



# Mixed-Use Investment in Tremont

For Lease or Sale: 2280 West 10th Street, Cleveland, Ohio 44113



### PROPERTY HIGHLIGHTS

- Mixed use owner/user or value-add investment opportunity located in the heart of Tremont, one of Cleveland's most walkable and sought-after neighborhoods
- 2,200 SF triplex property with retail, office, and residential income potential
- 518 SF - 1,025 SF street level retail/office space with direct frontage on West 10th and Literary Avenue
- Flexible layout allowing for owner-occupancy, live/work, or full investment use
- Full basement ideal for tenant storage, inventory, or back-of-house use
- Opportunity to activate outdoor space as courtyard/patio seating for retail users
- Minutes to Downtown Cleveland, Ohio City, and major highway access

**SALE PRICE:** CONTACT BROKER

**LEASE RATE:** CONTACT BROKER

# TREMONT

Artsy, residential Tremont has gourmet sandwich bars, craft coffee shops amid restored Victorian homes, with hip galleries showcasing local talent and boutiques stocking clothes by edgy young designers. Local landmarks include the striking Slavic-style church, St. Theodosius Russian Orthodox Cathedral, and a museum dedicated to the 1980s movie “A Christmas Story”.



Building SF	2,206 SF
Floors	3
Buildings	1
Year Built	1980
Land Area	0.04 AC

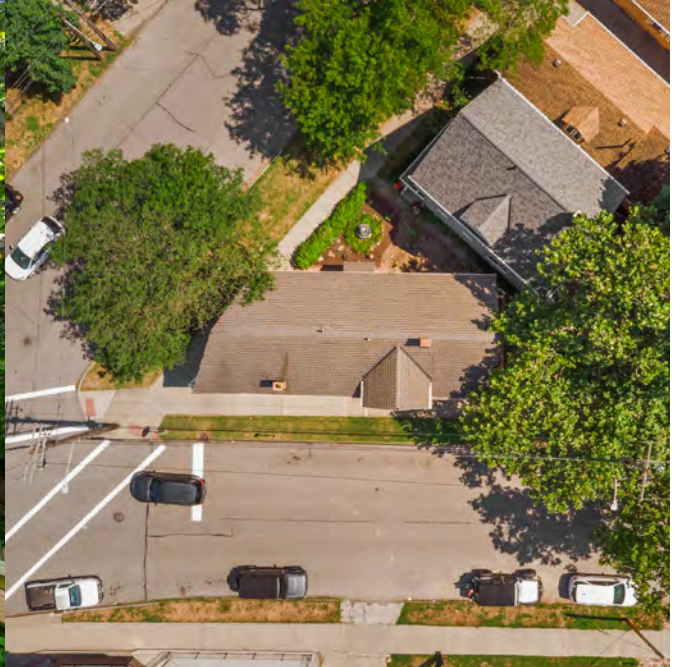
# Floor Plan











# Experience Tremont

Ohio City  
1.1 Miles

Downtown  
Cleveland  
2.3 Miles

Tremont  
Cityside  
Ballroom

Loop

STEAK

Martha on  
the Fly

Climb  
Cleveland

HI DRY

Sona  
Beauty Bar

barri

POUR

Baltr

Professor  
Market

DANTE

Ginko

2280 West 10th St.  
Cleveland, OH 44113

W 10th St

Literary Rd

Professor Ave

GRACE  
HOSPITAL

EN FLIQUE

LIT

Northeast Ohio  
College  
Preparatory  
School

Paul Duda  
Gallery

Equinox  
IN TREMONT

RISEING STAR  
coffee roasters

THE  
SPOTTED  
OWL

Civilization  
Cafe

Urbane  
Society  
Salon

THE  
VEGAN  
COMFORT  
KITCHEN

Bourbon  
Street Barrel  
Room

Imposters  
Theater

Kaiser  
Gallery

Lincoln Park

Corner 11 Bowl

RCFGROUP

Cleveland  
Library

TV FUN

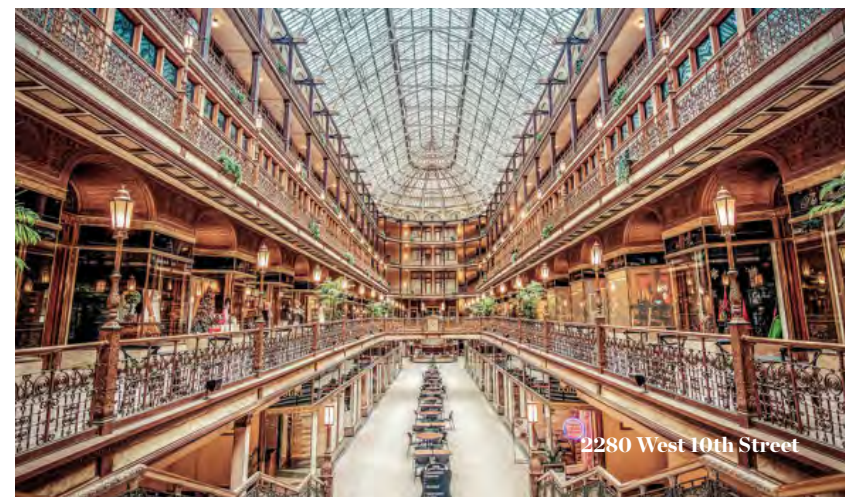
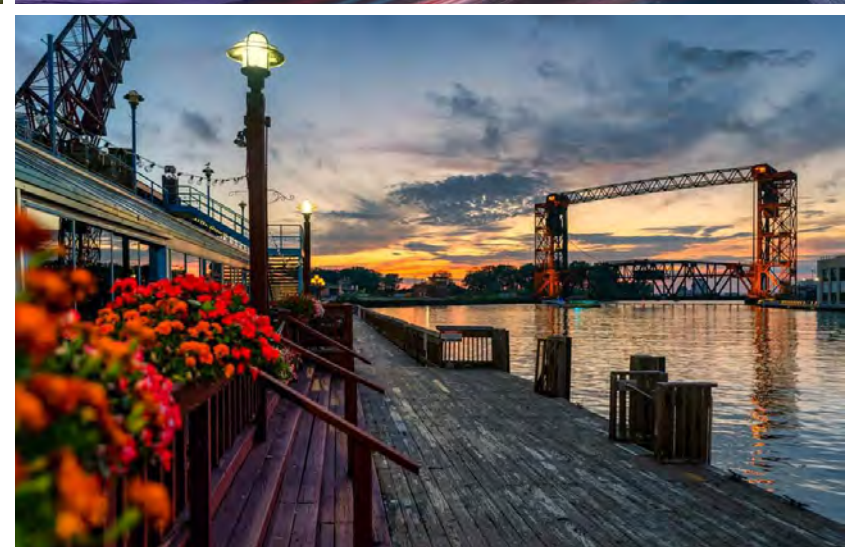
STREET MARKET



# CLEVELAND

Cleveland, Ohio is a bustling city with a diverse economy and a rich history. The city is home to numerous Fortune 500 companies, including KeyBank, Sherwin-Williams, and Parker Hannifin, as well as many smaller businesses. This, combined with a well-educated workforce and a low cost of living, makes Cleveland an attractive destination for companies looking to expand or relocate. The city's central location and strong transportation infrastructure, including highways, airports, and a large port on Lake Erie, make it easy for businesses to connect with customers, suppliers, and markets both within the city and across the country.

Some of the most popular attractions in Cleveland include the Rock and Roll Hall of Fame, the Cleveland Museum of Art, and the Terminal Tower. The city also boasts a thriving food scene, with many delicious restaurants and local food specialties. There are plenty of outdoor activities available as well, such as visiting the Cleveland Metroparks Zoo or the Cleveland Botanical Garden. For sports fans, Cleveland is home to several professional sports teams, including the Cleveland Browns, Cleveland Cavaliers, and Cleveland Indians. Additionally, the city is a hub of cultural events and entertainment, with a vibrant theater district and a variety of music and comedy venues. Whether you're a local or a visitor, Cleveland has something for everyone.



**2280 WEST 10TH STREET  
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