



FOR SALE OR LEASE

## **3-STORY OPPORTUNITY ZONE REDEVELOPMENT**

1720 COLUMBUS ROAD, CLEVELAND, OHIO 44113



# 1720 COLUMBUS RD

CLEVELAND, OH 44113

## OVERVIEW

- Prime redevelopment opportunity in the heart of The Flats/Tremont/Ohio City neighborhoods
- Located in an opportunity zone with federal tax credit eligibility
- Total of 15,000 SF across three floors
- First floor retail/amenity space potential (5,000 SF)
- Additional parking potential at rear of property
- Very walkable (72)
- Excellent Transit (76)
- Less than 5 minute drive to downtown

## AVAILABLE SPACE

15,000 SF

## SALE PRICE

\$545,000

## LEASE RATE

\$20.00/SF NNN



## DEMOGRAPHICS

**244,457**

Population  
(2022 | 5 Mile)

**36.6**

Median Age  
(2022 | 5 Mile)

**112,548**

Households  
(2022 | 5 Mile)

**\$55,718**

Household Income  
(2022 | 5 Mile)

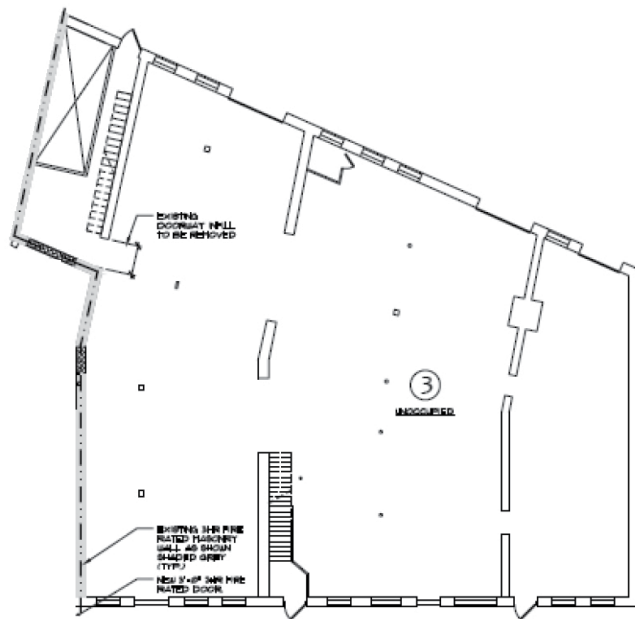
**11,180**

Total Businesses  
(2022 | 5 Mile)

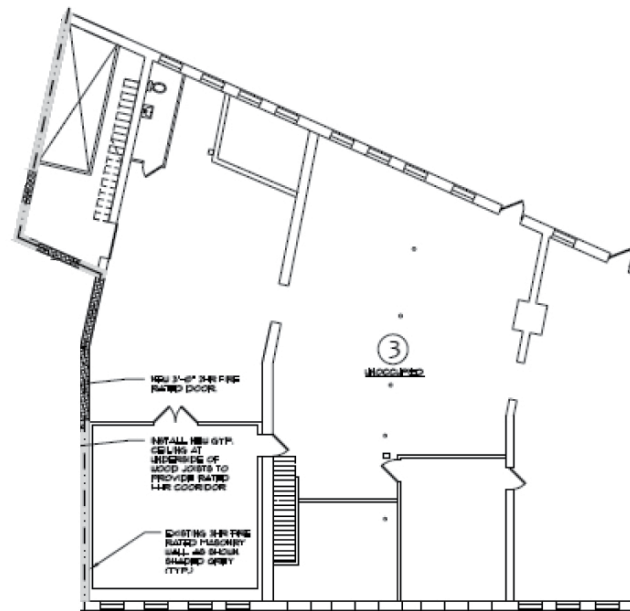
**189,501**

Total Employees  
(2022 | 5 Mile)

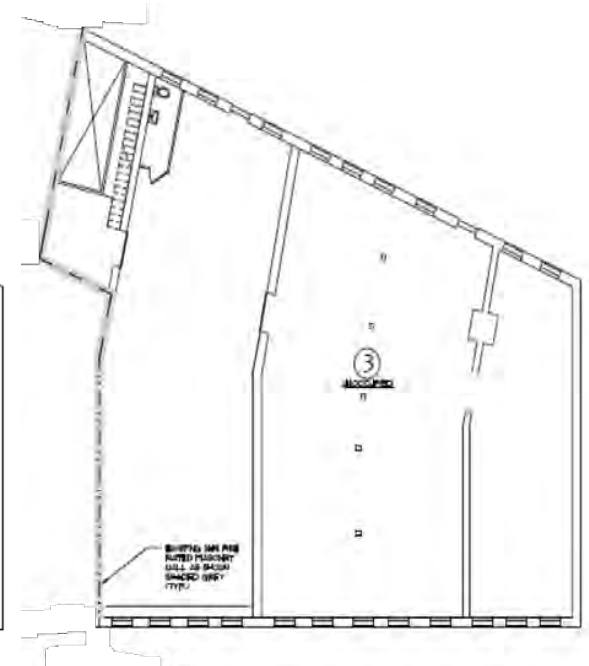
# 1720 COLUMBUS RD | FLOOR PLANS



1 FIRST FLOOR PLAN  
PR-1 SCALE: 1/8" = 1'-0" N



1 SECOND FLOOR PLAN  
PR-2 SCALE: 1/8" = 1'-0" N



1 THIRD FLOOR PLAN  
PR-3 SCALE: 1/8" = 1'-0" N

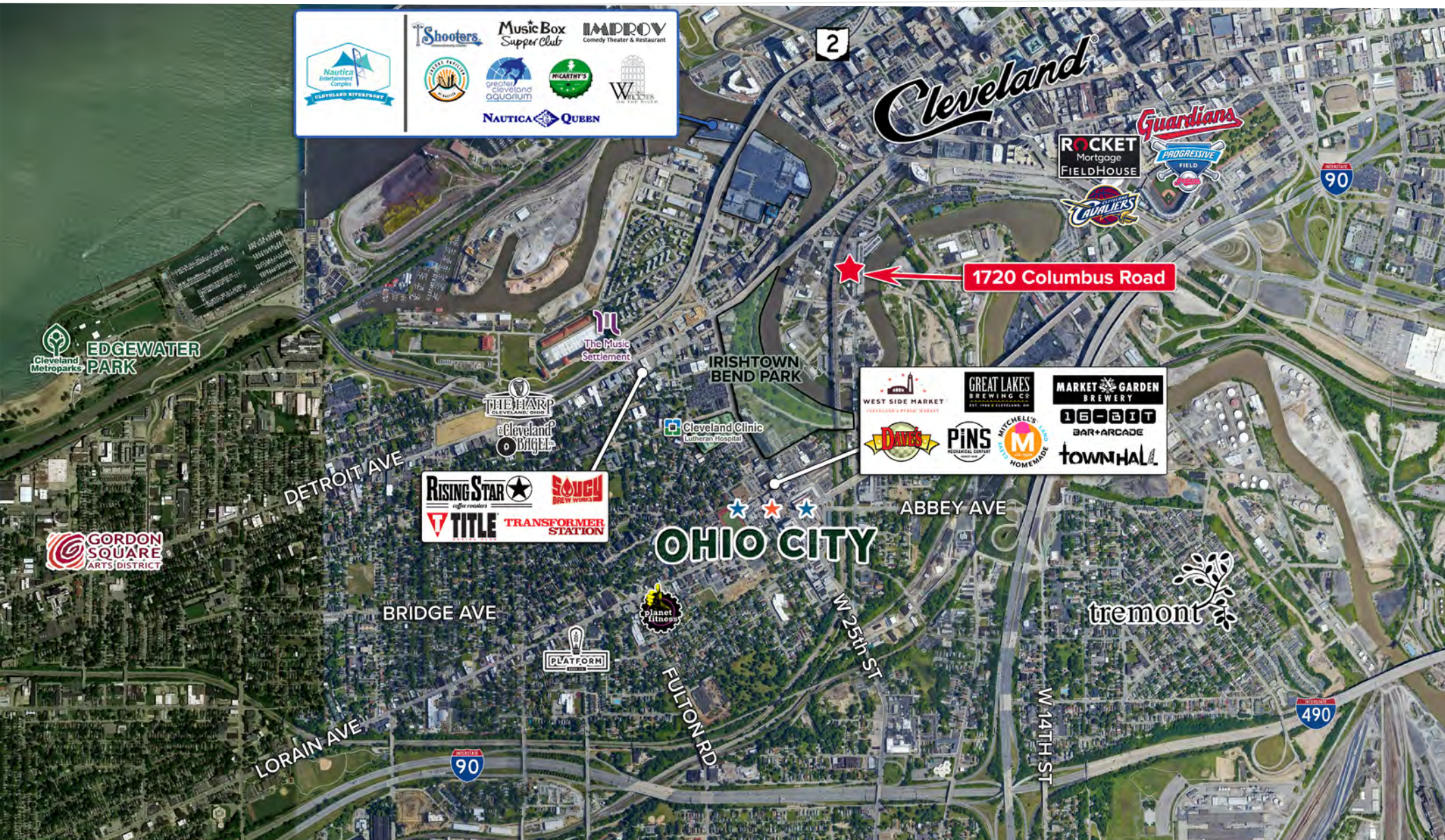


# 1720 COLUMBUS RD | NEIGHBORHOOD





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# NEARBY NEIGHBORHOOD HIGHLIGHTS



## 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".

## OHIO CITY

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.



## MAIN ATTRACTIONS

- West Side Market
- Mason's Creamery
- Pins
- Forest City Shuffleboard
- Great Lakes Brewery





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