

Freestanding Building in The Heart of Midtown

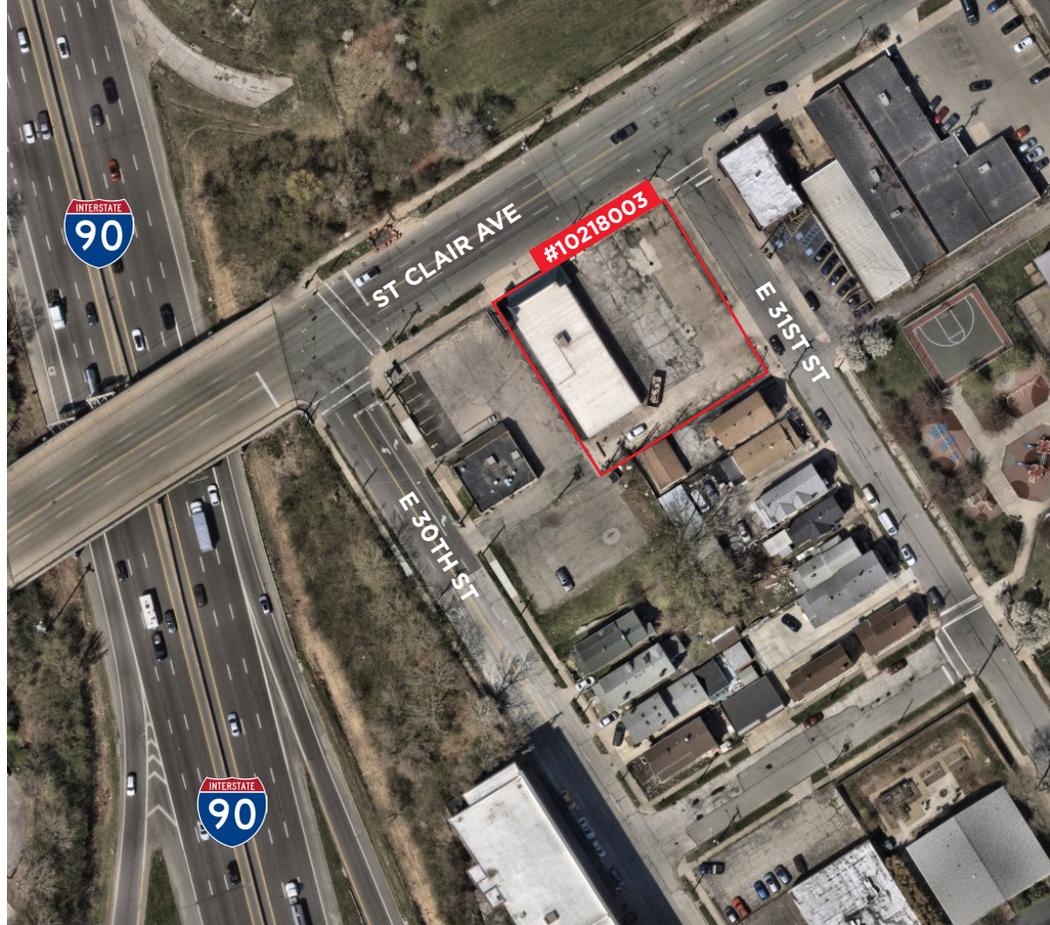
For Sale | 3040 St Clair Ave NE, Cleveland, Ohio 44114



3040 St Clair Ave NE

- Freestanding commercial building for sale in the heart of Midtown
- Flexible building layout and zoning code allows for a wide range of uses
- Sitting on 0.47 acres with approximately 35 parking spaces
- Perfect for investor-owners or operators seeking to capitalize on redevelopment upside in a revitalizing urban corridor
- Close proximity to I-90
- Excellent opportunity for a restaurant conversion

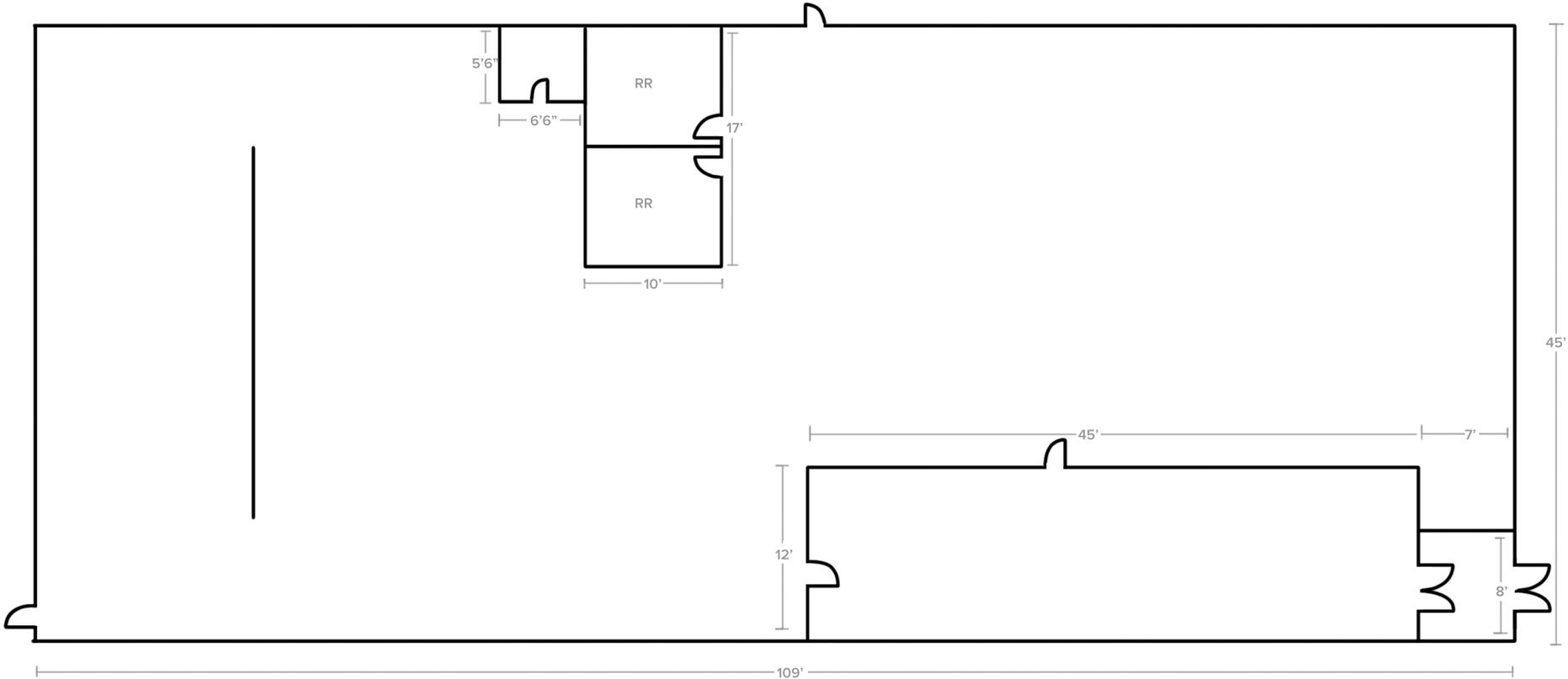
Sale Price: \$450,000



Quick Stats

Building Size	4,905 SF
Year Built	1977
Land Area	0.47 AC
Parking Spaces	35 Surface
Clear Height	11'6"
Column Spacing	Clear Span
Drive-In Doors	To-Suit
Power	Ample

Floor Plan



4,905 SF



ST CLAIR AVE



ADDISON RD



SUPERIOR AVE



ST CLAIR AVE



E 55TH ST



SUPERIOR AVE



3040 St. Clair Avenue NE

PAYNE AVE





CLEVELAND, OHIO

The city of Cleveland, located on the southern shore of Lake Erie, is a historic and culturally rich metropolis known for its industrial roots, vibrant arts scene, and diverse neighborhoods. Once a manufacturing powerhouse, Cleveland has evolved into a hub for healthcare, education, and innovation while maintaining its blue-collar spirit. The city is home to world-renowned institutions such as the Cleveland Clinic, the Rock & Roll Hall of Fame, and the Cleveland Museum of Art. With a strong sports culture, scenic lakefront parks, and a growing culinary scene, Cleveland offers a dynamic blend of history and modern development.

MidTown, situated between Downtown Cleveland and University Circle, is a rapidly transforming neighborhood that serves as a key connector between the city's commercial and cultural districts. Historically an industrial and commercial corridor, MidTown has seen significant investment and revitalization in recent years, bringing new businesses, residential developments, and public spaces to the area. It is home to a diverse mix of organizations, from tech startups and healthcare institutions to arts and entertainment venues. Landmarks such as the Agora Theatre, the Cleveland Foundation headquarters, and the MidTown Tech Hive highlight the neighborhood's commitment to innovation and community engagement. With ongoing redevelopment efforts, MidTown continues to evolve as a vibrant and inclusive district fostering business growth and cultural activity.

MidTown Neighborhood

MidTown is home to more than 650 organizations, including 50 nonprofits, 12 design and architecture firms, 75 health tech and high tech ventures, dozens of manufacturers, and hundreds of small businesses. More than 180,000 people work in MidTown and over 2,000 residents call MidTown home.

11
Corp. Headquarters

650
Organizations

180,000
Employees

ECONOMY

Population growth numbers within CBD

5,600
in 2000

9,467
in 2010

12,908
in 2020

15,592
in 2024

16,798
Projected 2029

4.6%
Historic Growth



MSA

2,171,877

34th Largest MSA in the US

MSA GDP

173,135.607

Nearly 50% of US Population
Lives within 500 miles of NEO

CSA

3,750,887

18th Largest CSA in the US

DOWNTOWN CLEVELAND STATISTICS

Data from 1 mile of public square

Average Age	29.8	Apartment Occupancy	Historically +97%
HH Income over \$100,000	30%	Water Access	Lake & River Front
White collar Workers	88.4%	Sports Team	3 Professional
Median Age of Housing Structures	58.5 Years	Construction Projects	\$2.5B Underway
Housing Structures over 50 Units	63.3%		

TOP EMPLOYERS

From Cleveland Crain's 2024 Book of Lists

Cleveland Clinic

45,673

Healthcare

Group Management Services Inc. 33,972

Employment Services Firm

Minute Men Cos.

26,578

Staffing Services

University Hospitals

25,029

Healthcare

Amazon

20,000

Online Retailer

MAJOR HEADQUARTERS IN NEO



FORTUNE 500



LARGEST IN NEO



HEALTHCARE CAPITAL

Cleveland is the #1 Concentrated Area of Hospitals and Medical Research Centers in the Nation



- #1 Hospital for Heart Care in US
- #3 Hospital in the Nation
Us News & World Best Hospitals Report
- #2 Best Hospital in the World
Newsweek
- 50,846 Employees
- 13.8% YOY Increase
- 2.4 Million Unique Patients
- 18 Hospitals
- 20 Patient-Centered Institutes



- #2 Hospital in Cleveland
- #3 Hospital in Ohio
- #11 Hospital in Pediatric Orthopedics in the Nation
Us News & World Best Hospitals Report
- 24,462 Employees
- 1.1 Million Unique Patients
- 18 Hospitals
- 3 Joint Ventures



- \$1B New Construction Main Campus Completed in 2023
- #7 Best Physical Rehabilitation Centers
Newsweek
- 6,979 Employees
- 1.5 Million Unique Patients
- 1 Hospitals
- 19 Medical Centers

TRANSPORTATION

METRO HEALTHLINE

The HealthLine, recognized by the Institute of Transportation and Policy as North America's premier bus rapid transit system, celebrated its 10th anniversary in 2018. Operating 24/7, it seamlessly connects Downtown Cleveland and University Circle—home to Ohio's first and fourth-largest employment hubs.

This bus rapid transit service transforms Historic Euclid Avenue into a pedestrian- and transit-friendly corridor, blending the city's rich history with modern landmarks like The Beacon and The Lumen. Enhancements include dedicated bus lanes, upgraded hybrid-electric vehicles, and synchronized traffic signals for peak-hour efficiency.

RTA RAPID

Cleveland's light rail system—comprising the Blue, Green, and Waterfront lines—runs every 15 minutes, providing convenient access to key entertainment and cultural destinations, including the Flats, FirstEnergy Stadium, Great Lakes Science Center, and the Rock & Roll Hall of Fame.

DOWNTOWN TROLLEY

Offering free rides throughout downtown, the trolley service connects all major districts and venues. Originally a weekday-only operation, it quickly expanded to evenings and weekends, making parking and city exploration more convenient.

BURKE LAKEFRONT AIRPORT

Located along Cleveland's waterfront, Burke Lakefront Airport offers a safe, hassle-free travel experience with unmatched views of the city skyline. It serves as the region's premier hub for business and private aviation.

PEDESTRIAN & BIKE-FRIENDLY INITIATIVES

With an expanding bike-share program and dedicated bike lanes, Cleveland continues to promote recreation, healthy living, and alternative transportation options.

PORT OF CLEVELAND - AN ECONOMIC DRIVER

One of the largest ports on the Great Lakes, the Port of Cleveland plays a vital role in regional commerce and infrastructure:

- **20,273 jobs** supported by maritime activity
- **\$3.5 billion** in total economic impact (Port of Cleveland, 2021)
- **13 million tons** of cargo transported annually
- **\$4.5 billion** in bonds issued
- **\$6.1 billion** leveraged in construction
- **150+ projects** since 1993

The port offers multiple financing and tax-exemption opportunities, including sales-tax breaks for new construction materials.

KEY IMPORTS & EXPORTS

- **Bulk Cargo:** Iron ore, limestone, cement, salt
- **Breakbulk & Project Cargo:** Capital equipment, heavy machinery, power generators, steel, wind turbines
- **Containers** for various goods

Located on Lake Erie, Cleveland is one of four major U.S. cities on the Great Lakes, benefiting from access to fresh water and international shipping routes.

CLEVELAND NATIONAL AIR SHOW

Hosted annually over Labor Day weekend, the Cleveland National Air Show features breathtaking performances by the U.S. Navy Blue Angels and the U.S. Air Force Thunderbirds.

AIRPORTS SERVING THE REGION

- Cleveland Hopkins International Airport
- Akron-Canton Airport
- Cleveland Burke Lakefront Airport

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