

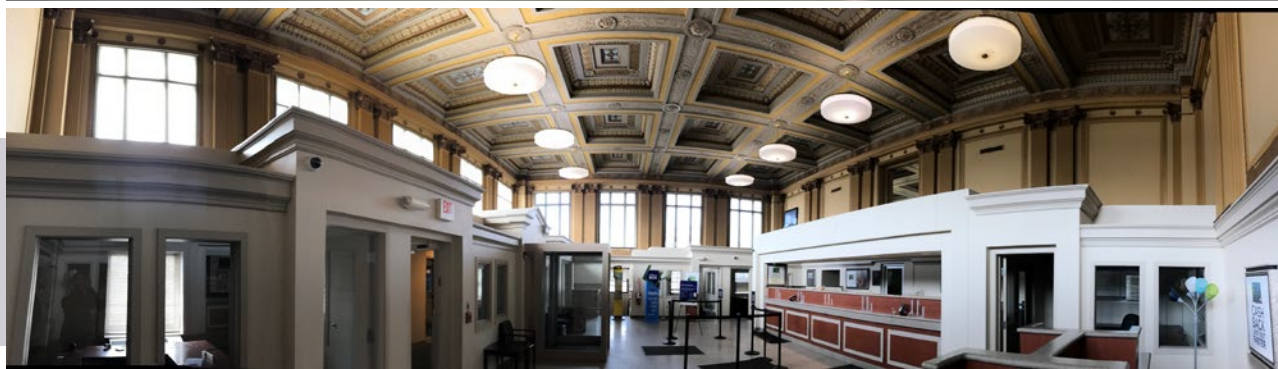
PROPERTY HIGHLIGHTS

- Perfect location for a new restaurant, bank, retail store, office, or flex space
- Retail storefronts on both Lorain & Fulton in busy Ohio City
- Three private parking lots (see aerial)
- Drive thru ATM available
- A few short blocks from W. 25th and short walk to West Side Market
- Quick access to I-90
- Part of the proposed Lorain Avenue Bikeway concept (see Article Link below)
- 5,002 SF available on first floor with over 20,000 SF of office tenant space above and conference center below

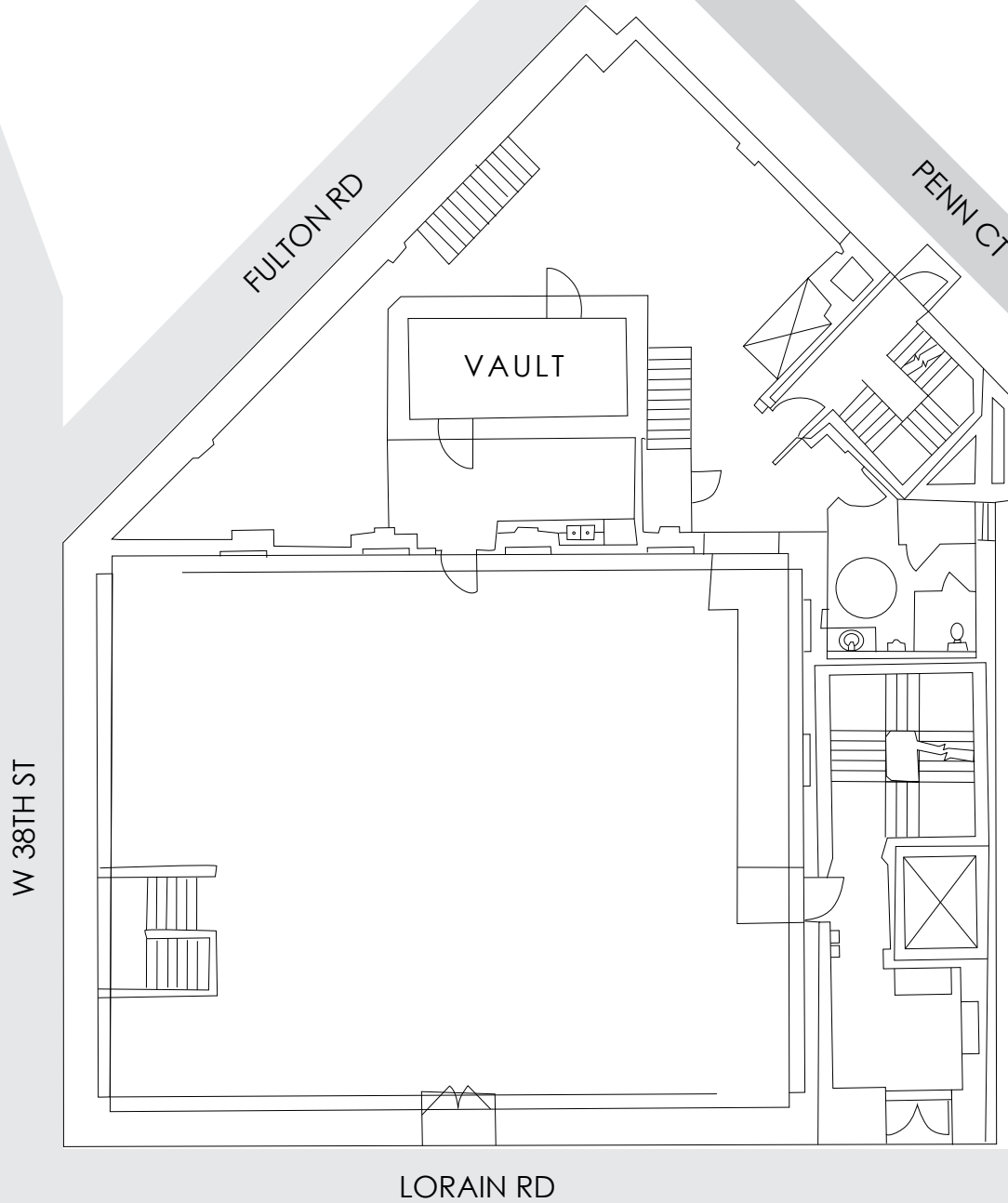
TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	17,338	\$55,384	11,291
3 Miles	109,726	\$54,018	140,932
5 Miles	274,048	\$52,931	304,373
5 Minutes	139,355	\$51,789	160,066

QUICK LINKS *(click to view)*



Be part of Ohio City's explosive residential future with over 1,500 apartments planned or currently under construction!





FRIDRICH BICYCLE, INC
SUBURBAN PRESS
INCORPORATED
PLAY-HAUS DESIGN

SITE

\$300K KNEZ HOMES
TOWNHOUSES

OLD FASHION
HOT DOGS

FUTURE DEVELOPMENT
SITE IN PROGRESS

FUTURE
OHIO CITY
INC. OFFICE



DISTANCE TO I-90
0.5 MILES



ARCHITEXTURE
TRUE ART TATTOOS, INC
B & G TAVERN
NICK'S FAMILY RESTAURANT

Future Ohio City Inc. office

LORAIN AVE

OHIO CITY
BBQ

THE GROCERY OHC
Fruit Vibe

M MetroHealth
RECENTLY
PURCHASED

W 44TH ST

33-UNIT RESIDENTIAL
DEVELOPMENT
WITH RETAIL -
UNDER CONSTRUCTION

FULTON RD

NEW MIXED USE DEVELOPMENT:
HARBOR 44

XINJI
LADYLUCK'S
HAWK MALLOR

THE PLUM
CAFE @ BISTRO

PLATFORM

HERB'N
TWINE
BLOOD & CLOVES

KEY
P PARKING



NAUTICA WATERFRONT DISTRICT

664 RESIDENTIAL UNITS
A 150-ROOM HOTEL
A 15-STORY OFFICE BUILDING
3,715 NEW PARKING SPACES



THE FLATS WEST BANK



DO SUMMERS CLEANERS
The Music Settlement
NEW LOCATION

JACOBS PAVILION
Cleveland Aquarium

THE FLATS EAST BANK

ON AIR STUDIO
PUNCH BOWL SOCIAL
WXYZ
COASTAL TACO
BEER HEAD
BACKYARD BOCCE
FLIP EGGS
AlleyCat
MARTINI
DANTE'S INFERNAL
THE FIERY DOG BREWING CO.

STEELMAN BUILDING

TITLE CLUB
SAUGI

THE EDISON
306 Units

2

39,849 VPD

Mariner's Watch
62 Units

MAX S HAYES HIGH SCHOOL

BATTERY PARK
526 Residents (2017)

EDGE32
60 Units
RYBA DENTISTRY

CLINTON WEST
70 Units

THE VINE
Units start \$480k+

Lutheran Hospital
a Cleveland Clinic hospital
OVER 1,000 EMPLOYEES

SOHO KITCHEN AND BAR
NANO BREW
HONEY GARDEN BREWERY

LEGEND

- 1 W. 25th Street Lofts: 85 apartments
- 2 The Quarter: 240 apartments
- 3 Hingetown
- 4 Stonebridge Waterfront: 204 units
- 5 Church & State: 161 units
- 6 Brickhaus Towers: 500 units
- 7 Market Square

DETROIT RD

Cleveland Bagel Co.

GORDON SQUARE

\$300K KNEZ HOMES TOWNHOUSES

OLD FASHION HOT DOGS

FRIDRICH BICYCLE, INC

ST IGNATIUS HIGH SCHOOL

FUTURE OHIO CITY INC OFFICE

WEST SIDE MARKET
CLEVELAND'S FRESH MARKET

MKT SQ
NEW DEVELOPMENT COMING 2020:
MARKET SQUARE
11 STORIES OF RESIDENTIAL (250 UNITS), OFFICE AND RETAIL

ARCHITEXTURE
NICK'S FAMILY RESTAURANT
B & G TAVERN • TRUE ART TATTOOS, INC

PLAY-HAUS DESIGN

SITE

DISTANCE TO I-90
0.5 MILES

boaz cafe
Wendy's
PENZEY'S SPICES
BAKERSFIELD

MetroHealth
TOTAL EMPLOYEES: 6,763

OHIO CITY BBQ
THE GROCERY OH

MetroHealth
RECENTLY PURCHASED

14,644 VPD

FOR MORE INFORMATION, CONTACT: 216.831.8100

Allison Giomuso / agiomuso@passovgroup.com • Catherine Lueckel / clueckel@passovgroup.com