

# Prime Hingetown Retail

For Lease | 2875 Detroit Avenue, Cleveland, Ohio 44113

CHVRCH  
+ STATE



CUSHMAN &  
WAKEFIELD

CRESO  
Real Estate

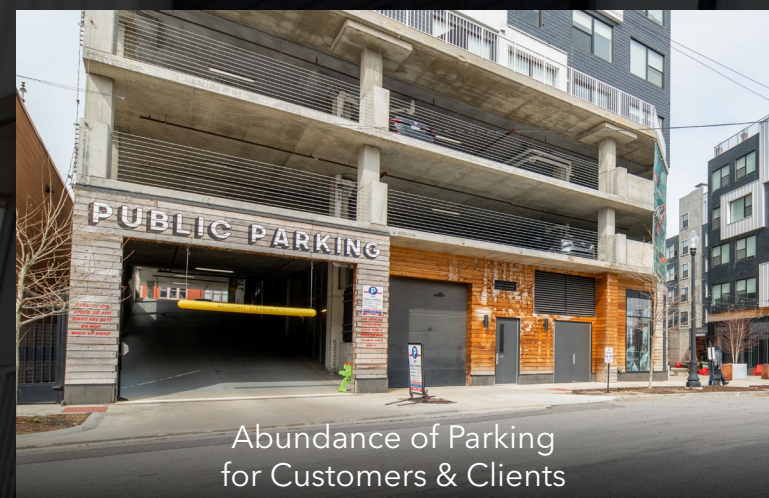




Frontage Available on Church Ave,  
Detroit Ave & Pedestrian Pathway



Shell Space to  
Bring Your Vision to Life



Abundance of Parking  
for Customers & Clients

# CHURCH + STATE

## Church + State:

- 2018 construction in Ohio City's Hingetown neighborhood
- 17,963 of retail/restaurant space: covenants include Green Opal Salon, Corus45, Great Lakes Health and Wellness, and a full-service bistro (to be announced soon)
- 158 luxury apartment units – over 95% occupied

## Public pedestrian connector:

- 10,000 SF connecting Detroit Avenue to Church Avenue
- Designated Outdoor Refreshment Area (DORA) in-place
- Large patio opportunities available in connector area

## Hingetown neighborhood:

- Ample neighbor retail & restaurants including Amba, Patron Saint, Saucy Brew Works, Rising Star Coffee, CoHatch & Royal Docks Brewing, among others
- Over 1,400 existing and/or proposed apartment units within 0.25 miles
- 17-acre Irishtown Bend Park in walking distance

## Transportation Access:

- Route 2 freeway exit one block away on West 28th Street.
- 5-minute drive (1.5 miles) to Progressive Field, Rocket Arena, and Public Square
- 5-minute drive (1.9 miles) to Edgewater Park

## Availability

Detroit Avenue: 2,781 SF

Church Avenue: 1,501 SF – 4,662 SF

[View Church + State Website](#)



# Availability

DETROIT AVE

State Building



Church Building

CHURCH AVE.





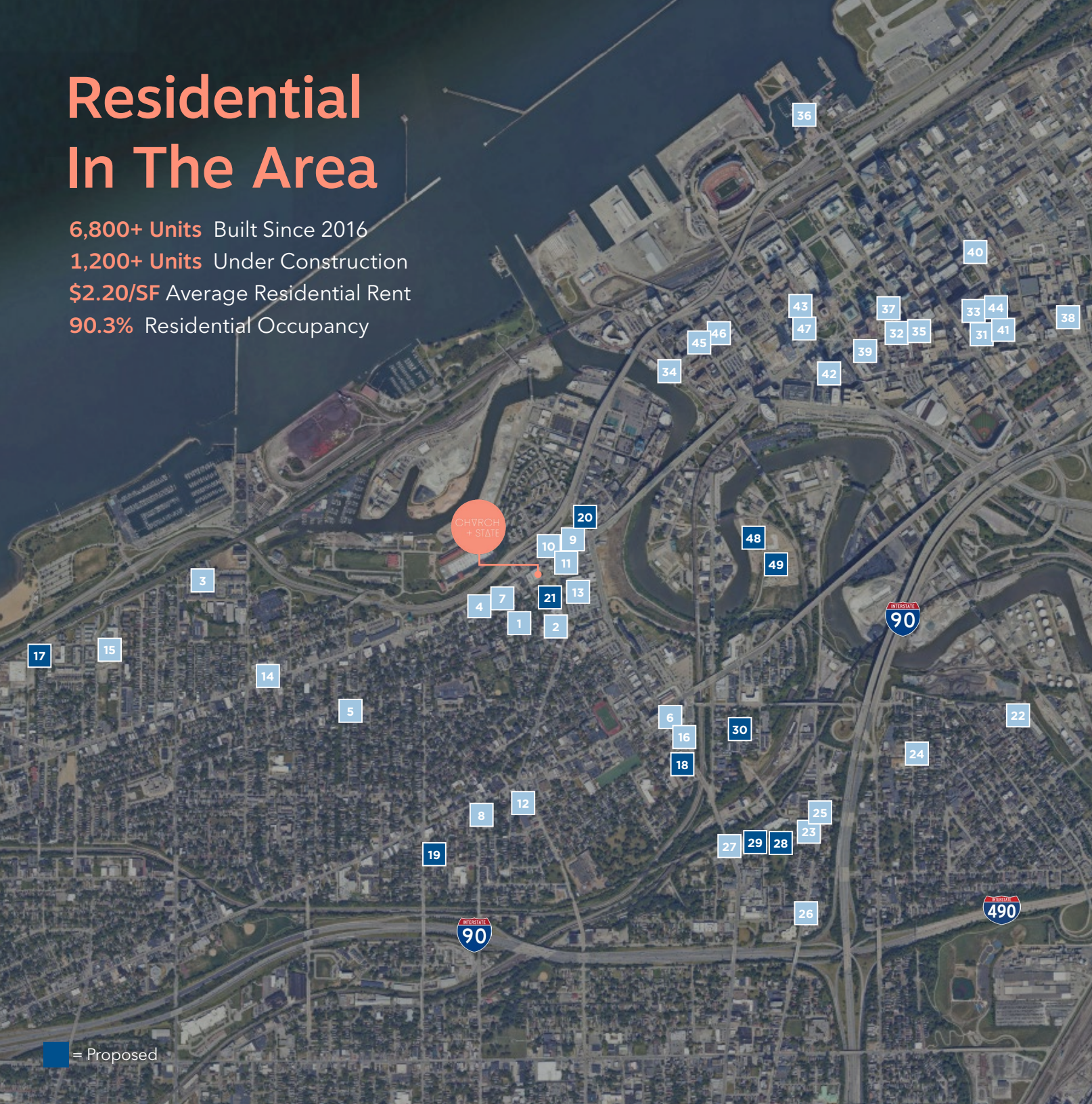
# Residential In The Area

**6,800+ Units** Built Since 2016

**1,200+ Units** Under Construction

**\$2.20/SF** Average Residential Rent

**90.3%** Residential Occupancy



OHIO CITY		UNITS
★	Church & State	158
1	Clinton West	70
2	The Dexter	116
3	The Edison	306
4	Edge 32	62
5	Franklin West	24
6	Intro	300
7	Mariner's Watch	62
8	Messina	32
9	The Quarter	232
10	The Quarter Phase II	79
11	The Quarter Phase 3	80
12	Tinnerman Lofts	51
13	W. 25th Lofts	83
14	Welleon	127
15	Station 73 at Battery Park	258
16	Intro Phase II	TBD
17	Shoreway Tower	95
18	Voss Redevelopment	130
19	Harbor Row Townhomes	11
20	Bridgeworks	140
21	The Vibe	212
TREMONT		UNITS
22	Electric Gardens	130
23	The Lincoln	82
24	The Parallax	9
25	Scranton Carriage Works	7
26	Tapan Apartments	95
27	TREO	171
28	APL Apartments	95
29	West 20th Apartments	80
30	Abbey Avenue Apts	132
DOWNTOWN		UNITS
31	The Athlon at The CAC	164
32	The Beacon	187
33	Euclid Grand	240
34	Flats East Bank - Ph. 3	309
35	The Garfield	125
36	Harbor Verandas	16
37	The Leader Building	220
38	The Lumen	318
39	The May	308
40	Reserve Square	980
41	Residences at Halle	122
42	Residences at Terminal Tower	303
43	Standard Building	281
44	The Statler	295
45	W. 9th Lofts	12
46	Worthington Yards	98
47	Public Square North	281
48	Thunderbird	300
49	The Peninsula	316



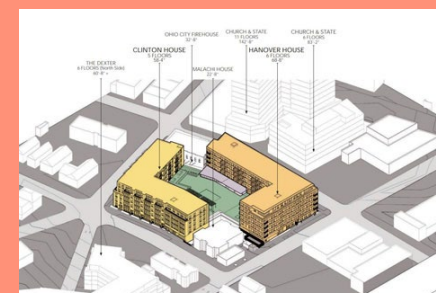


## Area Development



### Irishtown Bend

Cleveland plans to transform Irishtown Bend, a 25-acre site, into a vibrant urban park with playgrounds, historical and ecological areas, and scenic skyline views. The \$65M project, led by groups like Ohio City Inc. and LAND Studio, will stabilize the hillside, enhance recreational trails, and highlight the area's history and ecology while fostering community engagement.



### The Vibe

The Vibe is set to replace the Cleveland Vibrator building in Ohio City. Expected to break ground in 2025, plans include 212 high-end apartments with parking, adding new housing and amenities immediately across the street from Church & State

## Demographics 2024 | 5 Mile

265,299  
Population

\$71,995  
Household Income

35.3  
Median Age

12,255  
Total Businesses

124,149  
Households

180,503  
Total Employees





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