



FORMER SCHOOL BUILDING AVAILABLE FOR SALE

35781 Stevens Blvd | Eastlake, OH 44095

40,458 SF former school building located on 9 acres

Ideal for educational use or new development

Allegro

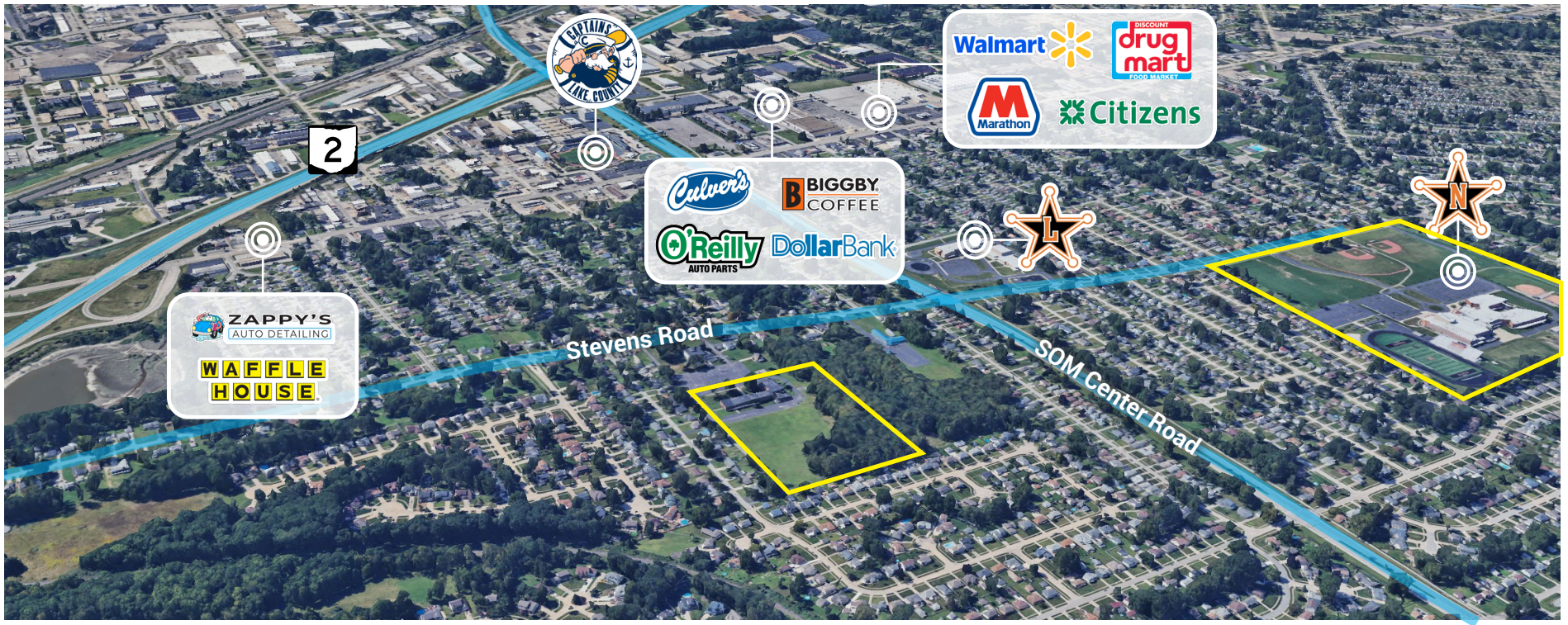
HIGHLIGHTS

- 40,458 SF former school building available for sale
- The building offers the following layout:
 - 20 classrooms
 - Gymnasium
 - Commercial kitchen
 - Cafeteria
 - Administrative offices
- Property consists of approximately 9 acres of land, offering a compelling redevelopment or expansion opportunity
- Current layout ideal for education, training, religious, residential conversion, or mixed-use redevelopment uses
- Located in a dense commercial coordinator, located approximately 1-mile from Ohio State Route 2

PROPERTY DETAILS

Address	35781 Stevens Blvd, Eastlake, OH 44095
List Price	\$1,350,000
Price/SF	\$33.37
Price/Acre	\$150,000
Building SF	40,458
Acreage	Approx. 9
Year Built	1963
Zoning	R-75 (One-Family "75")
# of Parking Spaces	87
Parcel #'s (29)	34-A-012-B-00-052-0; 34-A-012-D-00-023-0; 34-A-012-D-00-022-0; 34-A-012-D-00-021-0; 34-A-012-D-00-020-0; 34-A-012-D-00-019-0; 34-A-012-D-00-018-0; 34-A-012-D-00-017-0; 34-A-012-D-00-016-0; 34-A-012-D-00-015-0; 34-A-012-D-00-014-0; 34-A-012-D-00-013-0; 34-A-012-D-00-012-0; 34-A-012-D-00-011-0; 34-A-012-D-00-010-0; 34-A-012-D-00-037-0; 34-A-012-D-00-036-0; 34-A-012-D-00-035-0; 34-A-012-D-00-034-0; 34-A-012-D-00-033-0; 34-A-012-D-00-032-0; 34-A-012-D-00-031-0; 34-A-012-D-00-030-0; 34-A-012-D-00-029-0; 34-A-012-D-00-028-0; 34-A-012-D-00-027-0; 34-A-012-D-00-026-0; 34-A-012-D-00-025-0; 34-A-012-D-00-024-0

RETAILER AERIAL



PARCEL MAP



DEMOGRAPHICS

Population

1 Mile	7,700
3 Mile	59,217
5 Mile	115,878

Median Age

1 Mile	44.10
3 Mile	44.70
5 Mile	43.90

Average HH Income

1 Mile	\$78,846
3 Mile	\$87,279
5 Mile	\$86,675

Median Home Value

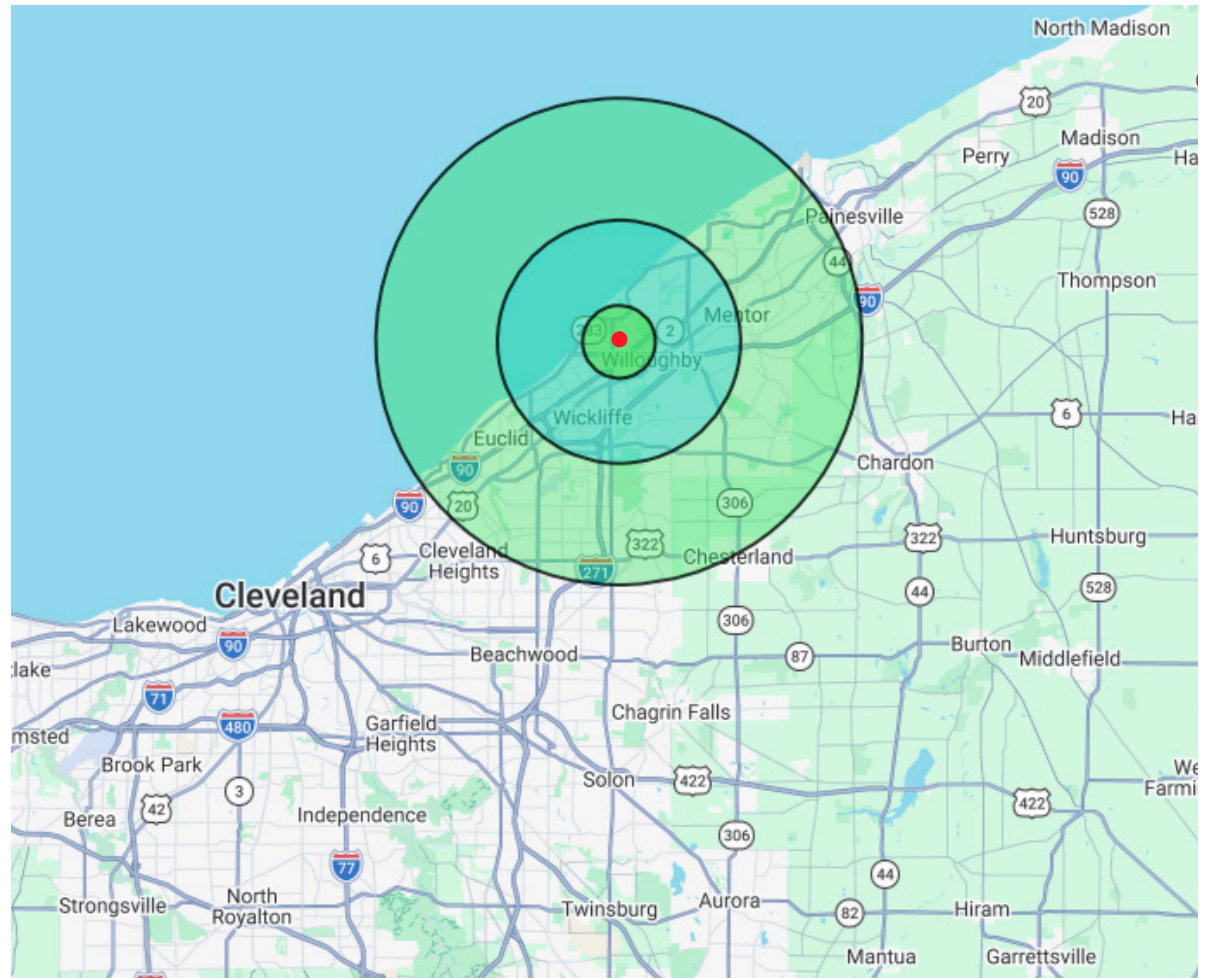
1 Mile	\$164,938
3 Mile	\$182,360
5 Mile	\$186,994

Median Year Built

1 Mile	1959
3 Mile	1963
5 Mile	1965

Average HH Size

1 Mile	2.20
3 Mile	2.10
5 Mile	2.10



EXTERIOR PHOTOS



INTERIOR PHOTOS



MARKET OVERVIEW



Eastlake is a strategically positioned Lake County community with a long standing industrial and manufacturing foundation, supported by strong healthcare, retail, and logistics employment. Manufacturing remains the city's largest employment sector, accounting for roughly 19% of the workforce, complemented by healthcare and social assistance at over 15%, reflecting a stable, diversified labor base. Its location along the I 90 corridor provides convenient access to Cleveland, Mentor, and the broader Northeast Ohio market, making Eastlake an efficient choice for industrial, service, and workforce oriented commercial users.

Eastlake is home to approximately 17,400 residents and offers an affordable, stable community profile with a median household income of about \$62,000 and retail sales exceeding \$247 million annually, supporting steady local consumer demand. High homeownership, a skilled blue and white collar workforce, and proximity to larger employment centers enhance the city's appeal for flex industrial, neighborhood retail, medical office, and service oriented development. Eastlake's balance of affordability, infrastructure access, and economic stability positions it as a reliable value driven market within the Cleveland Elyria Mentor metro area.

LISTED BY:

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