

7,440 SF 3-LEVEL OWNER USER OPPORTUNITY

2801 BRIDGE AVENUE, CLEVELAND, OHIO 44113

FOR SALE | FOR LEASE

CBRE

PRICE REDUCED!



EXCLUSIVE CONTACTS:

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THE OPPORTUNITY

- Sale Price: \$1,550,000 \$1,450,000
- 7,440 SF 3-story owner-user property with 3rd level leased loft apartment
 - » First Level: 4,200 SF
 - » Second Level: 1,800 SF
 - » Third Level Apartment: 1,400 SF (leased at \$3,350 per month)
- Rare potential owner user situation in the heart of Ohio City (DO NOT CONTACT TENANT)
- The site is positioned next to Daves Supermarket, the only grocery store in Ohio City, and steps from the West 25th restaurant and brewery district
- The space was a former restaurant and has a commercial kitchen with hood system, walk-in cooler, two restaurant-grade fridges, freezer, and dishwashing station
- Completely renovated in 2022: updated HVAC, plumbing, electrical, flooring, surface finishes, and roof
- Exposed brick, exceptional views, custom street facing windows ideal for advertising



Quick Stats - 3 Mile Radius



DAYTIME
POPULATION
170,533



POPULATION
109,098



HOUSEHOLDS
51,306



POPULATION
25 & OVER
75,123



AVG. HOUSEHOLD
INCOME
\$72,035

AERIAL VIEW



BREWDOG
THE COLLINS
AT THE RIVERBEND
TRITON
AT THE FLATS

INTL STATE 90
140,450
VPD

WESTERFORD BLUFFS
APARTMENTS

TREMONT

INTRO

WEST SIDE MARKET
CLEVELAND PUBLIC MARKET

OHIO CITY BURRITO **M** **NANOBREW** **THE GREAT LAKES**
bright side **TOWNHALL** **BAR+ARCADE**

GREAT LAKES
CLEVELAND

Dave's

SITE

SAINT IGNATIUS
Cleveland's Jesuit HS

Bridge Ave

W 28th St = 8,643 VPD

OHIO CITY IS ONE OF THE MOST DYNAMIC NEIGHBORHOODS IN THE STATE OHIO, ITS A HIGH-MOMENTUM INVESTMENT CORRIDOR THAT HAS EXPERIENCED HUNDREDS OF MILLIONS OF DOLLARS FLOWING THROUGH PUBLIC-PRIVATE CATALYTIC PROJECTS—FROM THE \$70 MILLION-PLUS VISIONARY WEST SIDE MARKET TRANSFORMATION AND ADJACENT HISTORIC REDEVELOPMENT ACTIVITY TO BROAD NEIGHBORHOOD REVITALIZATION—BACKED BY STRONG RESIDENTIAL DENSITY GROWTH, DYNAMIC RETAIL DEMAND, AND WALKABLE LIFESTYLE APPEAL THAT DRIVES VALUES AND DEMAND. THIS PROPERTY SITS ADJACENT TO SAINT IGNATIUS HS, WHICH RECENTLY UNDERWENT A \$40 MILLION FACILITY UPDATE IN 2025, AND THE SCHOOL IS CONSIDERED ONE OF THE MOST PRESTIGIOUS HIGH SCHOOLS IN THE COUNTRY.

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AERIAL VIEW



Amba CHURCH + STATE
BANANA BLOSSOM THAI CUISINE
SOUL & BREW WORKS
QUARTER

THE DEXTER APARTMENTS

Cleveland Clinic Lutheran Hospital

DOWNTOWN CLEVELAND
CLEVELAND BROWNS
Rocket Arena
FLATS
Playhouse Square
EAST 4TH
ROCK & ROLL HALL OF FAME
WAREHOUSE DISTRICT
CSU Cleveland State University

THE COLLINS AT THE RIVERBEND
BREWDOG
TRITON AT THE FLATS

SITE

INTRO
bright side
TOWN HALL
OHIO CITY BURRITO
1630 11 BAR ARCADE
NANO BREW
WEST SIDE MARKET

DAVE'S

Bridge Ave

W 28th St - 8,643 VPD

SAINT IGNATIUS
Cleveland - Jesus • 1896

CBRE

AERIAL VIEW

THE DEXTER
APARTMENTS

Cleveland Clinic
Lutheran Hospital

SITE

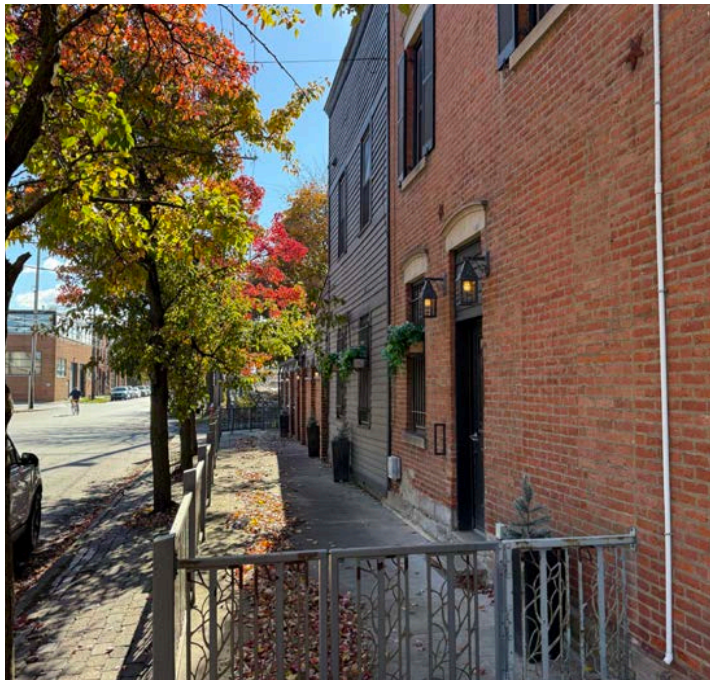
DAVE'S

Bridge Ave

W 28th St - 8,643 VPD

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INTERIOR PHOTOS



MULTIFAMILY BOOM



RETAIL TRADE MAP



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 - 1,270,204 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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Updated: December 17, 2025

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--|---------------|----------------|----------------|
| 2025 Population - Current Year Estimate | 16,839 | 109,098 | 266,573 |
| 2030 Population - 5 Year Projection | 18,309 | 111,286 | 267,182 |
| 2025 Daytime Population | 18,545 | 170,533 | 370,569 |
| 2025 Households - Current Year Estimate | 9,351 | 51,306 | 125,132 |
| 2025 Average Household Income | \$95,937 | \$72,035 | \$69,450 |
| 2030 Average Household Income Projection | \$108,752 | \$81,497 | \$78,426 |
| 2025 Median Household Income | \$62,623 | \$45,928 | \$48,144 |
| 2025 Population Over 25 | 13,206 | 75,123 | 187,041 |

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