

2418 Professor Avenue - Tremont Neighborhood

Storefront Retail/Office Space Available For Lease

Cleveland, Ohio 44143 (Cuyahoga County)



2418 Professor Avenue, Cleveland, OH 44113

Property Features:

**1st Floor Storefront/Retail/Office Space Available
Located in the Heart of Tremont Neighborhood**

- 2,980± SF Building
- 1,490± SF First Floor: Available Immediately
- 1,490± SF Second Floor: Occupied by Landlord
- Open Floor Plan
- Building Renovated in 2010
- Zoned General Retail Business
- Located on the Corner of Professor Avenue & Jefferson Avenue with Signalized Light
- On RTA Bus Line
- Across the Street from Fahrenheit - Restaurant
- Many Well Known Restaurants and Retailers Nearby
- Cleveland Public Library - Jefferson Branch Located Behind the Building

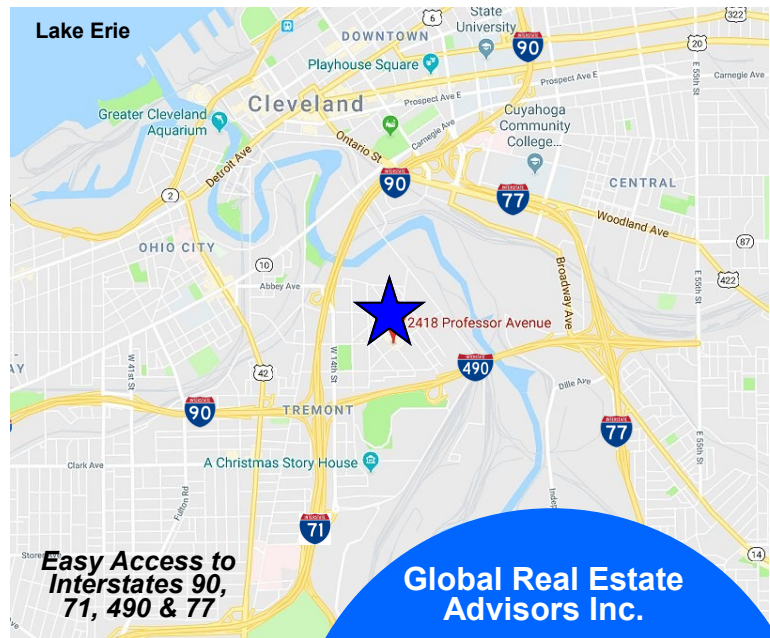
**Lease Rate \$3,125.00
Monthly Modified Gross**



GLOBAL

www.GlobalCommercialRE.com
8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER



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This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	7,186	109,099	294,123
Total Households	3,562	44,934	126,211
Average Household Income	\$58,159	\$43,554	\$45,553
Total Housing Units	4,272	57,411	160,319



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