

STOUFFER REALTY

CRESCO

Prime West 25th Street – Own or Lease in the Heart of Ohio City

For Sale or Lease: 1935 West 25th Street, Cleveland, OH 44113



+560 PARKING SPACES



PROPERTY HIGHLIGHTS

- Approximately 28' of frontage on West 25th Street
- Dual signage opportunities facing West 25th and West Side Market parking lot
- Dual access from front and rear of building
- Street parking along West 25th plus public parking directly behind
- Located in the heart of Ohio City, one of Cleveland's most active retail and dining corridors
- Surrounded by top restaurants, bars, and local and national retailers
- Ideal for office, retail, showroom, or restaurant users
- Rare opportunity to own or lease on West 25th
- Great parking accessibility: public parking lot in the back of the building near the West Side Market with about 560 parking spaces

SALE PRICE/LEASE RATE: CONTACT BROKER

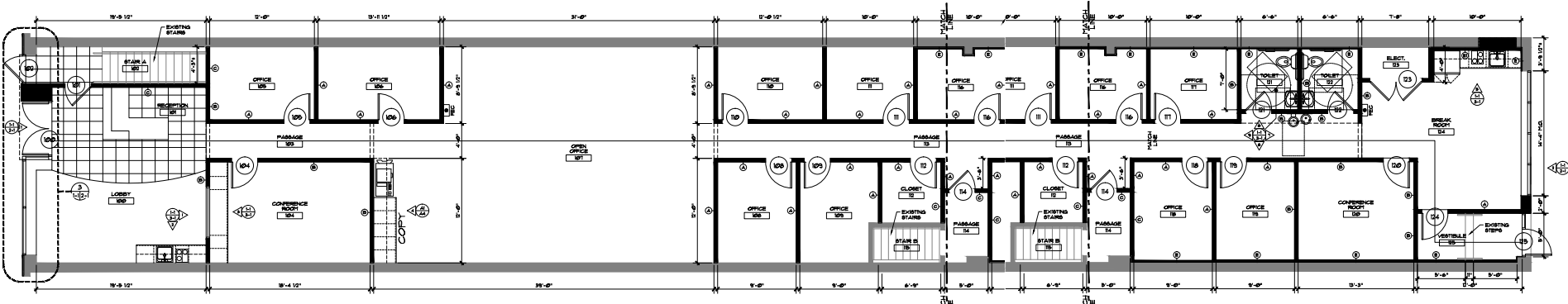
1935 W. 25TH STREET

- A rare opportunity to buy or lease a highly visible property on West 25th Street in the heart of Ohio City, one of Cleveland's most in-demand corridors.
- The ±4,280 SF space is currently built out as a move-in ready office, providing immediate functionality for an owner-user while also offering the flexibility to accommodate retail, showroom, restaurant, or other customer-facing concepts. The existing layout includes a mix of open workspace, private offices, and collaboration areas, allowing users to establish a presence with minimal upfront work or reposition the space over time.
- The property also includes an approximately 3,000 SF lower level, offering additional potential for storage, back-of-house operations, or future buildout. Combined with dual access from both the front and rear of the building, the asset provides a level of utility and expansion potential that is difficult to find along West 25th.
- With approximately 28 feet of frontage, the property benefits from strong visibility on one of the city's most heavily trafficked streets. Signage opportunities on both the front facing West 25th and the rear facing the West Side Market parking lot create exposure from multiple vantage points. Street parking along West 25th and public parking directly behind the building further enhance accessibility.
- West 25th Street is the heartbeat of Ohio City and one of the most sought-after corridors in Cleveland. Anchored by the West Side Market and surrounded by some of the city's best restaurants, bars, and retailers, the district draws steady traffic from morning through late night and continues to benefit from strong consumer demand and ongoing investment.
- For an owner-user, retailer, or hospitality group, 1935 West 25th Street is a chance to secure a meaningful presence in a corridor where opportunities like this rarely come to market. ±4,280 SF move-in ready space with flexible layout .
- Additional ±3,000 SF lower level for storage, operations, or future buildout.



Building SF	4,280 SF
Floors	1
Buildings	1
Year Built	1900
Year Renovated	2018
Heat	Forced Air
A/C	Central
Parcel #	003-23-029

Floor Plan – ±4,280 SF







ALEA
MEET JAR

CO HATCH
NORTH HIGH BREWING CO.

OHIO CITY

Downtown Cleveland
→

TITLE
SOUGH BREW WORKS

TRANSFORMER STATION

RISING STAR

IRISHTOWN BEND PARK

±560 PARKING SPACES

Lutheran Hospital
a Cleveland Clinic Hospital

FULTON RD

ALWAYS

Ohio State BURRITO

OHIO SAVINGS

Dave's

bright side

GREAT LAKES

Bartleby

WEST SIDE MARKET

RTA

INTRO
EDDA
COFFEE ROASTERS
PIONEER

Garrett Morgan School of Science

LORAIN AVE

Wendy's

Dave's

DAVE'S

CLEVELAND PUBLIC LIBRARY

GM/CLBY

planet fitness

W 44th ST

HERB 'N TWINE

261,558
POPULATION

35.2
MEDIAN AGE

121,430
HOUSEHOLDS

\$66,414
HOUSEHOLD INCOME

12,597
BUSINESSES

5-MILES | 2025

OHIO CITY, AT A GLANCE

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 tourists 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 of Cleveland, Ohio City is home to over 250 local businesses, 60 of which are new in the last three years.

- The Ohio City neighborhood sees over **10.3 million non-resident visitors** annually (Placer.ai), over 147,000 residents within a 10-minute drive-time.
- Over **2,000 new or proposed residential units** in the immediate area including INTRO apartments and access to a young, affluent population
- Thriving retail/hospitality district including Townhall, Mitchell's Ice Cream, Great Lakes Brewing Co, Market Garden Brewery, Chase Bank, and many others within a two block radius
- New to market tenants include Le Burger, Chipotle, Starbucks, SWTHZ, Barry Bagels, and Ohio City Burrito (relocation)



13,791

DAYTIME POPULATION
(1-MILE RADIUS - 2025)

+1.4%

GROWTH TREND
(1-MILE RADIUS - 2025)

\$7,278

AVERAGE HOUSEHOLD
SPENDING ON DINING/RETAIL
(1-MILE RADIUS - 2025)

20,670

RESIDENTIAL POPULATION
(1-MILE RADIUS - 2025)

\$64,481

MEDIAN HOUSEHOLD INCOME
(1-MILE RADIUS - 2025)

10,326

RESIDENTS AGED 25-49
(1-MILE RADIUS - 2025)

**1935 W. 25TH STREET
CLEVELAND, OHIO 44113**

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