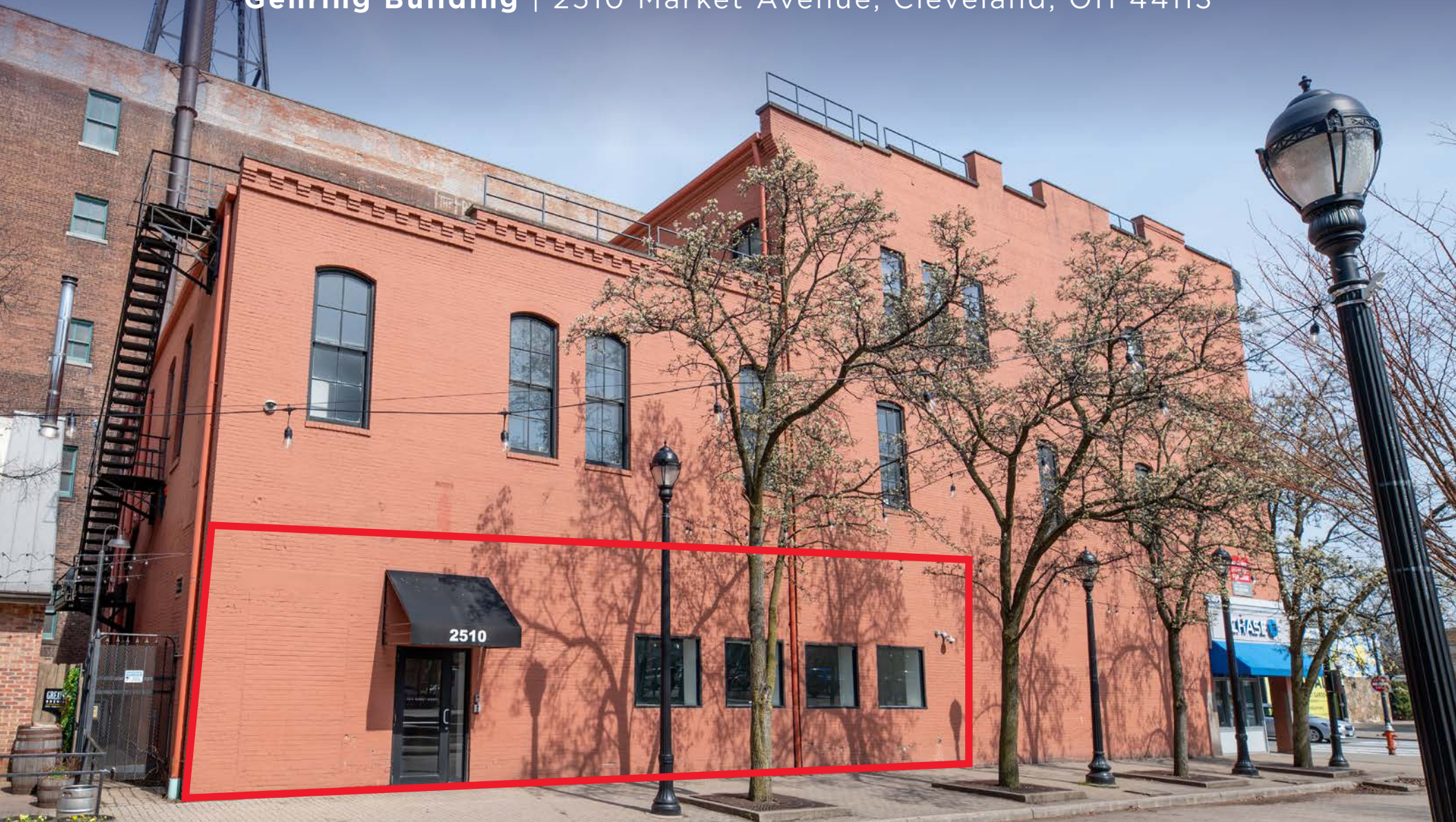


For Lease: Premier Ohio City Retail/Office Space

Gehring Building | 2510 Market Avenue, Cleveland, OH 44113



2510 Market Avenue

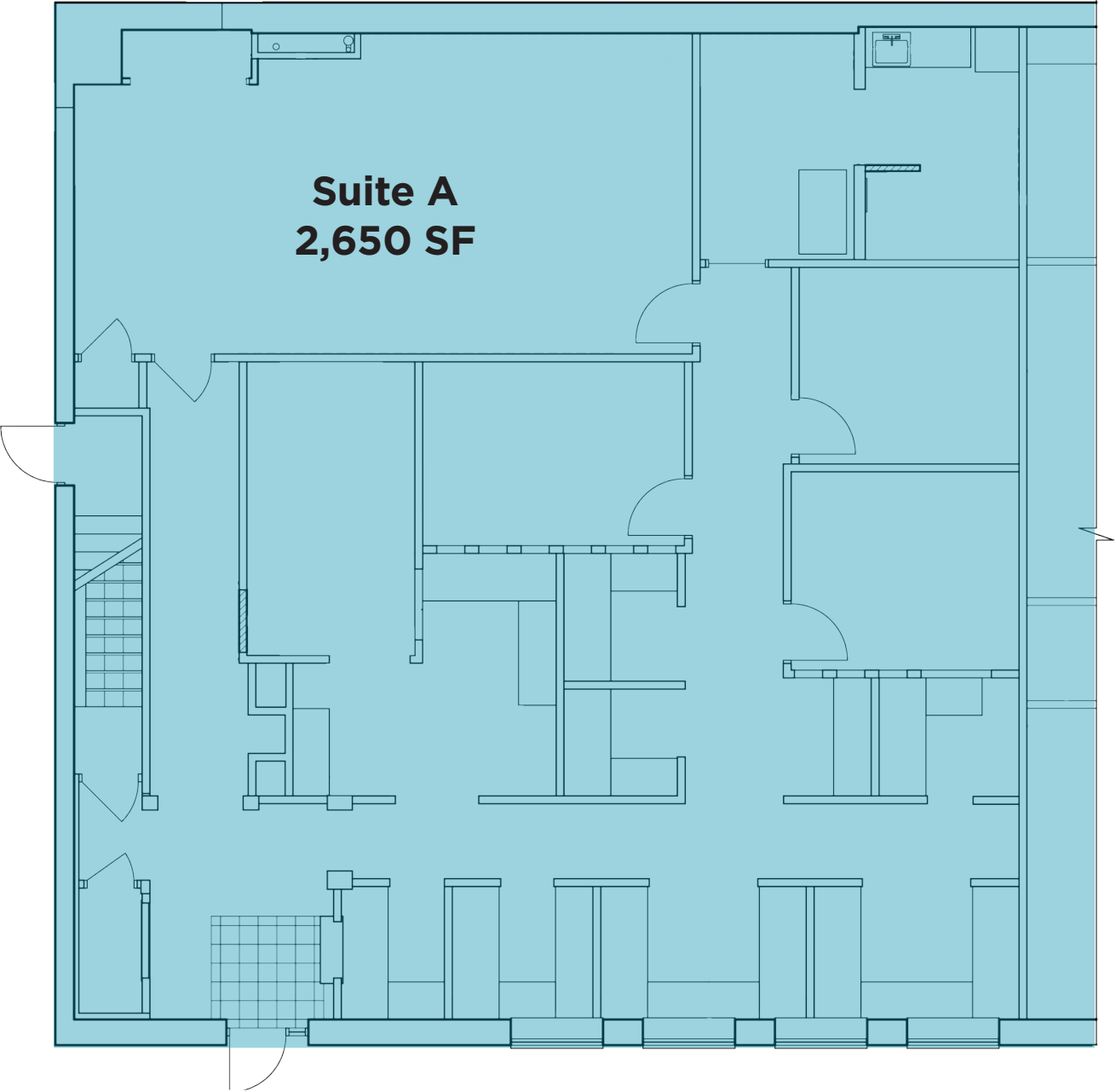
- 2,650 SF of first floor retail/office space in the heart of Ohio City, Cleveland's fastest growing neighborhood
- Prominent signage opportunity with strong visibility from West 25th and Lorain Avenue
- Steps away from The Great Lakes Brewing Company, Cleveland's West Side Market, INTRO (297 luxury apartments, 98% occupied), Carriage Company mixed use redevelopment, and a variety of restaurants, cafes and retailers
- 10.3M annual visitors to Ohio City neighborhood with over 2,000 new/proposed apartment units in the immediate area



Quick Stats

Total Building SF	5,940 SF
Land Area	0.14 Acres
Year Built/Renovated	1890/1995
# of Floors	Three (3)
Lease Rate	Contact Broker

Floor Plan



Property Photos



OHIO CITY

Roaming Biscuit
DOG BAKERY
LUCA'S BAKERY
BOUTIQUE
Avalon
EXPERIENCE
PATRON SAINT

BEE T JAR
CONDADO

CO HATCH

haven
NAIL STUDIO

CHURCH + STATE
CORUS 45
gxo great lakes
GREEN OPAL
TAGAL

The Music Settlement

SOUCY
BREW WORKS

RISING STAR
Coffee roasters

BANANA BLOSSOM
ITALIAN CUISINE

WOODHOUSE BREWING

KeyBank

IRISHTOWN BEND PARK

SEVEN WISKEY

TRANSFORMER STATION

Lutheran Hospital
a Cleveland Clinic Hospital

FABLETOP
HEAD UP CAFE

OHIO CITY BURRITO

M
MOMENTUM

CHIPOTLE
MEXICAN GRILL

MARKET & GARDEN BREWERY

PINS

CHELOACH

TOWN HALL

MARKET & GARDEN BREWERY

WEST SIDE MARKET

Hooples

RTA

Garrett Morgan School of Science

2510 Market Ave

Johnny mango
WINE & CO.

phoenix
COFFEE CO.

Heck's CAFE

GREAT LAKES
BREWING

Bartleby

boaz
cafe

AVO

INTRO

STARBUCKS COFFEE

EDDA
COFFEE ROASTERS

LE BURGER
CLEVELAND

BANK OF AMERICA

SMTHZ
CONTRAST THERAPY STUDIO

SAINT JOSEPH'S HIGH SCHOOL
CLEVELAND • 1888

Wendys

CLEVELAND PUBLIC LIBRARY

GROCERY

M
MARATHON

planet fitness

W 44th ST

LORAIN AVE

FULTON RD

W 25th ST

T AVE

VD

2

Residential in the Area


Over 6,800 units built since 2016
 Over 1,200 units under construction
 Average Rent: \$2.20/SF

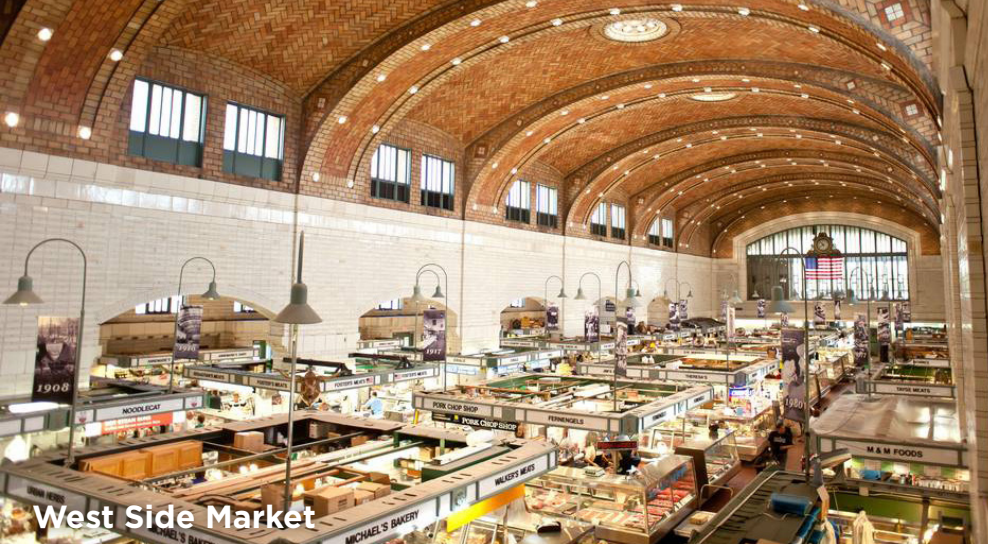


OHIO CITY		UNITS
1	Church & State	161
2	Clinton West	70
3	The Dexter	116
4	The Edison	306
5	Edge 32	62
6	Franklin West	24
7	Intro	300
8	Mariner's Watch	62
9	Messina	32
10	The Quarter	232
11	The Quarter Phase II	79
12	The Quarter Phase 3	80
13	Tinnerman Lofts	51
14	W. 25th Lofts	83
15	Welleon	127
16	Harbor Row Townhomes	11
17	Intro Phase II	TBD
18	Shoreway Tower	95
19	Voss Redevelopment	130
20	Station 73 at Battery Park	258
21	Bridgeworks	140

TREMONT		UNITS
22	Electric Gardens	130
23	The Lincoln	82
24	The Parallax	9
25	Scranton Carriage Works	7
26	Tapan Apartments	95
27	APL Apartments	95
28	TREO	171
29	West 20th Apartments	80
30	Abbey Avenue Apts	132

DOWNTOWN		UNITS
31	The Athlon at The CAC	164
32	The Beacon	187
33	Euclid Grand	240
34	Flats East Bank - Ph. 3	309
35	The Garfield	125
36	Harbor Verandas	16
37	The Leader Building	220
38	The Lumen	318
39	The May	308
40	Reserve Square	980
41	Residences at Halle	122
42	Residences at Terminal Tower	303
43	Standard Building	281
44	The Statler	295
45	W. 9th Lofts	12
46	Worthington Yards	98
47	Public Square North	281
48	Thunderbird	300
49	The Peninsula	316

 Proposed



West Side Market



Great Lakes Brewing



Forest City Shuffleboard

Ohio City

Ohio City, one mile west of Downtown Cleveland, is buzzing with energy. In this trendy neighborhood, there's always something going on, especially on West 25th Street. This street is lined with popular dining from high-end cocktail bars and beer gardens to farm-to-table restaurants and unbeatable entertainment hubs with Ohio City's signature artsy feel. One of the most notable landmarks is the 100-year-old West Side Market. With over one million visitors annually, the West Side Market is loved by tourist and locals, with all the fresh meats, cheeses, fruits, veggies, baked goods, flowers, gifts, and crafts from over 100 locally owned and independent businesses. Rated the #2 suburb in Cleveland, Ohio City is home to over 250 local businesses, 60 of which are new in the last three years.

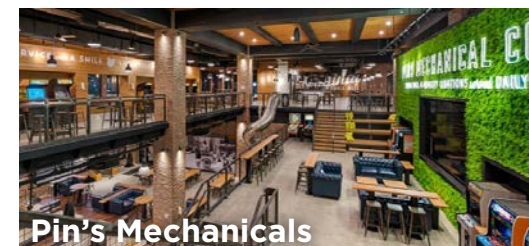
Attractions



Mitchell's Ice Cream



Market Garden



Pin's Mechanicals



Ohio City Farm



2510 MARKET AVENUE CLEVELAND, OH 44113

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