

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

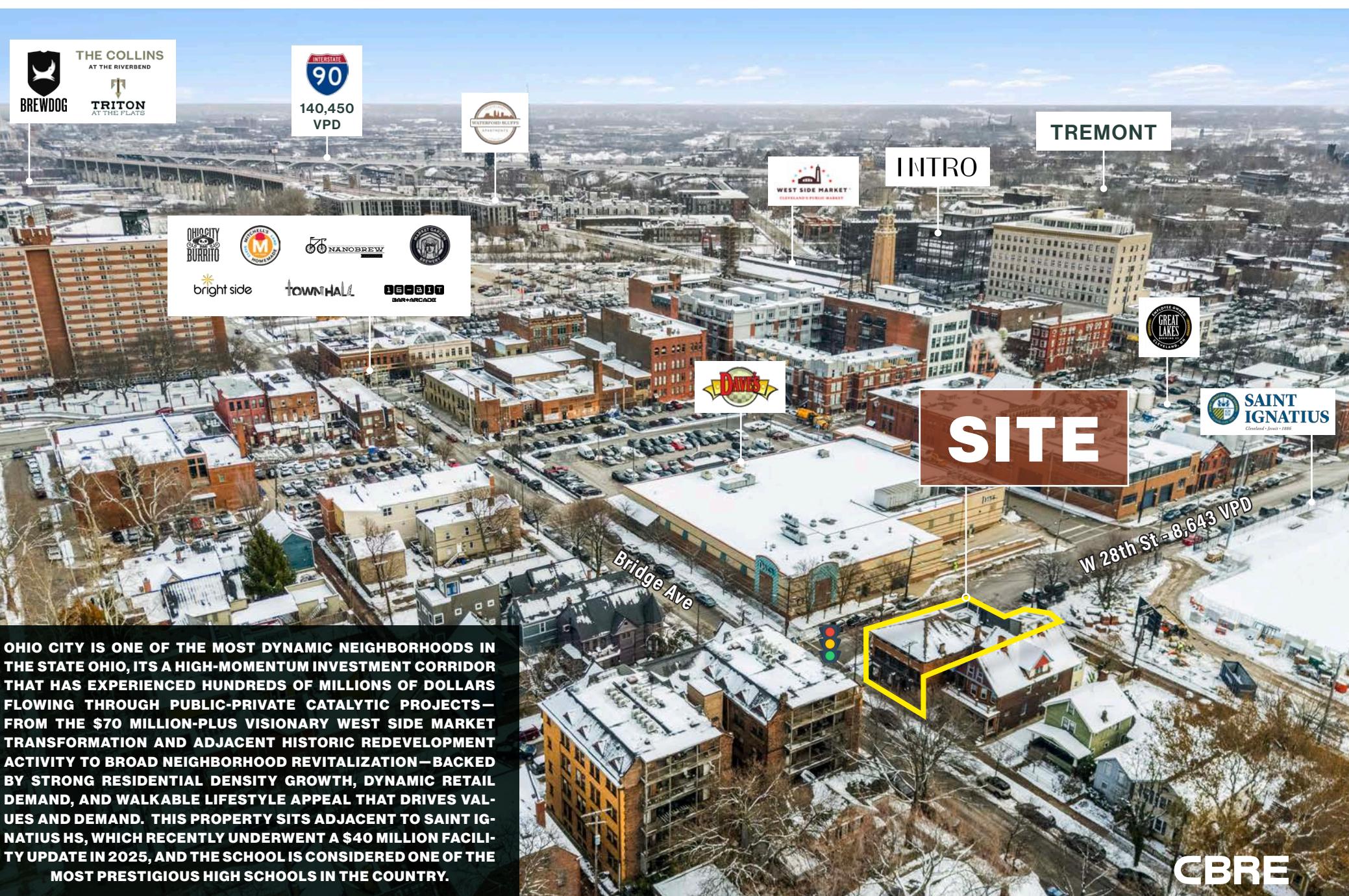


POPULATION
25 & OVER
75,123

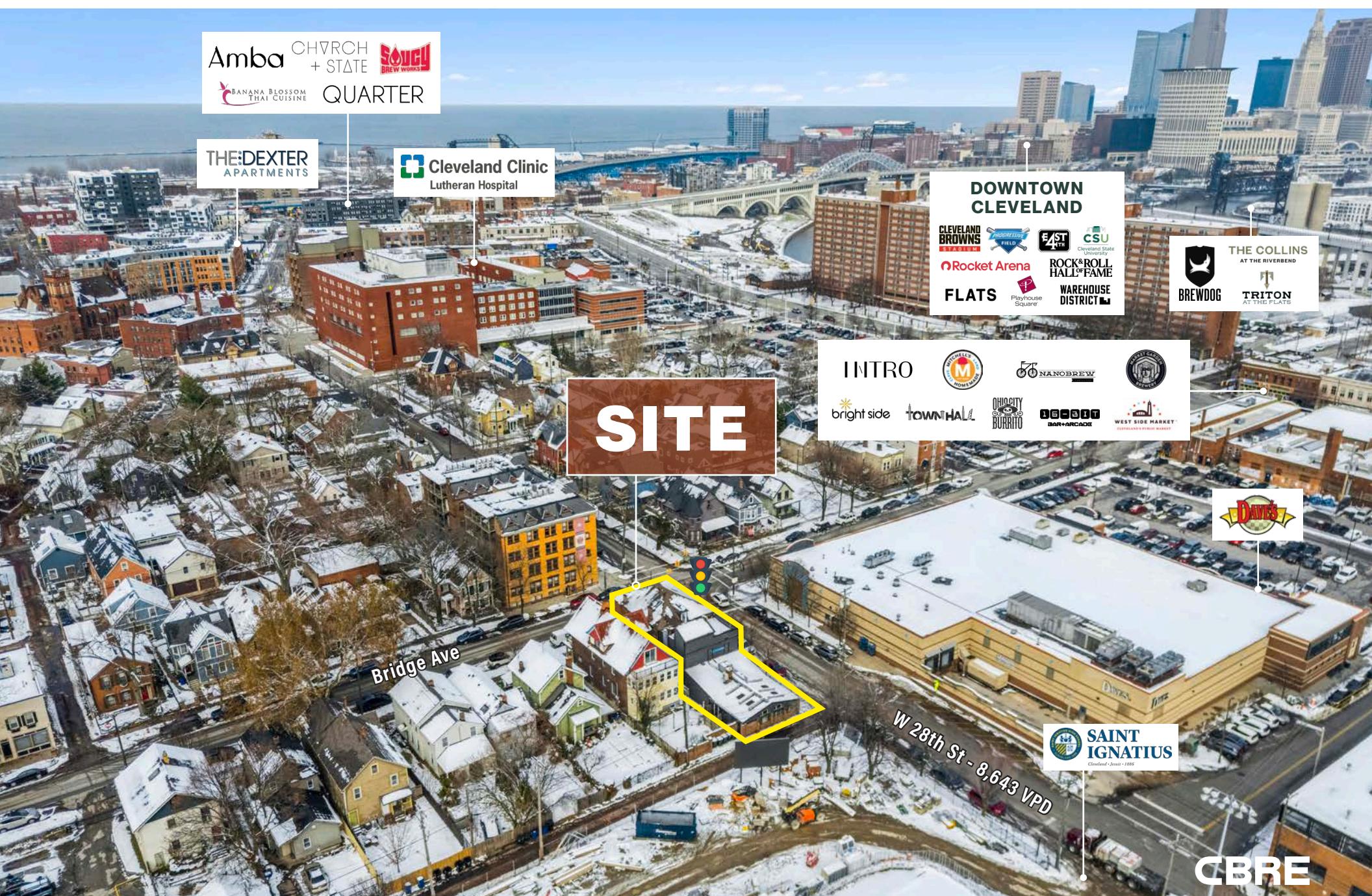


AVG. HOUSEHOLD
INCOME
\$72,035

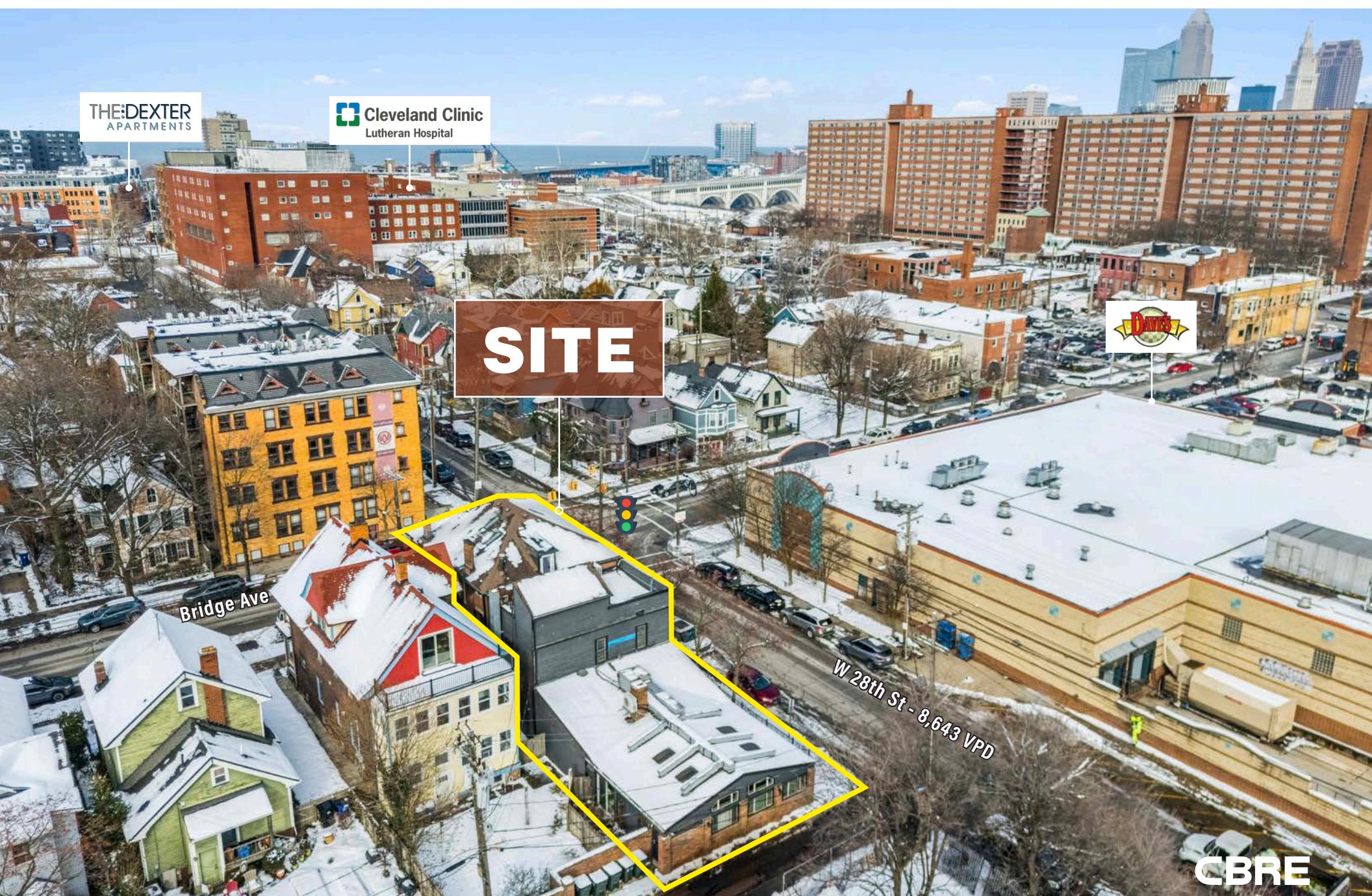
AERIAL VIEW



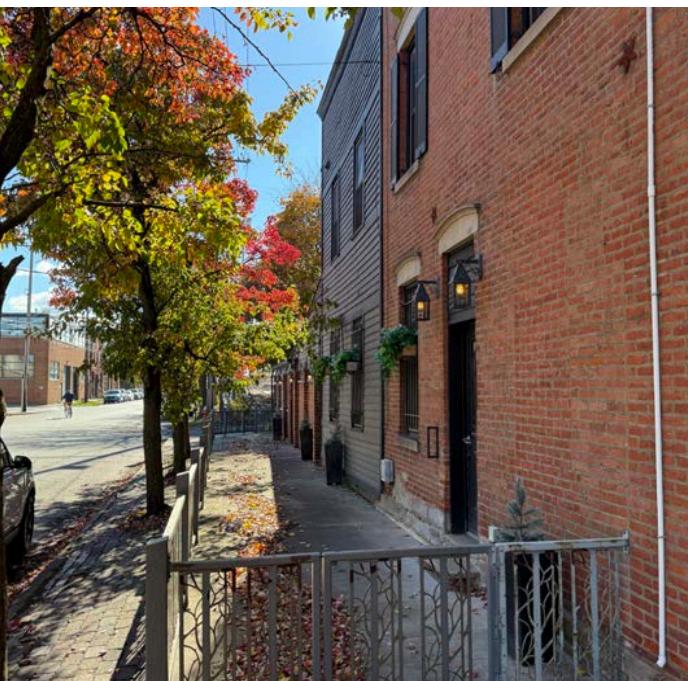
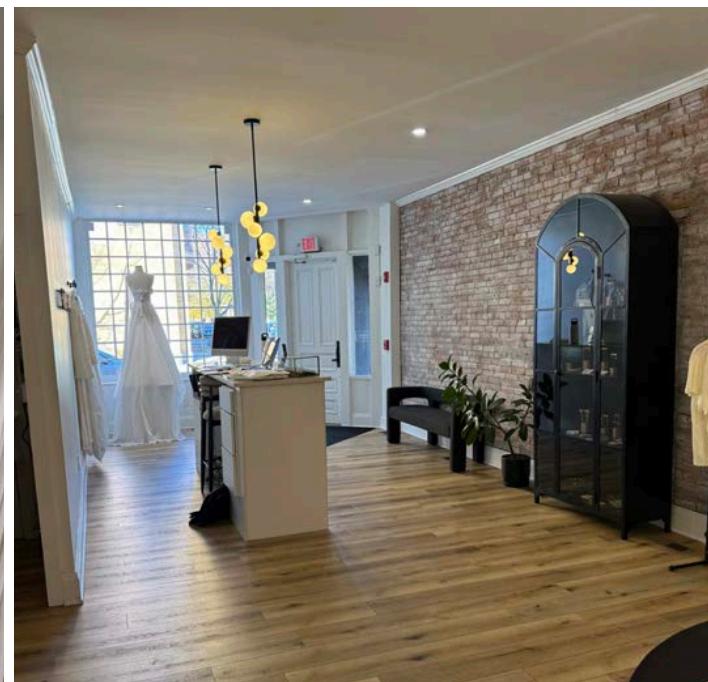
AERIAL VIEW



AERIAL VIEW



INTERIOR PHOTOS



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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)

- Key Tower - 1,425.00 SF
- 200 Public Square - 1,270,204 SF
- Carl B. Stokes U.S. Courthouse - 800,000 SF
- PNC Center - 789,491 SF
- Tower at Erieview - 760,339 SF

NEW RESIDENTIAL DEVELOPMENTS

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

- The Edison (306)
- Edge (62)
- Mariner's Watch (62)
- Church & State (161)
- The Quarter (232)
- Nautica Waterfront District (664)
- W 25th Street Lofts (83)
- Franklin Circle (119)
- Clinton West (70)
- Thunderbird (330)

MAJOR EMPLOYERS

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

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Updated: December 17, 2023

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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