

Ohio City Office Condo for Sale

For Sale | 2104 W 25th Street, Cleveland, Ohio 44113



**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate

W 25th Retail

- 4,000 SF second-floor office condo at 2104 W 25th Street — offered at \$500,000
- Exclusive access via private Chatham entrance
- Massive windows with views of West 25th Street and Ohio City
- Exposed beam-and-brick, blank-canvas space ready for office buildout
- Located directly above the new Good Company Bakehouse (bakery and coffee shop opening soon!)
- Signage opportunity on West 25th Street (17,000 VPD)
- 2-minute walk to West Side Market and Ohio City's bars and restaurants; 3-minute walk to the RTA station

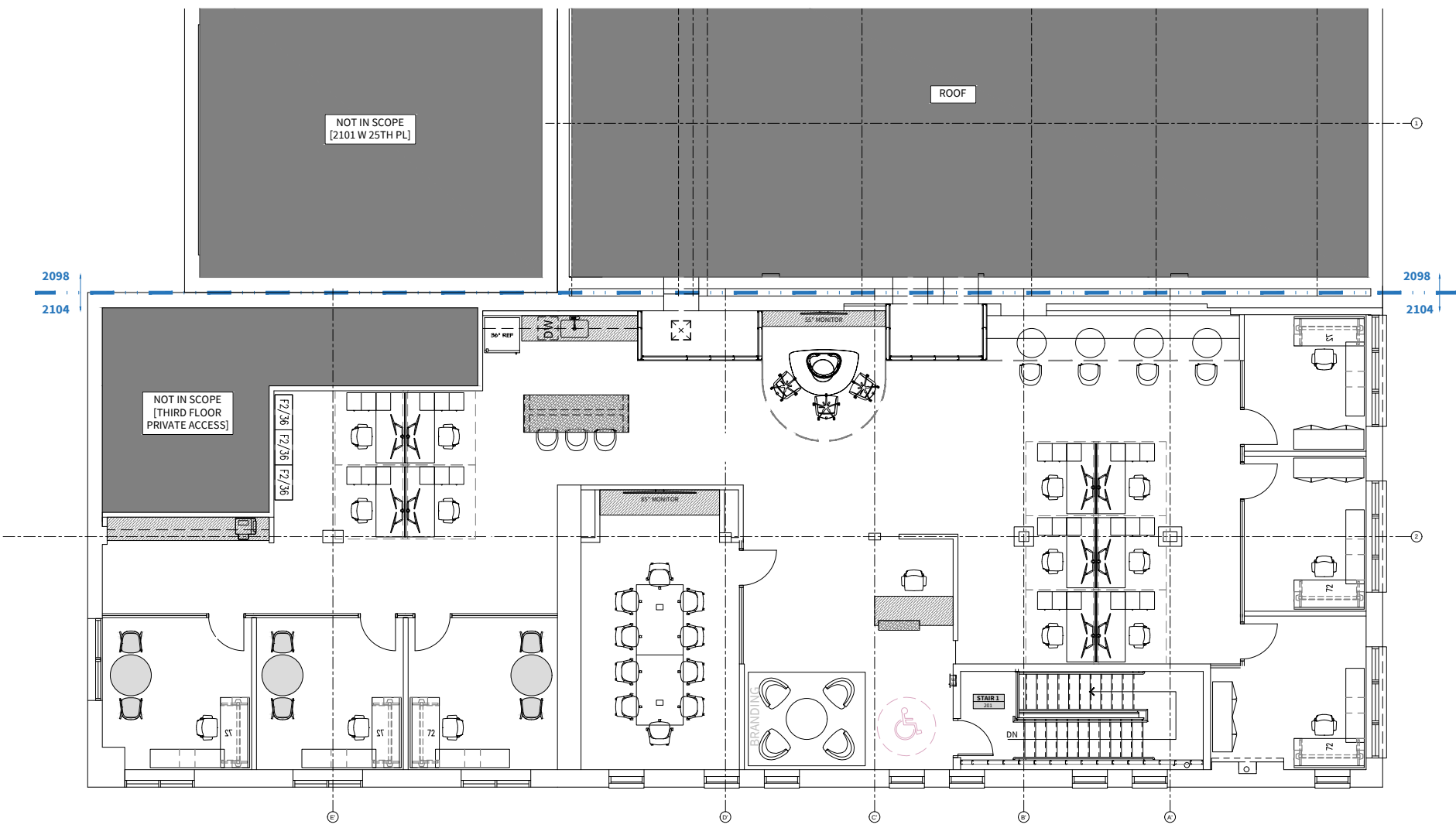
Sale Price: \$500,000



Distance To

I-90	0.7 Miles
Hingetown	0.9 Miles
Tremont	1.2 Miles
Gordon Square	2.5 Miles
Downtown	2.8 Miles

Prospective Office Layout



Storefront Renovation



View from W. 25th Street

Photos



WHISKEY ISLAND

DOWNTOWN CLEVELAND



OHIO CITY

BREWDOG

Irishtown Bend Park

Cleveland Clinic
Lutheran Hospital



INTRO
EDDA
PIIONEER

RTA

Bartleby
boaz
cafe

SITE

W 25th St 17,486 VPD

FOREST CITY

URBAN
PLANTING

TOST
a sandwich cafe

TREO



Sm Valley

Nestle

TREMONT
TAPHOUSE

LEAVENED

Experience Tremont

PARALLAX
RESTAURANT & LOUNGE

HI DRY

harris

GINKO
DANTE

LIT

Sonyon Tree

Crust

Eclectic

IN TREMONT

THE SOUTH

CIVILIZATION

THE SOUTH
COCKTAIL LOUNGE

PROSPERITY
SOCIAL CLUB

grumpy's
cafe

LA BODEGA

90 134,171 VPD

90 147,494 VPD

MetroHealth
Main Campus 1.3 Miles

490

RESIDENTIAL IN THE AREA

Over 6,800 units built since 2016

Over 1,200 units under construction

Average Rent: \$2.20/SF



OHIO CITY		UNITS
1	Church & State	161
2	Clinton West	70
3	The Dexter	116
4	The Edison	306
5	Edge 32	62
6	Franklin West	24
7	Intro	300
8	Mariner's Watch	62
9	Messina	32
10	The Quarter	232
11	The Quarter Phase II	79
12	The Quarter Phase 3	80
13	Tinnerman Lofts	51
14	W. 25th Lofts	83
15	Welleon	127
16	Harbor Row Townhomes	11
17	Intro Phase II	TBD
18	Shoreway Tower	95
19	Voss Redevelopment	130
20	Station 73 at Battery Park	258
21	Bridgeworks	140

TREMONT		UNITS
22	Electric Gardens	130
23	The Lincoln	82
24	The Parallax	9
25	Scranton Carriage Works	7
26	Tapan Apartments	95
27	APL Apartments	95
28	TREO	171
29	West 20th Apartments	80
30	Abbey Avenue Apts	132

DOWNTOWN		UNITS
31	The Athlon at The CAC	164
32	The Beacon	187
33	Euclid Grand	240
34	Flats East Bank - Ph. 3	309
35	The Garfield	125
36	Harbor Verandas	16
37	The Leader Building	220
38	The Lumen	318
39	The May	308
40	Reserve Square	980
41	Residences at Halle	122
42	Residences at Terminal Tower	303
43	Standard Building	281
44	The Statler	295
45	W. 9th Lofts	12
46	Worthington Yards	98
47	Public Square North	281
48	Thunderbird	300
49	The Peninsula	316

Proposed

OHIO CITY AT A GLANCE

Ohio City, one mile west of Downtown Cleveland, is buzzing with energy. In this trendy neighborhood, there's always something going on, especially on West 25th Street. This street is lined with popular dining from high-end cocktail bars and beer gardens to farm-to-table restaurants and unbeatable entertainment hubs with Ohio City's signature artsy feel. One of the most notable landmarks is the 100-year-old West Side Market. With over one million visitors annually, the West Side Market is loved by tourist and locals, with all the fresh meats, cheeses, fruits, veggies, baked goods, flowers, gifts, and crafts from over 100 locally owned and independent businesses. Rated the #2 suburb in Cleveland, Ohio City is home to over 250 local businesses, 60 of which are new in the last three years.

Major Attractions



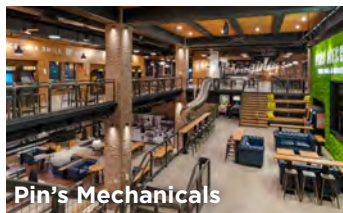
West Side Market



Great Lakes Brewing Co



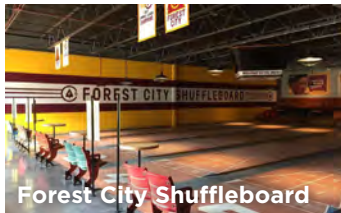
Mitchell's Ice Cream



Pin's Mechanicals



Market Garden



Forest City Shuffleboard

Demographics

44113 AREA CODE | 2024



24,253
POPULATION



33.6
MEDIAN AGE



13,137
HOUSEHOLDS



\$109,171
AVG HOUSEHOLD INCOME



1,732
TOTAL BUSINESSES



24,091
TOTAL EMPLOYEES



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