

WEST 25TH RETAIL FOR LEASE

2012-2070 West 25th Street & 2547 Lorain Avenue, Cleveland, Ohio 44113

1,936 SF

2,900 SF

876 SF

W 25th Street 16,068 VPD



West 25th Retail

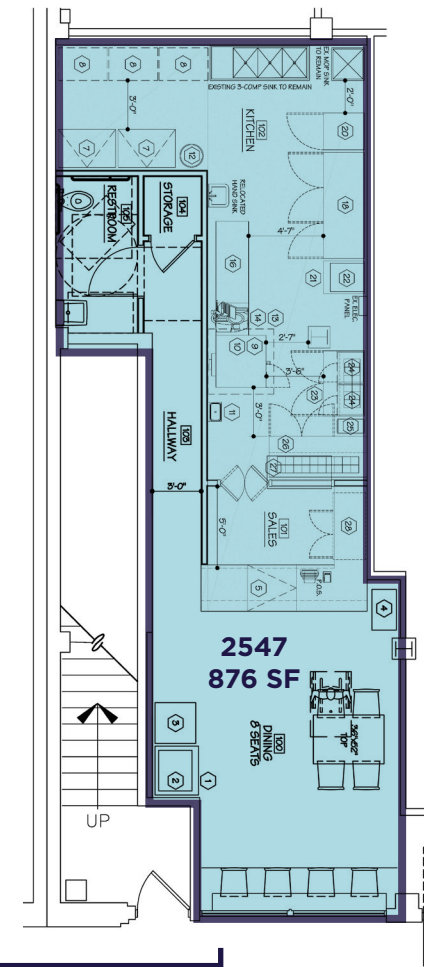
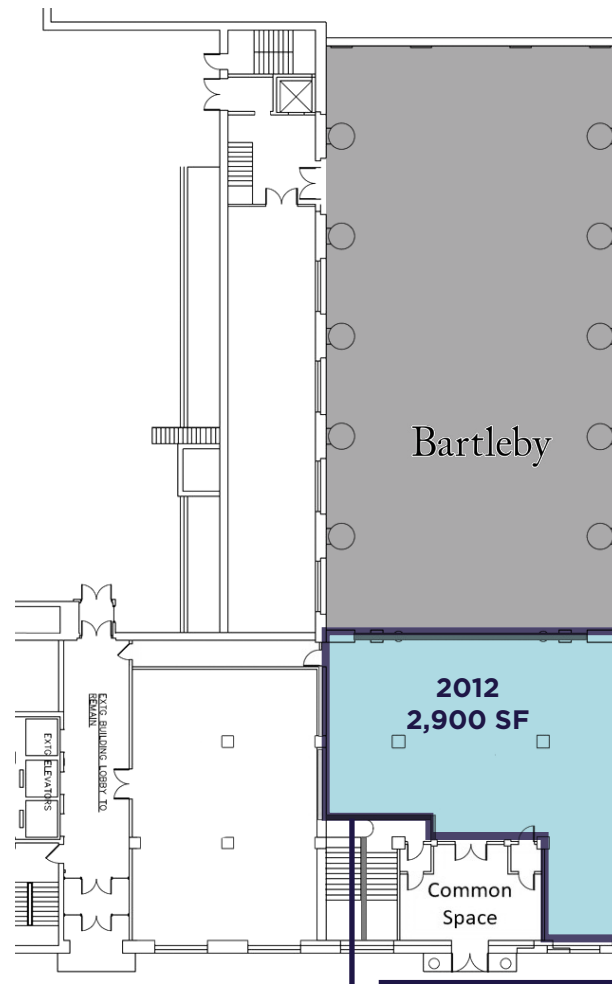
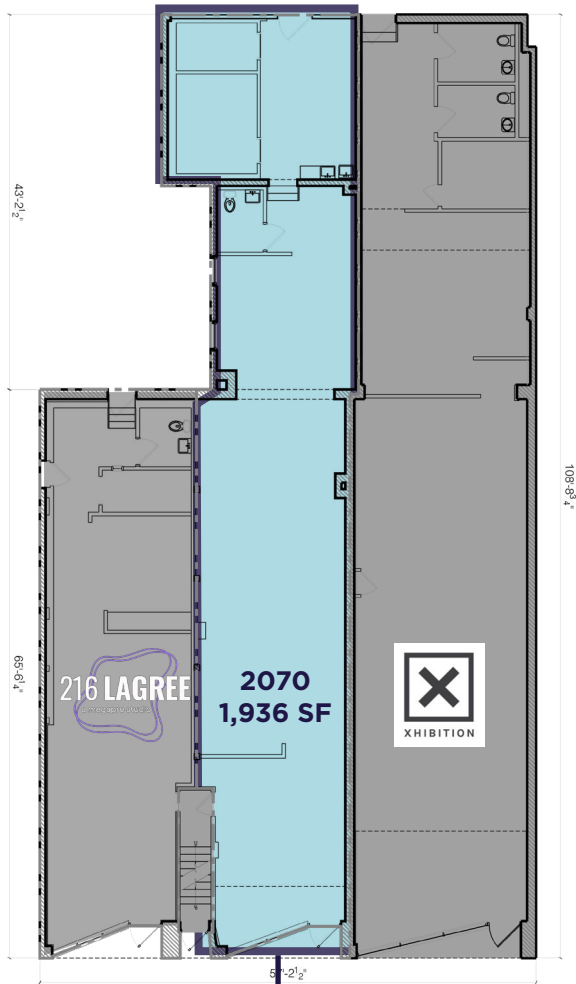
- 2,900 SF of retail space available right on the corner of West 25th and Lorain on the ground floor of the United Bank Building
- 876 SF former restaurant space with commercial exhaust hood in place
- 1,936 SF of prime West 25th retail space available for lease
- Directly across from INTRO (297 luxury apartments, 98% occupied), and adjacent to proposed Carriage Co. redevelopment (130 apartments proposed with ground floor retail space)
- Neighboring tenants include Citizens Bank, Avo Modern Mexican, Pioneer, Jaja, Citizen's Pie, AT&T, Bank of America, W Nail Bar, and Salon Lofts, among others
- Over 3.5M visitors per year to West 25th corridor (source: Placer.ai), with over 2,000 new/proposed apartment units in the immediate area



Availability

| Suite | Size | Max Contiguous |
|----------------------------|----------|----------------|
| 2012 W 25 th St | 2,900 SF | 2,900 SF |
| 2070 W 25 th St | 1,936 SF | 1,936 SF |
| 2547 Lorain Ave | 876 SF | 876 SF |

Floor Plans



12,787
Population
(2024 | Ohio City)

35.0
Median Age
(2024 | Ohio City)

6,864
Households
(2024 | Ohio City)

\$101,083
Household Income
(2024 | Ohio City)

636
Total Businesses
(2024 | Ohio City)

6,426
Total Employees
(2024 | Ohio City)



Residential in the Area

Over 6,800 units built since 2016
Over 1,200 units under construction
Average Rent: \$2.20/SF



| OHIO CITY | | UNITS |
|-----------|----------------------------|-------|
| 1 | Church & State | 161 |
| 2 | Clinton West | 70 |
| 3 | The Dexter | 116 |
| 4 | The Edison | 306 |
| 5 | Edge 32 | 62 |
| 6 | Franklin West | 24 |
| 7 | Intro | 300 |
| 8 | Mariner's Watch | 62 |
| 9 | Messina | 32 |
| 10 | The Quarter | 232 |
| 11 | The Quarter Phase II | 79 |
| 12 | The Quarter Phase 3 | 80 |
| 13 | Tinnerman Lofts | 51 |
| 14 | W. 25th Lofts | 83 |
| 15 | Welleon | 127 |
| 16 | Harbor Row Townhomes | 11 |
| 17 | Intro Phase II | TBD |
| 18 | Shoreway Tower | 95 |
| 19 | Voss Redevelopment | 130 |
| 20 | Station 73 at Battery Park | 258 |
| 21 | Bridgeworks | 140 |

| TREMONT | | UNITS |
|---------|-------------------------|-------|
| 22 | Electric Gardens | 130 |
| 23 | The Lincoln | 82 |
| 24 | The Parallax | 9 |
| 25 | Scranton Carriage Works | 7 |
| 26 | Tapan Apartments | 95 |
| 27 | APL Apartments | 95 |
| 28 | TREO | 171 |
| 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 |



West Side Market



Great Lakes Brewing



Forest City Shuffleboard

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.

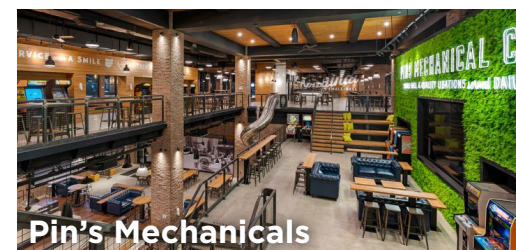
Attractions



Mitchell's Ice Cream



Market Garden



Pin's Mechanicals



Ohio City Farm



**2012-2070 WEST 25TH STREET
& 2547 LORAIN AVENUE
CLEVELAND, OHIO, 44113**

ALEX SMITH

Senior Associate
asmith@crescorealestate.com
+1 216 525 1490

CAMERON CALLAHAN

Associate
ccallahan@crescorealestate.com
+1 216 232 4101

AUSTIN LOVE

Associate
alove@crescorealestate.com
+1 216 525 1395



**CUSHMAN &
WAKEFIELD**



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.