

**1,945 SF
FOR LEASE**



OLD EXTERIOR



PROPOSED NEW EXTERIOR



NEWLY RENOVATED RETAIL FOR LEASE

3196 W 25th St, Cleveland, OH 44109

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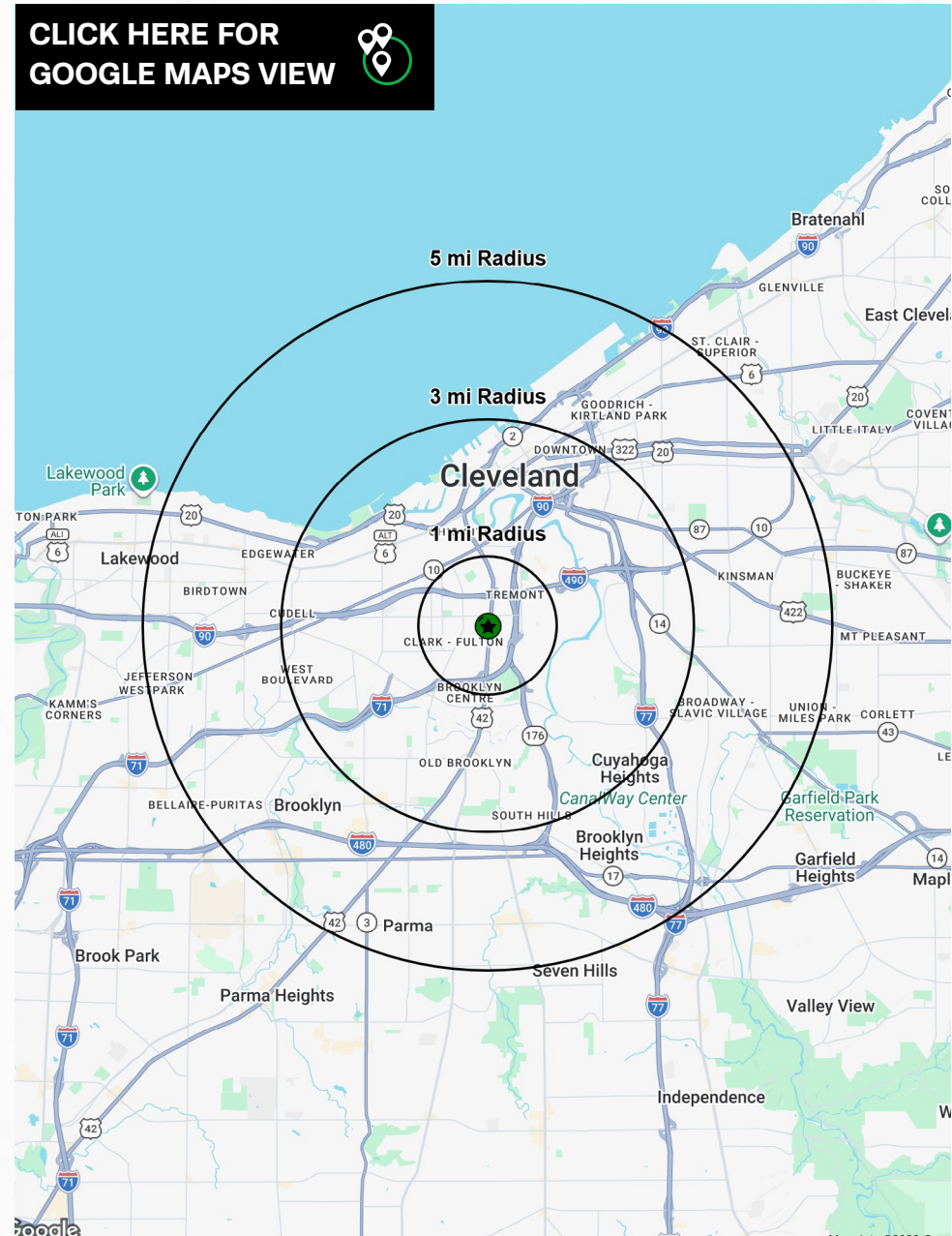
PROPERTY OVERVIEW

PROPERTY SUMMARY

- Newly constructed 1,945 SF white box space that can accommodate a single tenant or be divided into two suites
- Located on West 25th Street in Cleveland's Near West Side, one of the city's most active retail corridors
- Corner location at W 25th and W 26th Street providing exceptional visibility and street presence
- Approved plans in place for a complete exterior renovation featuring a new storefront, awning, lighting, brick restoration, and stucco finish
- Renderings available showcasing the completed renovation and enhanced curb appeal
- Flexible layout ideal for retail, food & beverage, personal service, and creative users

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	19,000	145,496	316,934
HOUSEHOLDS	8,242	67,527	146,568
AVERAGE HH INCOME	\$65,508	\$75,243	\$74,172
MEDIAN HH INCOME	\$52,720	\$54,720	\$56,336
DAYTIME POPULATION	12,180	158,311	307,962

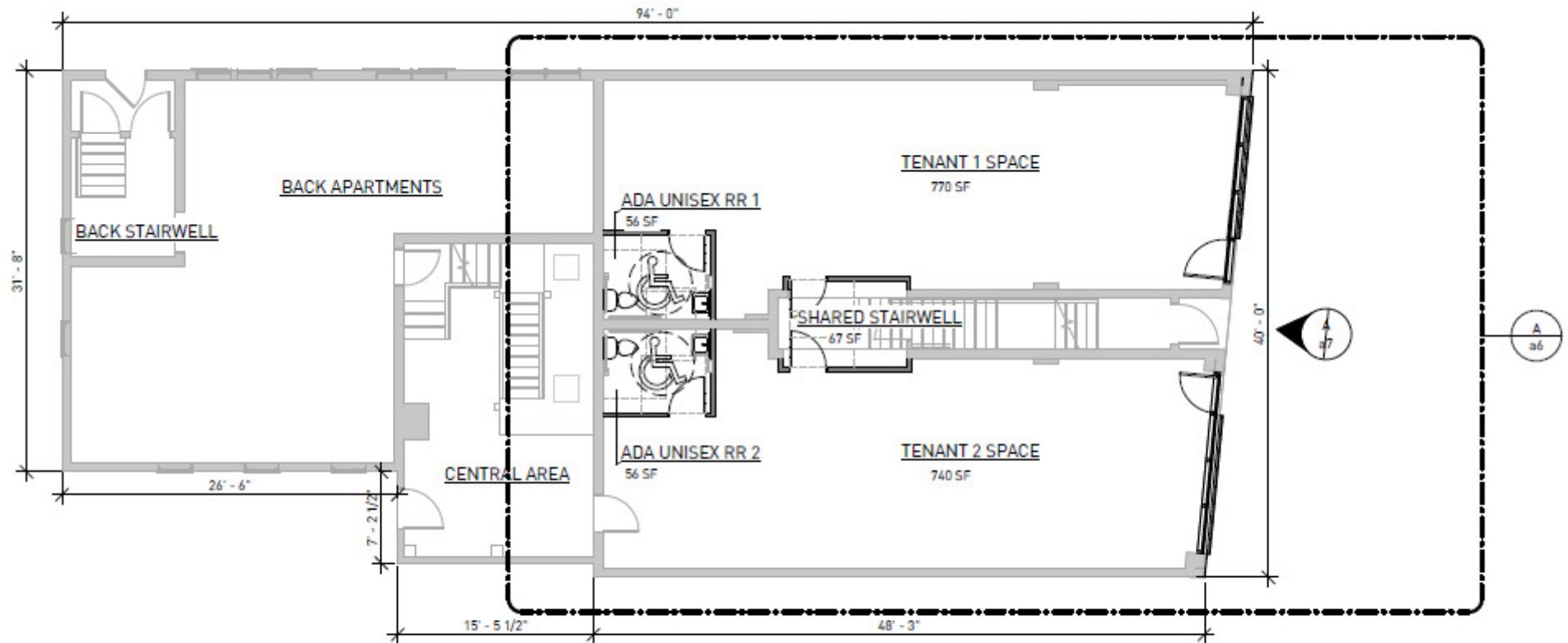
CLICK HERE FOR
GOOGLE MAPS VIEW



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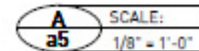
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SITE PLAN



PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF ALTERATION TO 1,740 SF OF INTERIOR SPACE AND STOREFRONT AT 3196 W 25TH STREET. A PORTION OF THE MAIN LEVEL OF THE 2 STORY BUILDING WILL BE CONVERTED TO TWO WHITE BOX TENANT SPACES EACH INCLUDING AN ADA RESTROOM. THE SHARED STAIRWELLS, EXISTING APARTMENTS, CENTRAL AREAS, AND BASEMENT WILL NOT BE AFFECTED.



PROPOSED OVERALL MAIN LEVEL PLAN

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