

FOR LEASE

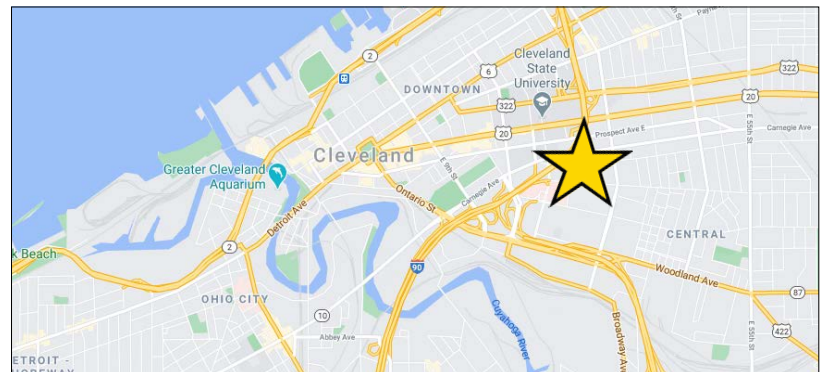
8,000 SF Retail/Showroom Space

2640 Carnegie Ave., Cleveland, OH 44115



PROPERTY OVERVIEW

- 8,000 SF Freestanding Retail/Showroom Building
- Located on .79 Acres
- Zoned SI-D4
- Located in a Federal Opportunity Zone
- Offered for Lease at: \$8.00/SF, Net



[View in Google Maps](#)



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Tony Visconsi

📞 216.861.5349

✉️ TonyVisconsi@HannaCRE.com

Sean Wall

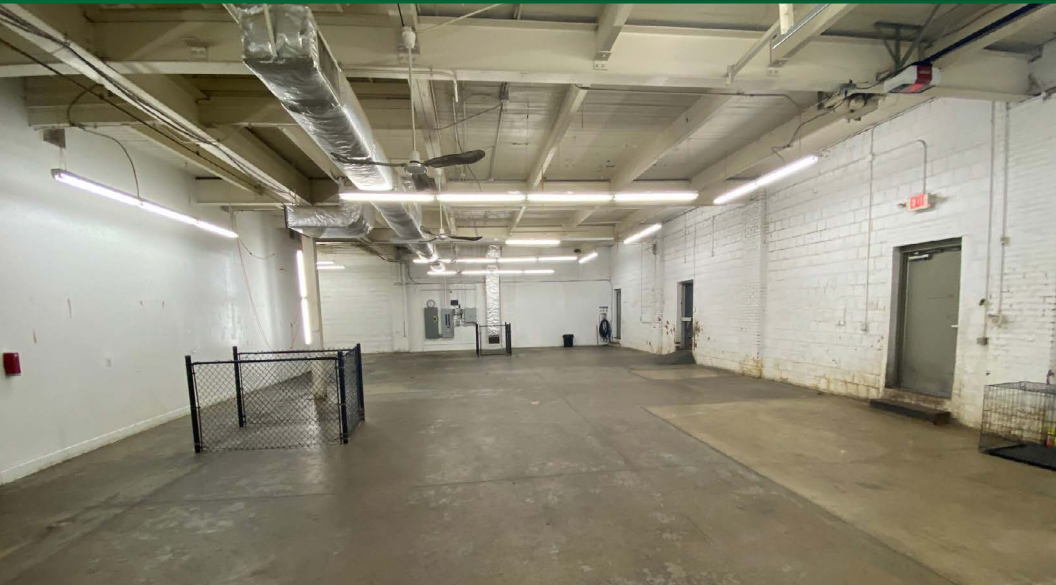
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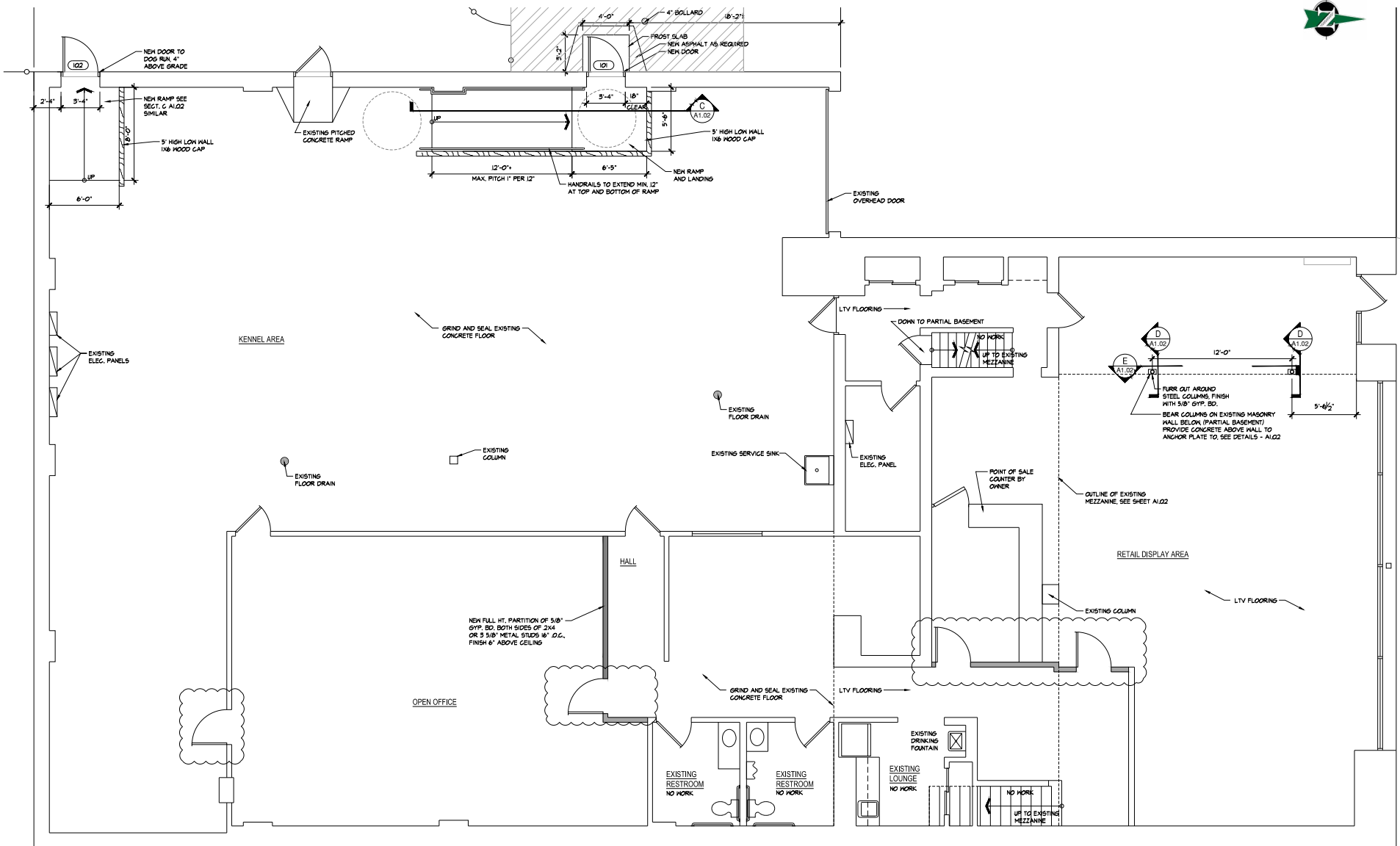
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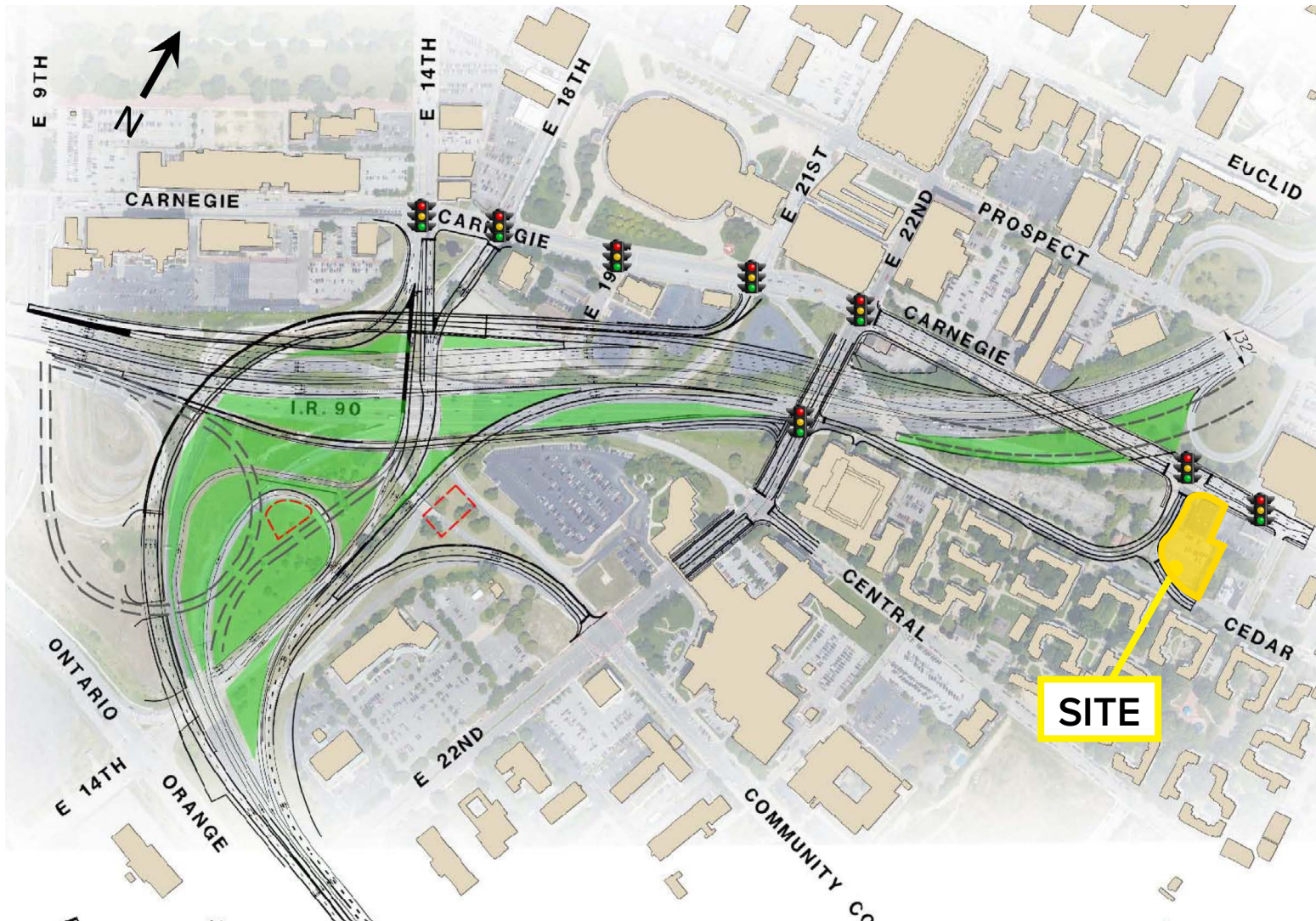
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ODOT CONSTRUCTION 2024



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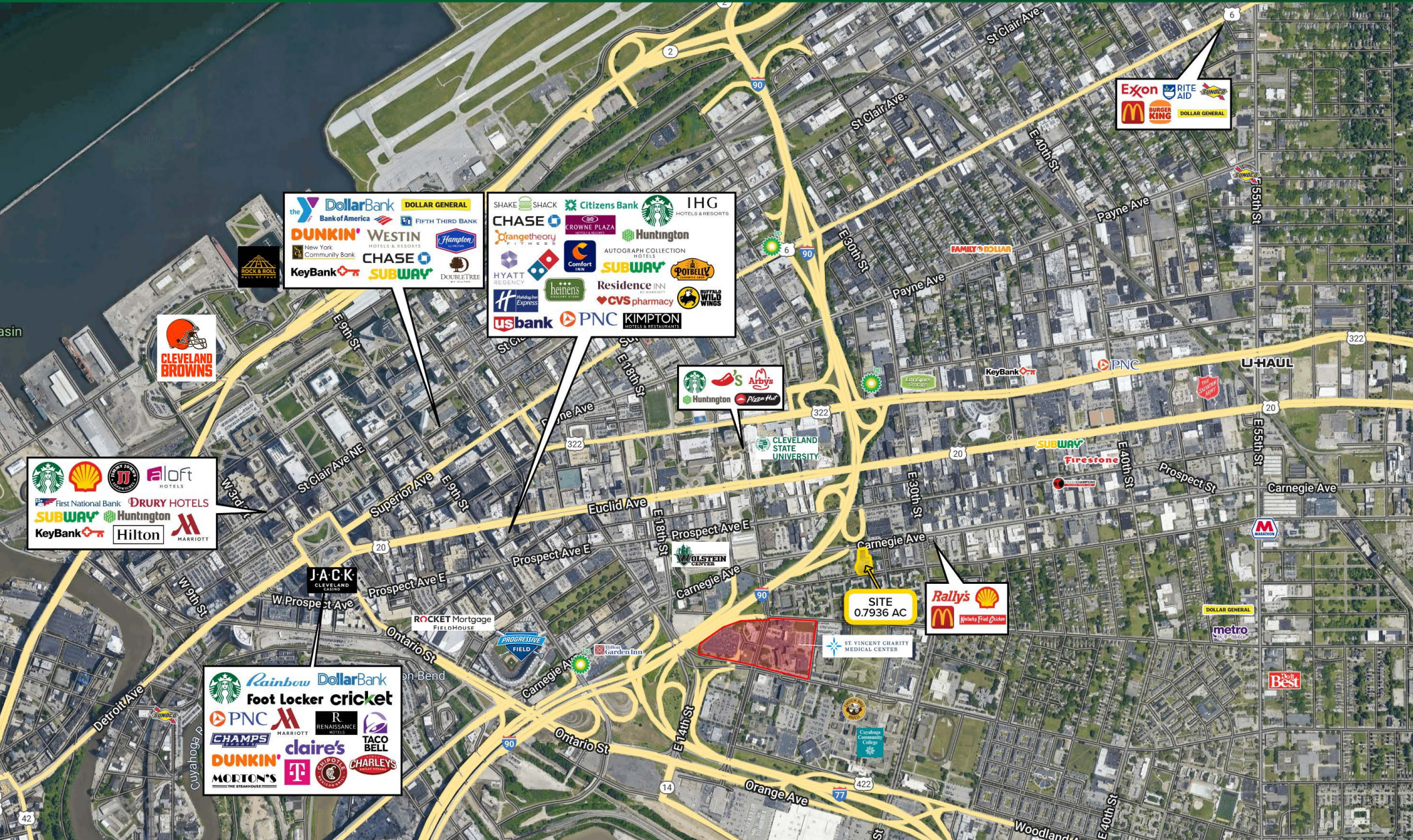
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the Dollar Bank **DOLLAR GENERAL** **SHAKE SHACK** **Citizens Bank** **Starbucks** **IHG**
Bank of America **FIFTH THIRD BANK** **CHASE** **CROWNE PLAZA** **Huntington** **HOTELS & RESORTS**
DUNKIN' **WESTIN** **Hampton** **OrangeTheory** **Autograph Collection** **Subway** **POTBELLY**
New York Community Bank **CHASE** **Comfort Inn** **Residence Inn** **CVS pharmacy** **BUFFALO WINGS**
KeyBank **SUBWAY** **DOUBLE TREE** **HYATT REGENCY** **usbank** **PNC** **KIMPTON**

Starbucks **Shell** **aloft** **DRURY HOTELS**
First National Bank **KeyBank** **Hilton** **MARRIOTT**

Starbucks **Rainbow** **Dollar Bank** **Foot Locker** **cricket**
PNC **MARRIOTT RENAISSANCE** **TACO BELL**
CHAMPS **claire's** **CHARLEY'S**
DUNKIN' **MORTON'S**

HANNA
COMMERCIAL REAL ESTATE

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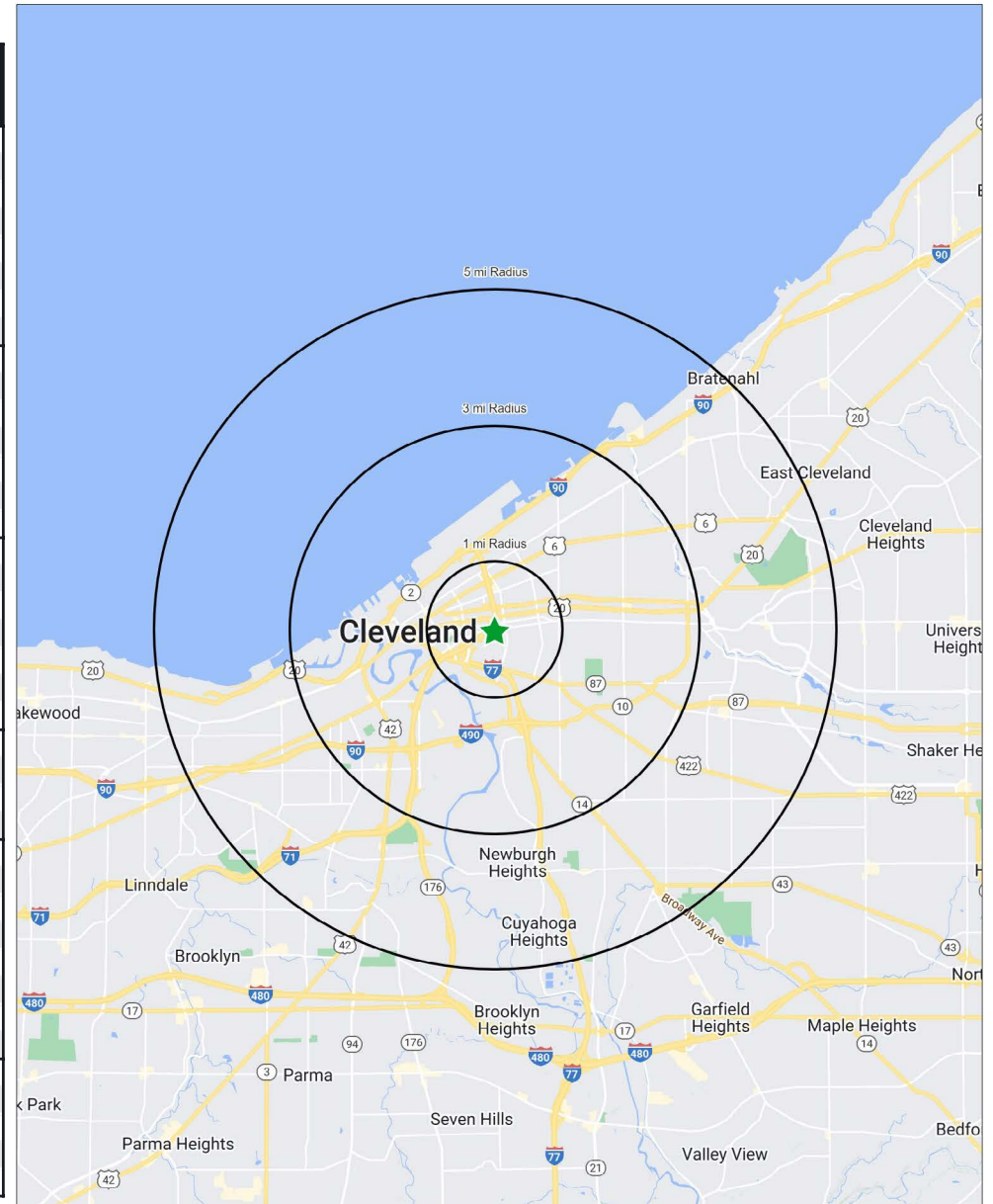
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Lat/Lon: 41.4994/-81.6696

2640 Carnegie Ave Cleveland, OH 44115	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	20,573	79,325	251,587
2027 Projected Population	21,000	80,150	249,024
2020 Census Population	20,832	79,945	254,964
2010 Census Population	17,469	83,598	274,078
Projected Annual Growth 2022 to 2027	0.4%	0.2%	-0.2%
Historical Annual Growth 2010 to 2022	1.5%	-0.4%	-0.7%
2022 Median Age	28.1	34.0	35.0
Households			
2022 Estimated Households	9,629	37,680	112,863
2027 Projected Households	9,710	37,136	108,606
2020 Census Households	9,774	37,889	114,096
2010 Census Households	7,167	35,196	114,620
Projected Annual Growth 2022 to 2027	0.2%	-0.3%	-0.8%
Historical Annual Growth 2010 to 2022	2.9%	0.6%	-0.1%
Race and Ethnicity			
2022 Estimated White	29.9%	36.0%	36.7%
2022 Estimated Black or African American	48.1%	48.5%	47.3%
2022 Estimated Asian or Pacific Islander	11.6%	4.8%	5.1%
2022 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2022 Estimated Other Races	10.2%	10.4%	10.6%
2022 Estimated Hispanic	12.9%	11.9%	12.0%
Income			
2022 Estimated Average Household Income	\$34,176	\$55,372	\$56,241
2022 Estimated Median Household Income	\$30,437	\$39,785	\$39,867
2022 Estimated Per Capita Income	\$17,604	\$27,210	\$25,674
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	4.1%	4.9%	5.1%
2022 Estimated Some High School (Grade Level 9 to 11)	12.4%	12.4%	11.3%
2022 Estimated High School Graduate	27.8%	26.8%	29.7%
2022 Estimated Some College	20.0%	19.7%	20.5%
2022 Estimated Associates Degree Only	5.6%	6.0%	7.0%
2022 Estimated Bachelors Degree Only	14.2%	15.5%	14.1%
2022 Estimated Graduate Degree	15.9%	14.6%	12.3%
Business			
2022 Estimated Total Businesses	1,908	6,851	11,537
2022 Estimated Total Employees	47,289	135,418	187,298
2022 Estimated Employee Population per Business	24.8	19.8	16.2
2022 Estimated Residential Population per Business	10.8	11.6	21.8



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