Ave

W 28th St - 8,643 VPD

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AERIAL VIEW



THE DEXTER
APARTMENTS

Cleveland Clinic
Lutheran Hospital

SITE

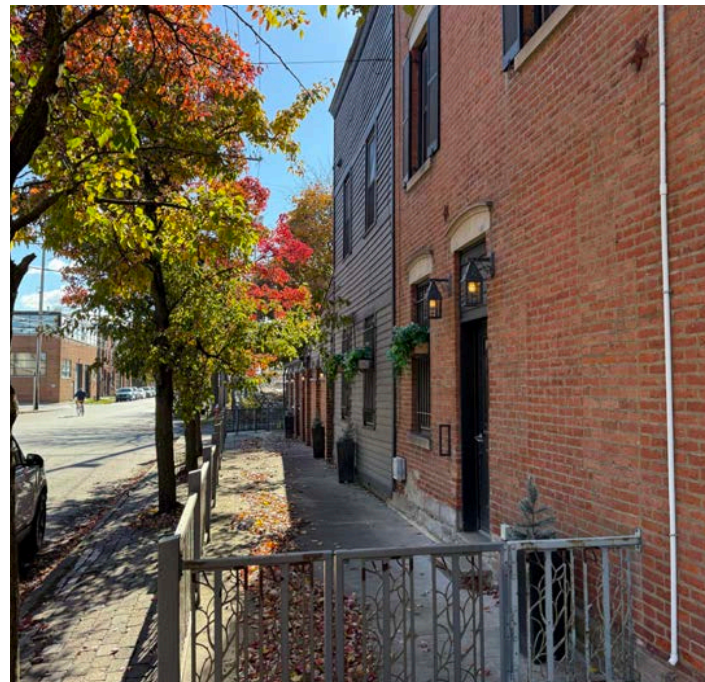


Bridge Ave

W 28th St - 8,643 VPD

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INTERIOR PHOTOS



MULTIFAMILY BOOM



RETAIL TRADE MAP



Ohio City RETAIL TRADE AREA

TRADE AREA INFO

W 25th Street & Detroit Avenue
(3 Miles)

- Population: 100,828
- Daytime Population: 167,695
- Total Households: 47,713
- Average HH Income: \$72,691
- Total Businesses: 6,629
- Total Employees: 128,325

MAJOR OFFICE BUILDINGS

39.2M Total SF
(Source, CoStar)

1. Key Tower - 1,425,00 SF
2. 200 Public Square - 1,270,204 SF
3. Carl B. Stokes U.S. Courthouse - 800,000 SF
4. PNC Center - 789,491 SF
5. Tower at Erieview - 760,339 SF

NEW RESIDENTIAL DEVELOPMENTS

18 Hotels/2,798 Rooms
(Source, CoStar)

1. The Edison (306)
2. Edge (62)
3. Mariner's Watch (62)
4. Church & State (161)
5. The Quarter (232)
6. Nautica Waterfront District (664)
7. W 25th Street Lofts (83)
8. Franklin Circle (119)
9. Clinton West (70)
10. Thunderbird (330)

MAJOR EMPLOYERS

1. Sherwin Williams - 4,000 employees
2. KeyCorp - 2,000 employees
3. Jones Day - 1,500 employees
4. AmTrust Financial - 1,466 employees
5. Medical Mutual - 1,430 employees

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Updated: December 17, 2025

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	16,839	109,098	266,573
2030 Population - 5 Year Projection	18,309	111,286	267,182
2025 Daytime Population	18,545	170,533	370,569
2025 Households - Current Year Estimate	9,351	51,306	125,132
2025 Average Household Income	\$95,937	\$72,035	\$69,450
2030 Average Household Income Projection	\$108,752	\$81,497	\$78,426
2025 Median Household Income	\$62,623	\$45,928	\$48,144
2025 Population Over 25	13,206	75,123	187,041

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