



2831 PROSPECT AVE E, CLEVELAND, OH 44115



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 **PASSOV GROUP**
COMMERCIAL BROKERAGE

2831 PROSPECT AVE E FOR SALE

PROPERTY HIGHLIGHTS

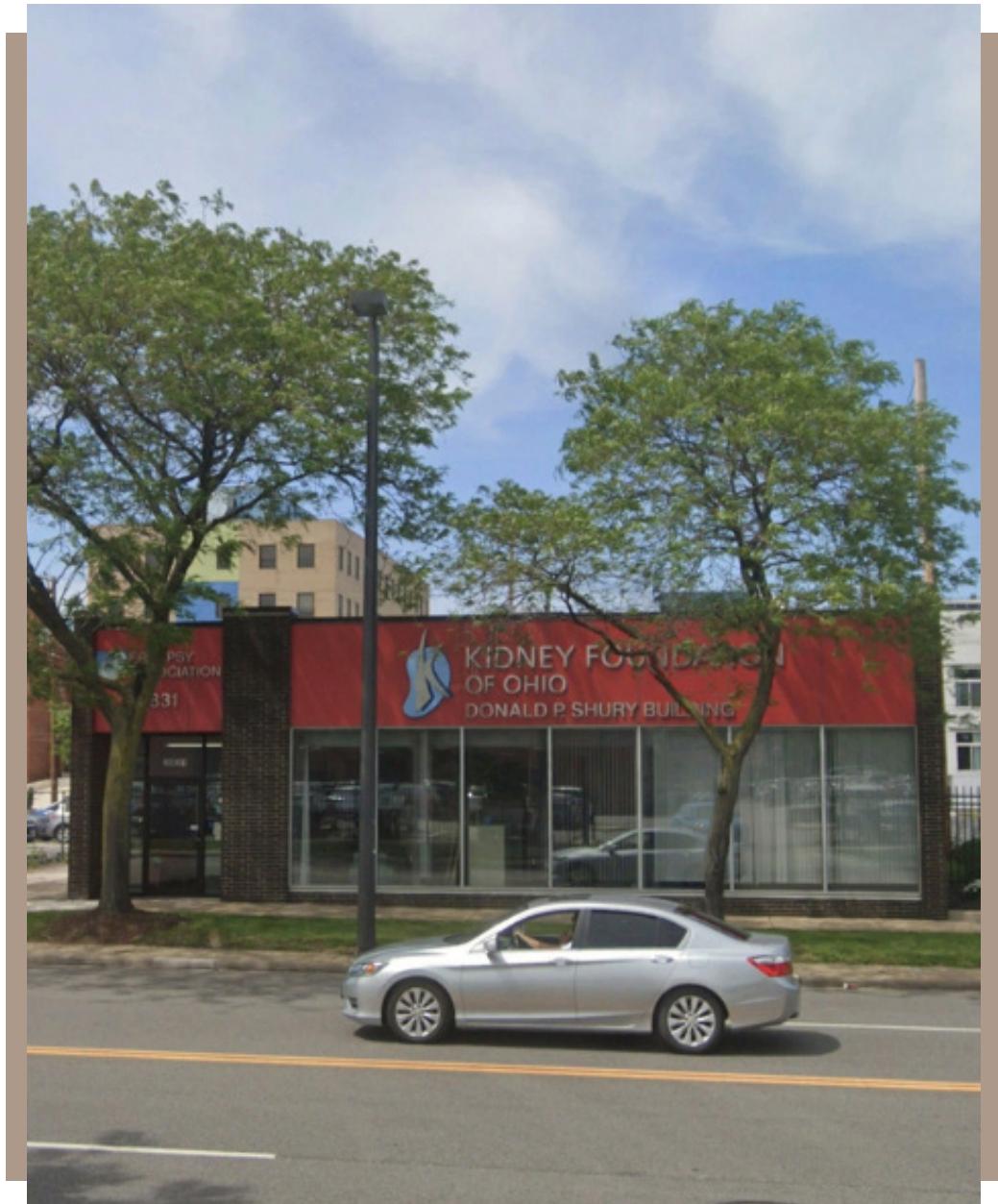
THE OPPORTUNITY

2831 Prospect Avenue East presents a prime opportunity in Cleveland's Midtown corridor. This $\pm 5,000$ SF standalone building on ± 0.283 acres is zoned for **Light Industry**, offering flexibility for various commercial uses. Its strategic location provides immediate access to I-90, I-71, and I-77, and it's within walking distance to Cleveland State University.

- Key Features:
 - $\pm 5,000$ SF freestanding building on ± 0.283 acres
 - Zoned for **Light Industry**
 - Gated on-site parking with flexible interior layout
 - Proximity to Downtown Cleveland, major hospitals, Cleveland State University, and highways.
 - Ideal for retail, office, or light industrial use
 - Up to 15 secured, gated parking spaces on-site
 - Select office furnishings available, including cubicles, desks, and more

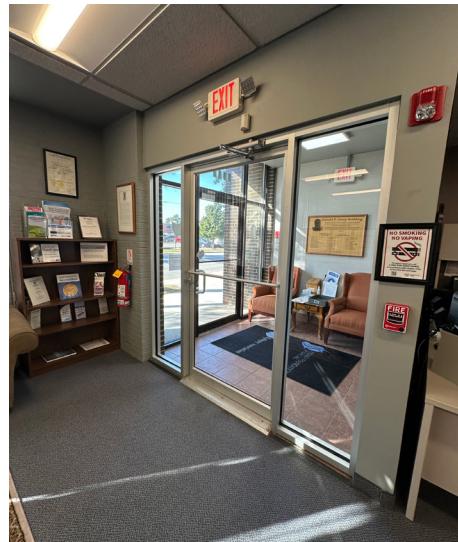
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	20,092	89,657	262,502
2030 Projection	20,406	94,470	262,754
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	2,158	7,345	12,530
2025 Estimated Total Employees	49,257	124,286	175,463
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$53,160	\$70,670	\$69,348
2025 Estimated Median Household Income	\$32,439	\$47,954	\$48,023



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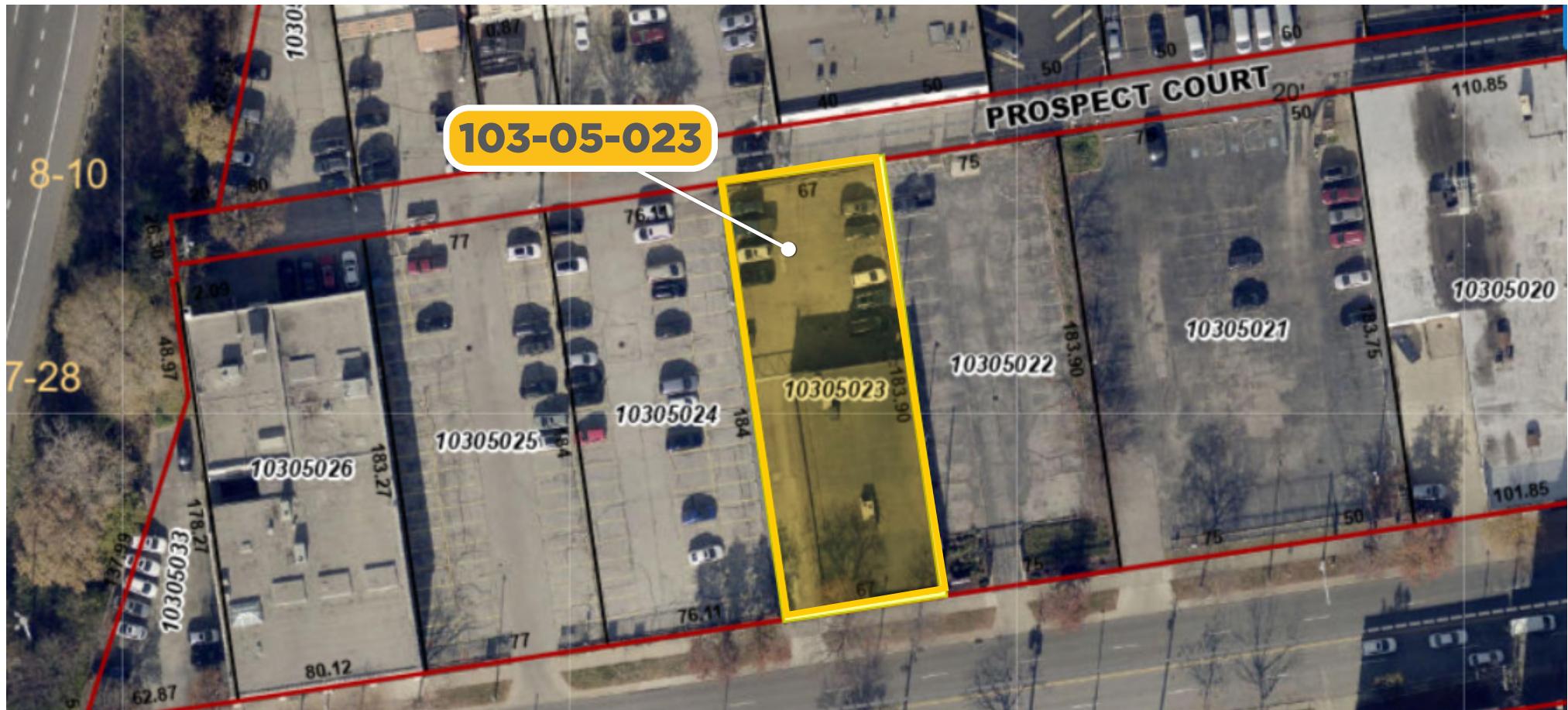
INTERIOR PHOTOS



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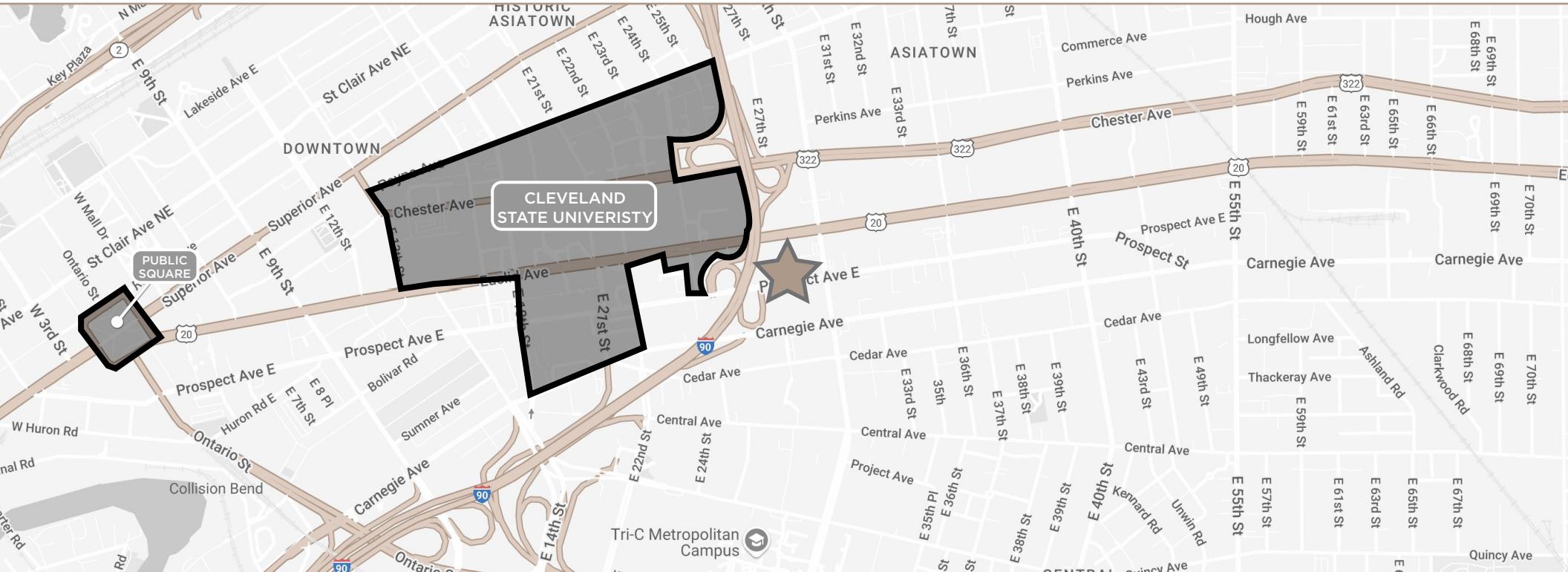
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TAX MAP



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LOCATION OVERVIEW



Cleveland, Ohio is a vibrant city with a strong industrial legacy and a growing reputation as a hub for innovation and commercial development. Strategically located on the shores of Lake Erie and connected by a robust network of highways, rail lines, and a major international airport, Cleveland offers exceptional access and logistics advantages for businesses across sectors. Its central position in the Midwest makes it an ideal location for companies looking to reach regional and national markets efficiently.

The city's commercial real estate market is both diverse and evolving, with a wide range of opportunities for office, retail, and industrial use. Downtown Cleveland has seen a resurgence in recent years, with a mix of new developments and revitalized historic properties creating a vibrant environment for businesses, restaurants, and professional services. Meanwhile, the surrounding neighborhoods and suburban corridors offer

larger footprints ideal for warehousing, manufacturing, and logistics operations. Cleveland's extensive inventory of available properties makes it adaptable to businesses of all sizes and specialties.

What sets Cleveland apart is its combination of affordability, accessibility, and community support. Commercial properties are competitively priced compared to larger markets, providing high value for investors and business owners. The city actively promotes business growth through incentive programs, tax credits, and redevelopment initiatives, particularly in Opportunity Zones and underutilized areas. With a skilled workforce, strong institutional partners, and ongoing infrastructure investments, Cleveland continues to attract national attention as a destination for long-term commercial success. For those seeking to grow or invest in a dynamic urban market, Cleveland offers the right mix of opportunity and support to thrive.



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