

# A Gateway District Cornerstone

For Lease | 740 Prospect Ave. Cleveland, Ohio 44115







## 1. LOCATION OVERVIEW

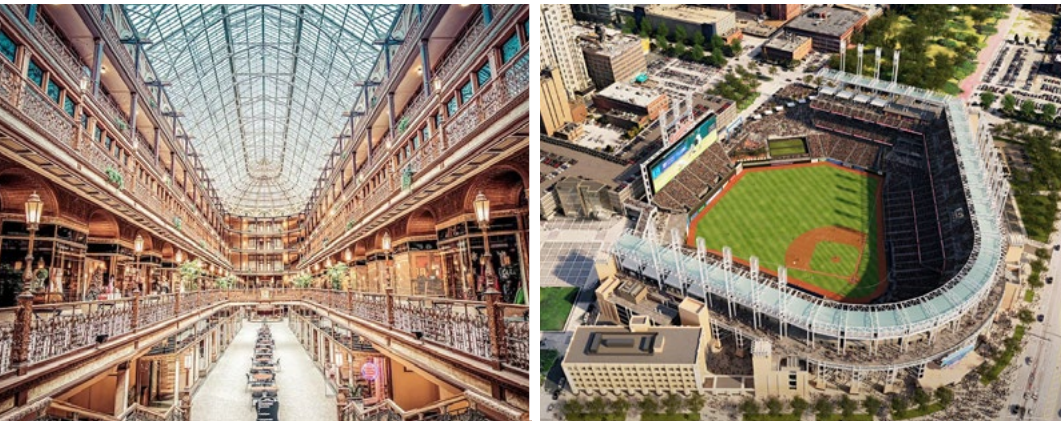
### GATEWAY DISTRICT

The Gateway District is a vibrant neighborhood in Downtown Cleveland, Ohio, offering a diverse range of attractions. Sports enthusiasts will appreciate the proximity to Progressive Field, home of the Cleveland Guardians, and Rocket Mortgage FieldHouse, home of the Cleveland Cavaliers. These world-class venues provide exciting opportunities to catch a game and experience the energy of Cleveland's sports scene.

Beyond the stadiums, the Gateway District boasts a rich cultural heritage. Explore the historic 5th Street Arcades, a charming shopping center filled with unique boutiques, antique stores, and eateries. For a more active experience, take a guided walking tour of the district to discover hidden gems and learn about the area's fascinating history.

For food and entertainment, many restaurants and bars that dot the Gateway District. From casual eateries to fine dining establishments, there's something to satisfy every craving.

The Gateway District is also a hub for entertainment and events. Catch a live concert or comedy show at one of the district's venues, or simply enjoy the vibrant atmosphere of the neighborhood.

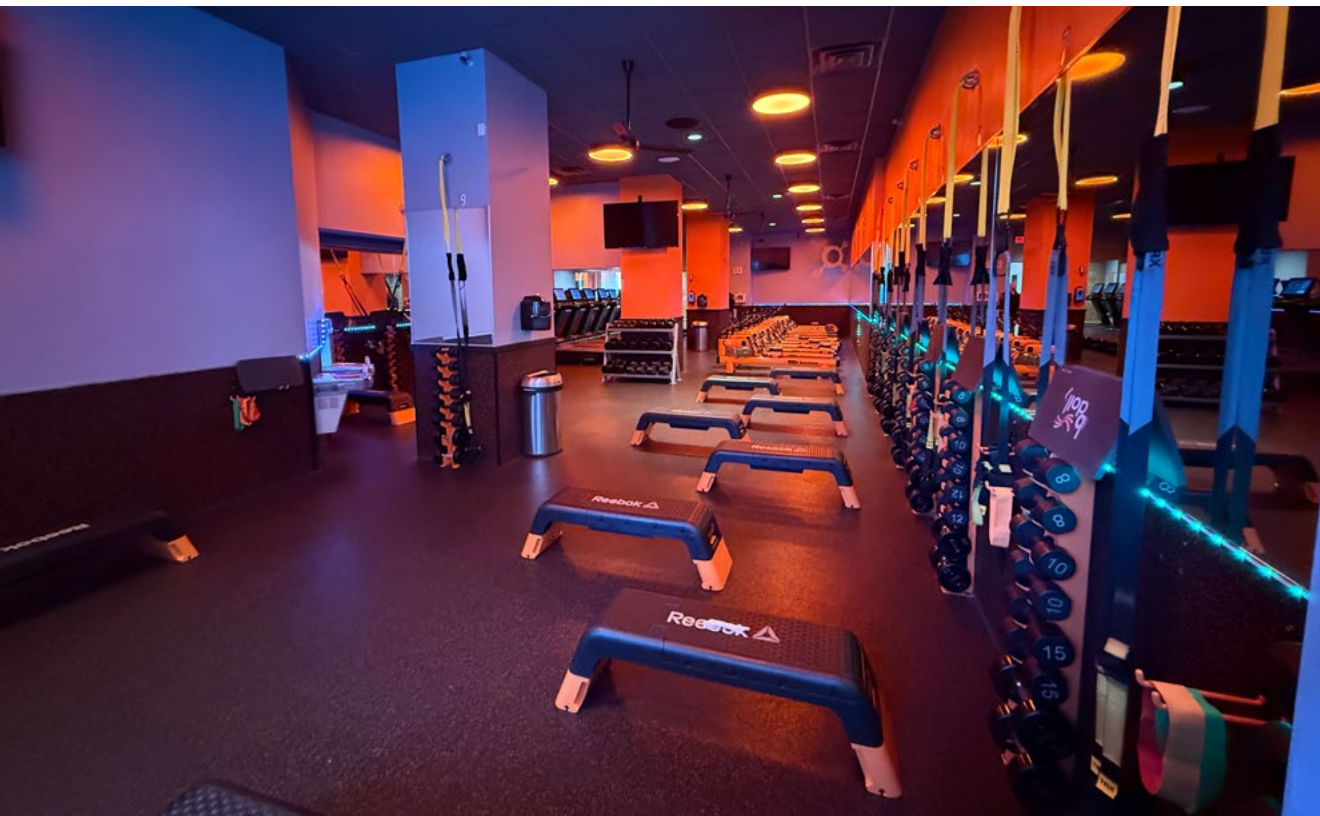






## HIGHLIGHTS

- 3,177 SF high-visibility retail space offering a turnkey boutique fitness or wellness opportunity
- Immediately adjacent to Rocket Arena and Progressive Field in Downtown Cleveland's Gateway District; over 8 million visitors per year
- Neighboring retail/restaurants include Buffalo Wild Wings, Bank of America, Southern Tier Brewery, and Barrio, among many others.
- Strong daytime and nighttime population driven by over 42,000 employees and 48,810 residents in Downtown Cleveland
- Excellent branding opportunity with two prominent signage placements on both Prospect Ave and Huron Road



## AVAILABILITY

3,177 SF Retail Space

LEASE RATE: \$22.00/SF

## GATEWAY DISTRICT

Population	Businesses	Median Age	Average Income
6,850	242	33.6	\$121,601



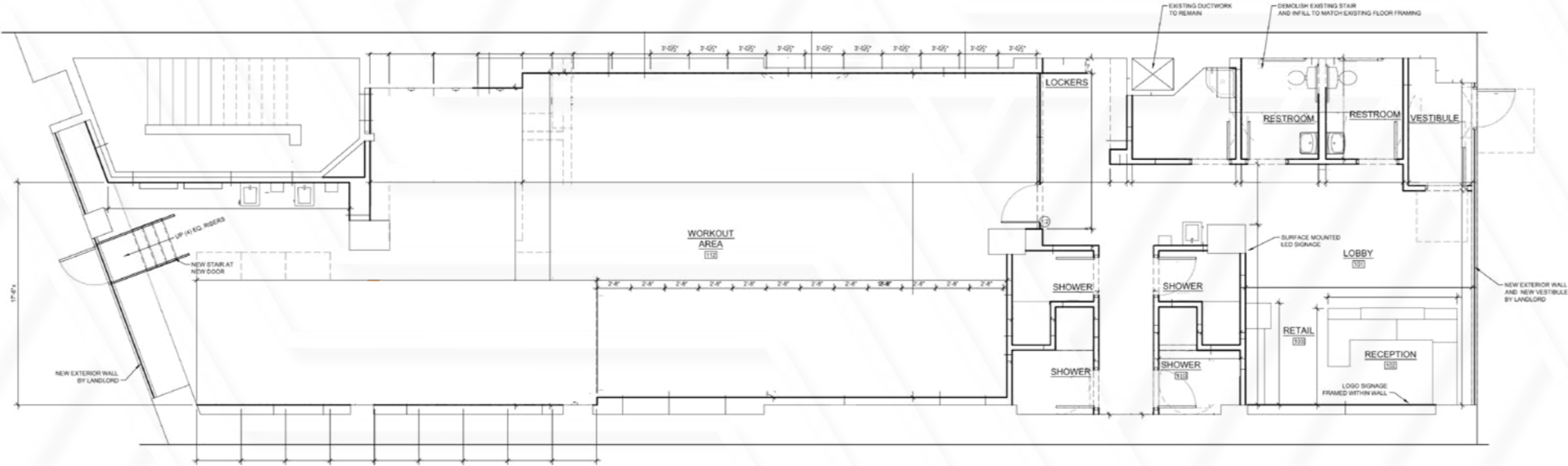
# Aerial Map



740 Prospect Ave

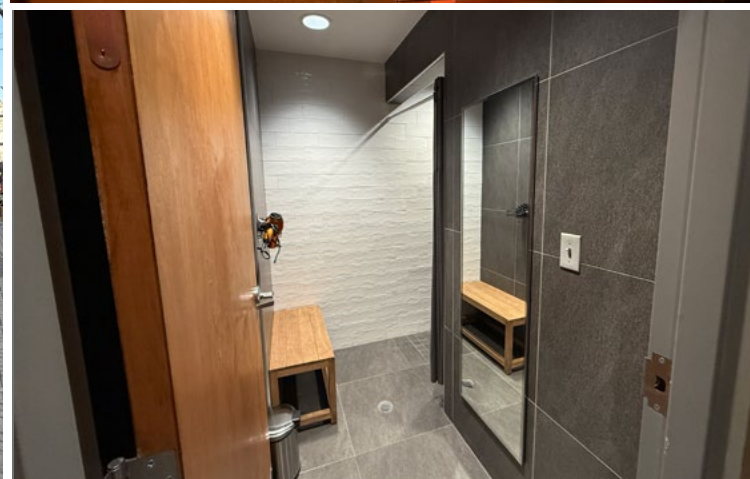
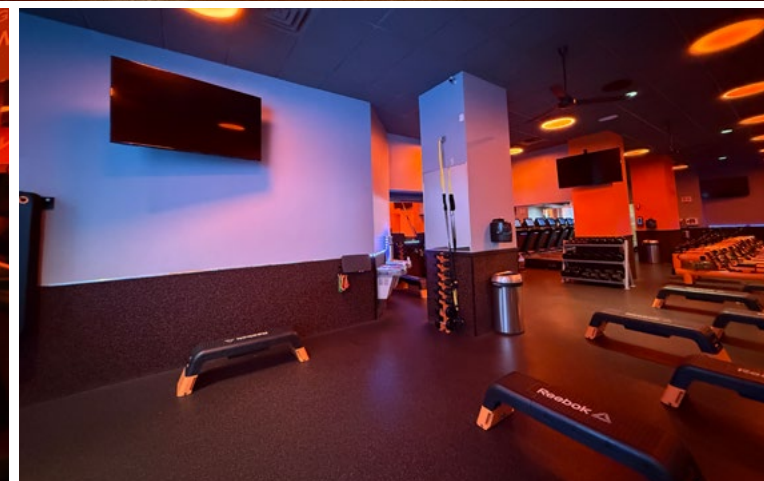


# First Floor | 3,177 SF



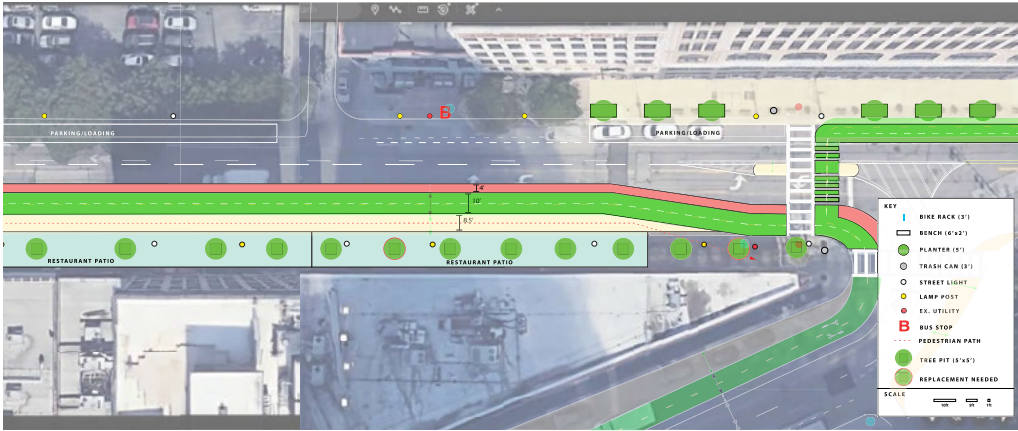
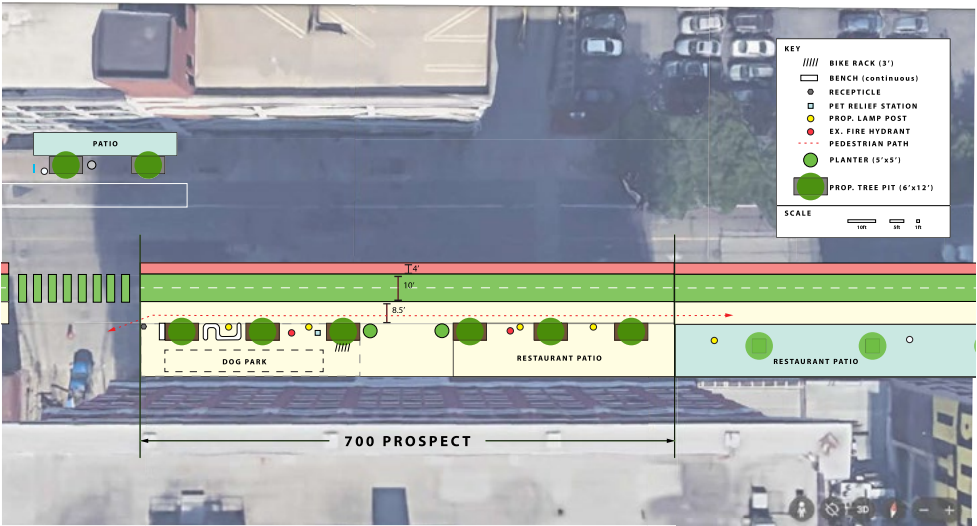
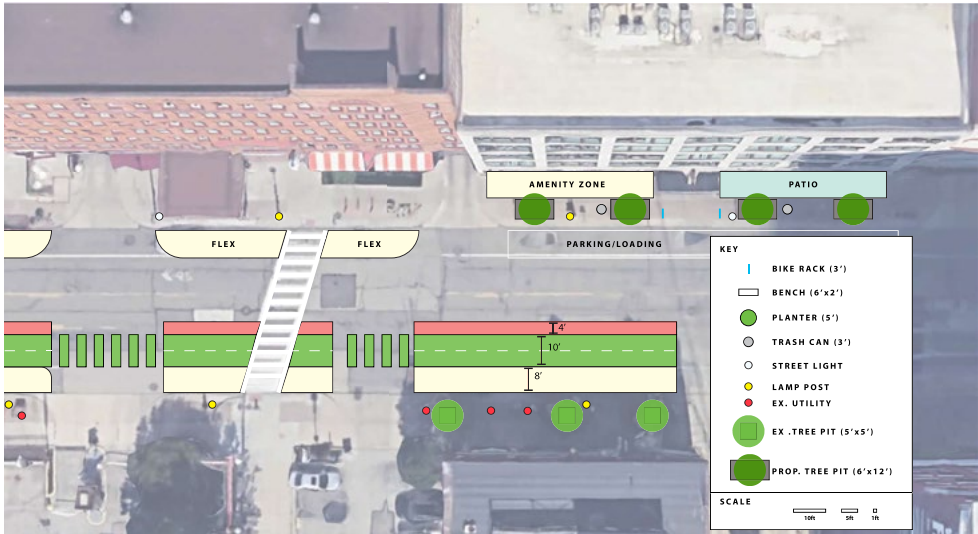
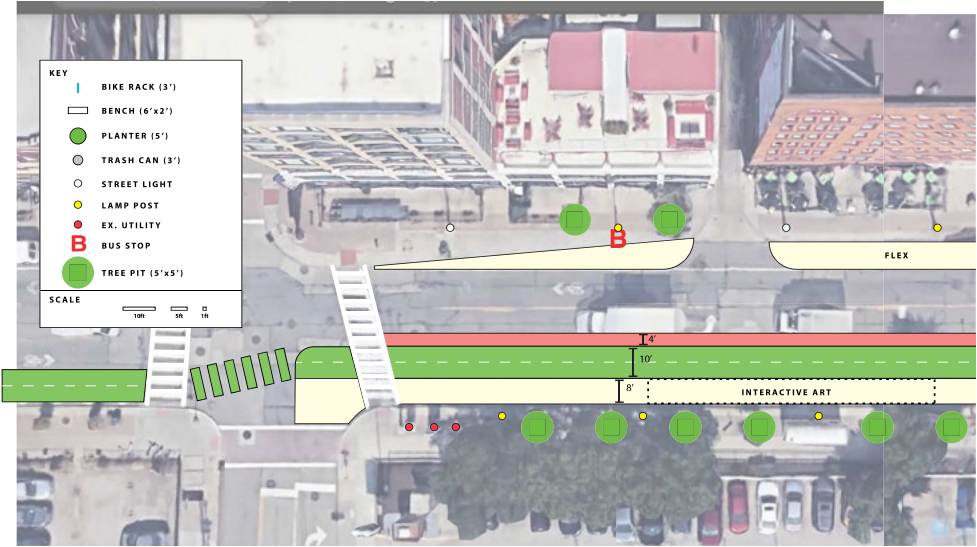


# Photos





# City Enhancements | Prospect Ave Retail Corridor Project





# WAREHOUSE DISTRICT

# Pointe At Gateway



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