

OHIO CITY SPACE AVAILABLE FOR LEASE

# 2510 MARKET AVENUE

CLEVELAND | OHIO





# PROPERTY OVERVIEW

2,650 SF  
FIRST FLOOR SPACE

\$21.00 NNN  
ASKING RENT PER SF

466 SF  
LOWER LEVEL SPACE

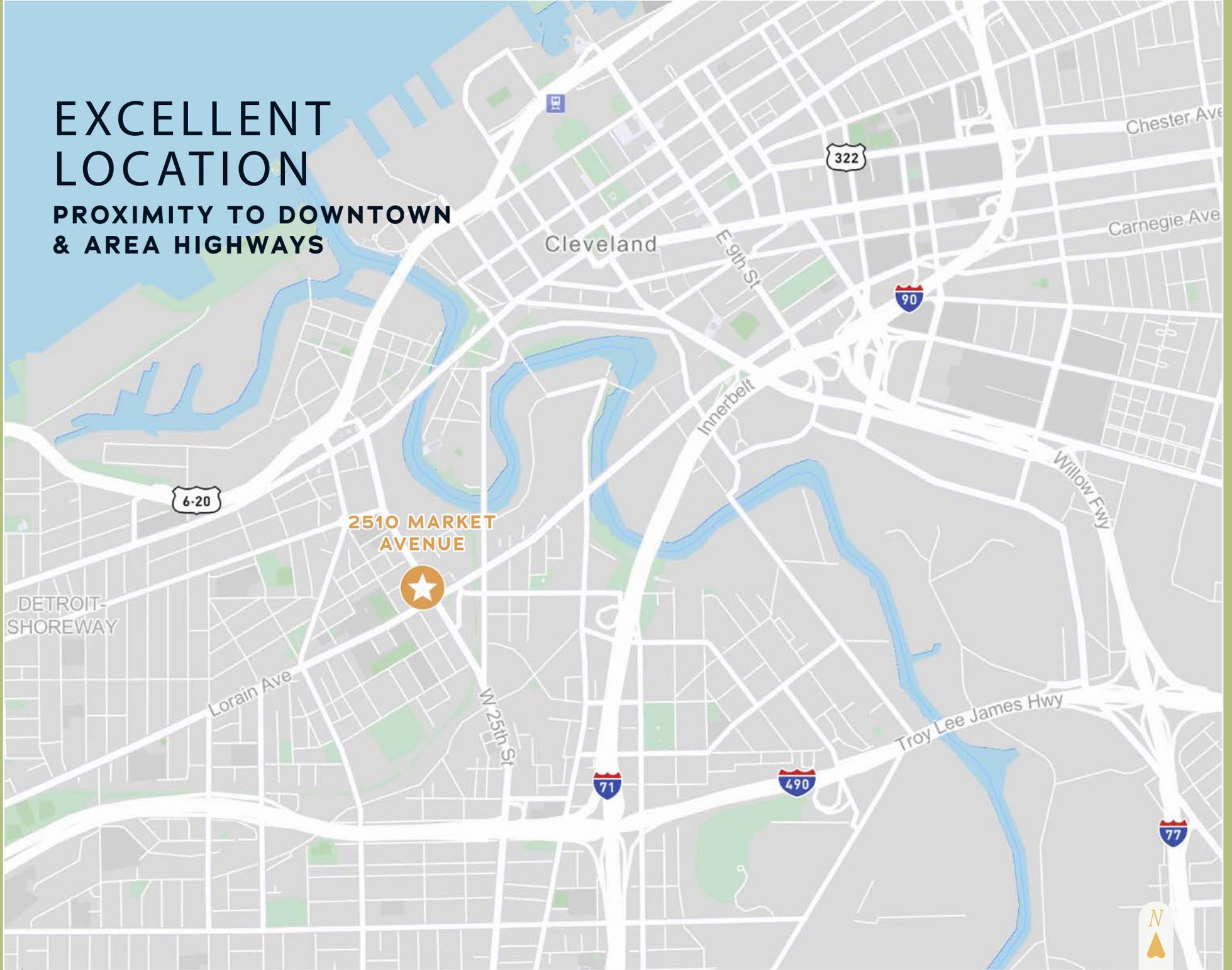
\$11.25 NNN  
ASKING RENT PER SF

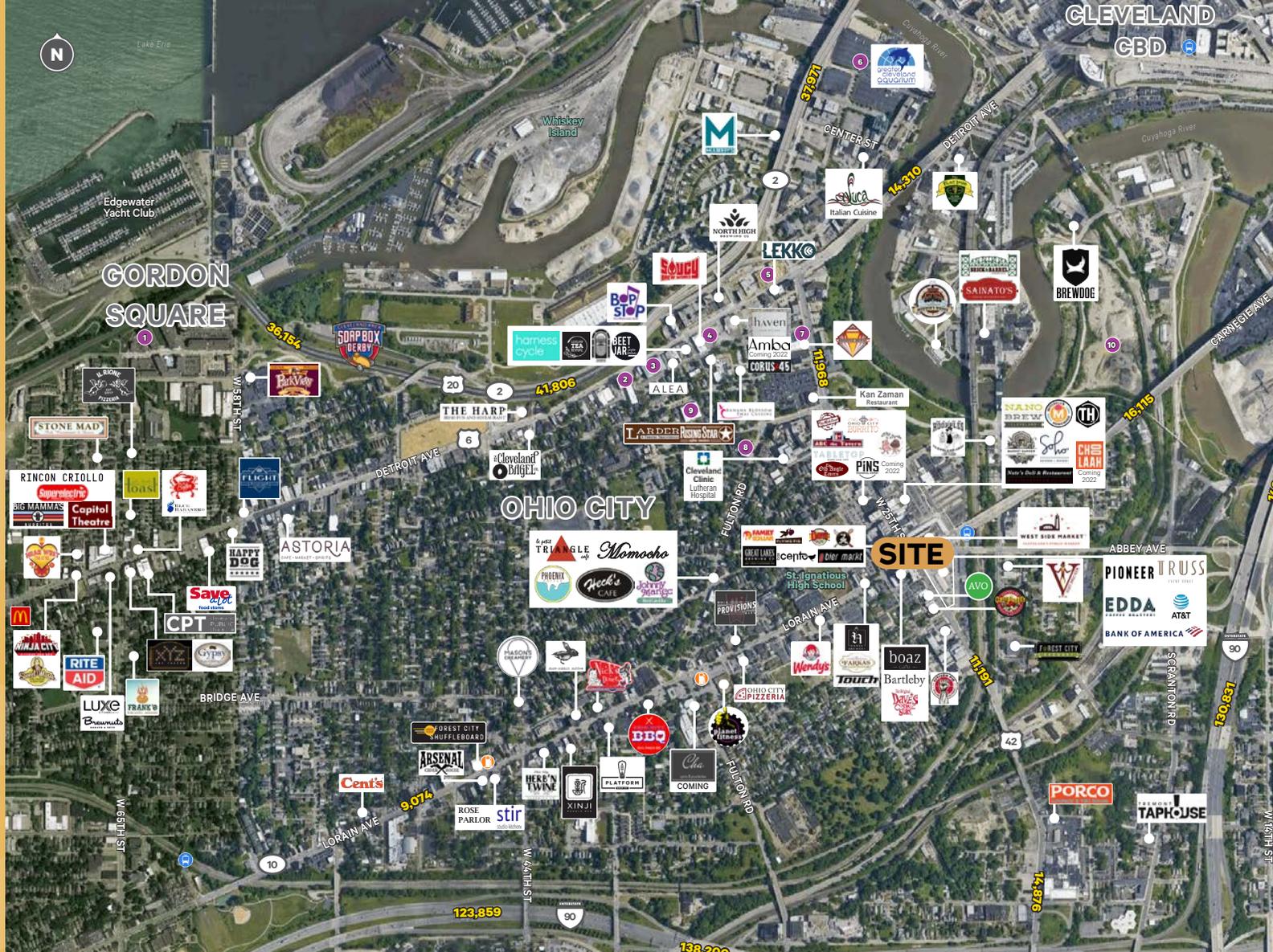


- + Retail/Office/Medical Use
- + Excellent Location: Adjacent to The Great Lakes Brewing Company & across the street from the West Side Market
- + Exterior signage available
- + Significant neighborhood amenities within Ohio City
- + Dominant gentrified trade area in the City of Cleveland

# EXCELLENT LOCATION

PROXIMITY TO DOWNTOWN  
& AREA HIGHWAYS





# 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)

1. Key Tower - 1425,00 SF
2. 200 Public Square - 1270,204 SF
3. Carl B. Stokes U.S. Courthouse - 800,000 SF
4. PNC Center - 789,491 SF
5. Tower at Erieview - 760,339 SF

**NEW RESIDENTIAL DEVELOPMENTS**  
 18 Hotels/2,798 Rooms  
 (Source, CoStar)

1. The Edison (306)
2. Edge (62)
3. Mariner's Watch (62)
4. Church & State (161)
5. The Quarter (232)
6. Nautica Waterfront District (664)
7. W 25th Street Lofts (83)
8. Franklin Circle (119)
9. Clinton West (70)
10. Thunderbird (330)

**MAJOR EMPLOYERS**

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

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### 2025 DEMOGRAPHICS 3 MILE RADIUS

107,817  
POPULATION

6,780  
BUSINESSES

\$70,752  
AVG. HOUSEHOLD  
INCOME

\$220,025  
AVG. HOUSING VALUE  
(OWNER OCCUPIED)

74,963  
POPULATION  
25 & OVER



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