

**FOR SALE**

# PRIME Land at Signalized Intersection or Building for Sale

**1910 CARNEGIE AVE**  
Cleveland, Ohio 44115

**PRESENTED BY:**

**JERRY FIUME, SIOR, CCIM**  
Managing Director  
jerry.fiume@svn.com

**NICHOLE BOOKER, PHD**  
Senior Advisor  
C: 330.475.5500  
nichole.booker@svn.com

**OLIVIA REICHENBACH**  
Associate Advisor  
C: 440.781.2811  
olivia.reichenbach@svn.com



# 1910 CARNEGIE | OFFERING SUMMARY



## SALE SUMMARY

<b>SALE PRICE:</b>	Subject to Offer
<b>BUILDING SIZE:</b>	33,403 SF
<b>LOT SIZE:</b>	+/- 0.8 acres
<b>YEAR BUILT/RENO:</b>	1963/2017
<b>MARKET:</b>	Cleveland (Downtown)
<b>ZONING:</b>	SI-6 + General Retail Semi Industry District
<b>PARKING:</b>	33 Spaces

## DOWNTOWN CLEVELAND HIGHWAY SITE OPPORTUNITY

3-story brick building currently built out as office and ideally located near the Central Interchange, off I-90 at the signalized intersection of Carnegie Ave & E. 19th St in Downtown Cleveland. As part of Cleveland Innerbelt Plan, the current parcel (1.387 acres) will be split and this site will consist of the building on a +/- 0.8 acre site.

**Site may be purchased with the existing building or a pad ready site. Contact broker for more details.**

## HIGHLIGHTS

- Easy access to highways (I-90 & I-77) and public transportation
- Zoned for Semi-Industry (SI-6) and most uses are allowable in General Retail zoning
- Located 13 min (12 mi) from Cleveland Hopkins International Airport
- Nearby: Wolstein Center (across the street); Progressive Field (0.5 mi/12 min walk); Rocket Mortgage Fieldhouse (0.7 mi/15 min walk); Playhouse Square (0.4 mi/8 min walk); Tower City; Rock n Roll Hall of Fame; Cleveland Science Center; Cleveland State.

**JERRY FIUME, SIOR, CCIM**

Managing Director

jerry.fiume@svn.com

**NICHOLE BOOKER, PHD**

Senior Advisor

C: 330.475.5500

nichole.booker@svn.com

**OLIVIA REICHENBACH**

Associate Advisor

C: 440.781.2811

olivia.reichenbach@svn.com

1910 CARNEGIE AVENUE | Cleveland, OH 44115



# DOWNTOWN CLEVELAND | 1910 CARNEGIE AVENUE



**JERRY FIUME, SIOR, CCIM**  
Managing Director  
jerry.fiume@svn.com

**NICHOLE BOOKER, PHD**  
Senior Advisor  
C: 330.475.5500  
nichole.booker@svn.com

**OLIVIA REICHENBACH**  
Associate Advisor  
C: 440.781.2811  
olivia.reichenbach@svn.com

1910 CARNEGIE AVENUE | Cleveland, OH 44115



# INTERIOR BUILDING PHOTOS



**JERRY FIUME, SIOR, CCIM**  
 Managing Director  
[jerry.fiume@svn.com](mailto:jerry.fiume@svn.com)

**NICHOLE BOOKER, PHD**  
 Senior Advisor  
 C: 330.475.5500  
[nichole.booker@svn.com](mailto:nichole.booker@svn.com)

**OLIVIA REICHENBACH**  
 Associate Advisor  
 C: 440.781.2811  
[olivia.reichenbach@svn.com](mailto:olivia.reichenbach@svn.com)

# DEMOGRAPHICS MAP & REPORT

## POPULATION

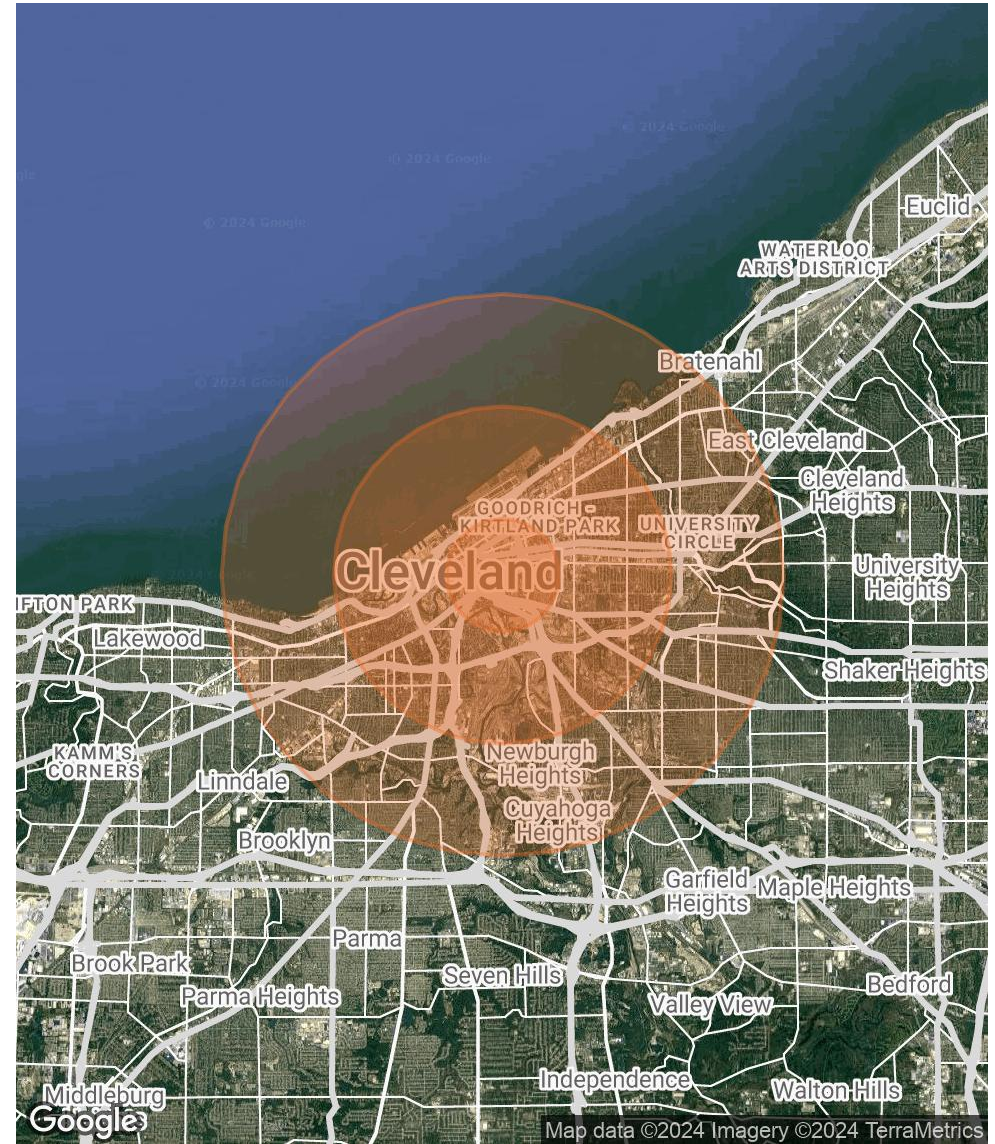
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,756	82,437	256,586
AVERAGE AGE	30.3	33.5	36.0
AVERAGE AGE (MALE)	27.6	32.9	34.5
AVERAGE AGE (FEMALE)	32.0	34.4	37.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,385	48,214	144,283
# OF PERSONS PER HH	1.8	1.7	1.8
AVERAGE HH INCOME	\$35,979	\$42,671	\$40,716
AVERAGE HOUSE VALUE	\$63,246	\$110,914	\$93,209

## TRAFFIC COUNTS (VPD)

CARNEGIE AVE	14,700/day
I-90	138,500/day
I-77	58,700/day
ORANGE AVE	28,700/day



**JERRY FIUME, SIOR, CCIM**

Managing Director

jerry.fiume@svn.com

**NICHOLE BOOKER, PHD**

Senior Advisor

C: 330.475.5500

nichole.booker@svn.com

**OLIVIA REICHENBACH**

Associate Advisor

C: 440.781.2811

olivia.reichenbach@svn.com

# A Campus Within the City



**JERRY FIUME, SIOR, CCIM**  
Managing Director  
jerry.fiume@svn.com

**NICHOLE BOOKER, PHD**  
Senior Advisor  
C: 330.475.5500  
nichole.booker@svn.com

**OLIVIA REICHENBACH**  
Associate Advisor  
C: 440.781.2811  
olivia.reichenbach@svn.com

## ABOUT CLEVELAND, OHIO



### **JERRY FIUME, SIOR, CCIM**

Managing Director  
jerry.fiume@svn.com

### **NICHOLE BOOKER, PHD**

Senior Advisor  
C: 330.475.5500  
nichole.booker@svn.com

### **OLIVIA REICHENBACH**

Associate Advisor  
C: 440.781.2811  
olivia.reichenbach@svn.com

1910 CARNEGIE AVENUE | Cleveland, OH 44115

## ABOUT CLEVELAND, OHIO

Located along the southern shore of Lake Erie, is a dynamic city known for its rich history, vibrant culture, and diverse array of attractions. Cleveland is home to education, healthcare, and innovation, world-class universities, medical institutions, and research centers. Diverse neighborhoods offer residents various housing options ranging from historic homes to modern condos and apartments in downtown's emerging districts.

The city's skyline includes structures like the Terminal Tower and Key Tower, reflecting its industrial past and modern revitalization. Playhouse Square, the largest performing arts center outside of New York City, hosts Broadway shows, concerts, and theatrical performances. The Cleveland Museum of Art, renowned for its extensive collection spanning thousands of years and The Rock and Roll Hall of Fame celebrates the city's musical legacy,

Cleveland Metroparks, known as the "Emerald Necklace," offers miles of hiking and biking trails, scenic picnic areas, and waterways perfect for kayaking and fishing. Edgewater Park and Huntington Beach provides shores and great views of Lake Erie, while the Cleveland Metroparks Zoo and Botanical Garden offer family-friendly attractions and educational programs.

The West Side Market remains a beloved destination for food enthusiasts, offering a marketplace filled with fresh produce, meats, cheeses, and international fare. Cleveland has passionate fan bases for its professional sports teams like the Cleveland Browns, Cleveland Cavaliers, and Cleveland Guardians.

## NEW & FUTURE DEVELOPMENT

- Sherwin Williams Global HQ, Cross Country Mortgage HQ, Cleveland Police HQ
- Cleveland State University Master Plan
- Rock & Roll Hall of Fame & Museum expansion
- Cleveland Clinic Global Peak Performance Center (Cavs training facility)
- Bedrock riverfront development
- Many apartment and mixed-use redevelopment projects & more