

Freestanding Retail Building in West Park

For Sale | 3525 Warren Road, Cleveland, Ohio 44111



3525 Warren Road

- 2,770 SF freestanding building situated on approximately 0.25 acres
- Former pet grooming facility and veterinary clinic, offering an existing layout well suited for animal-care, medical, service-oriented or retail users
- Excellent accessibility between two major interstates. Less than 0.8 miles from I-90 and 1.3 miles from I-71
- Prominent frontage (approximately 102') along Warren Road, carrying nearly 17,000 vehicles per day
- Greater Cleveland RTA Route 83 service immediately in front of the property, providing convenient access for employees and customers
- Located in Cleveland's established West Park neighborhood, with approximately 16,280 residents within one mile and 265,278 residents within five miles

Sale Price: Contact Broker

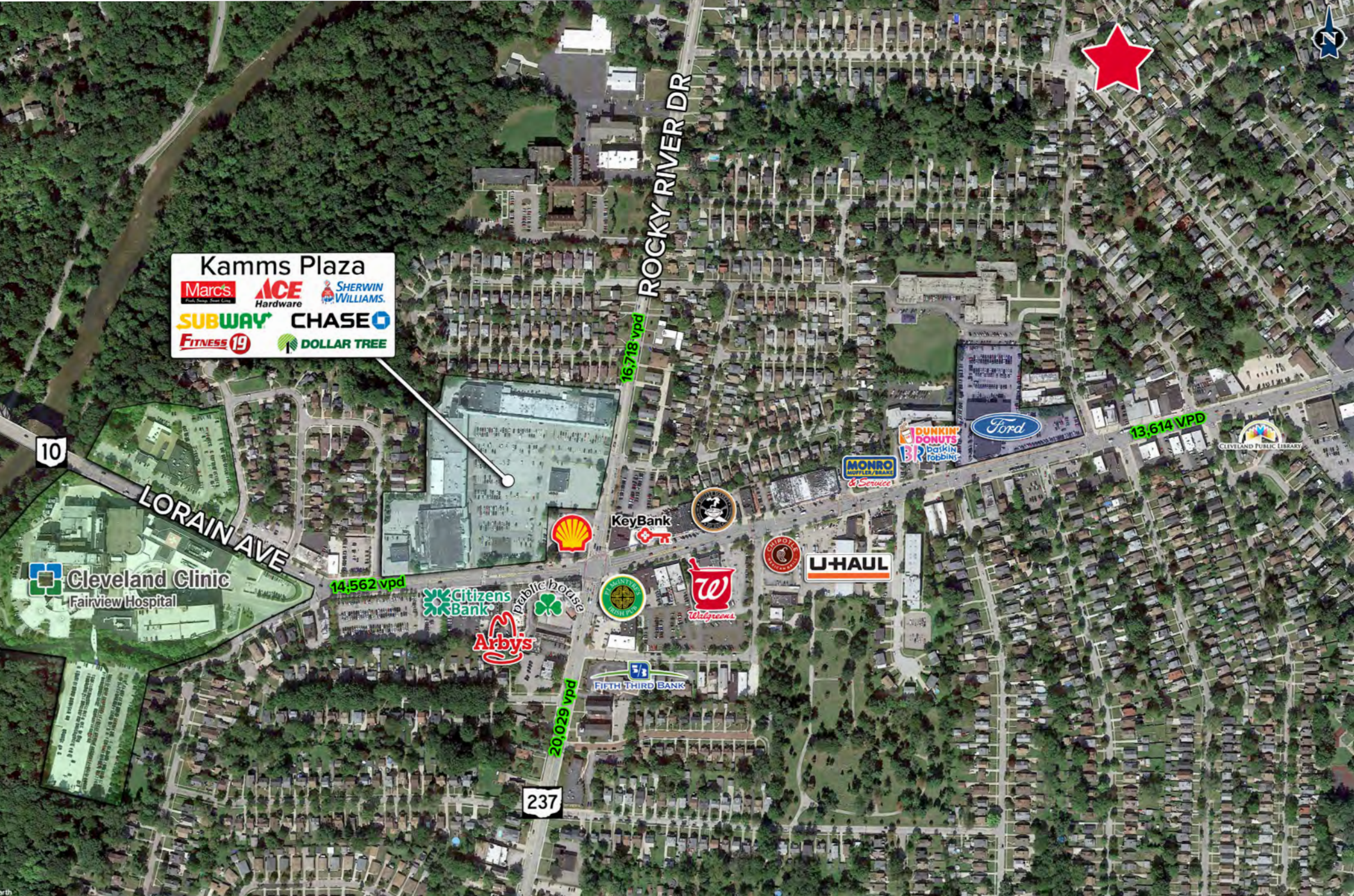


Quick Stats

Building SF	2,770 SF
Floors	1
Year Built	1990
Land Area	0.25 Acres
Parking	18 Spaces







274,953

Population
(5 Miles)

39.0

Median Age
(5 Miles)

127,969

Households
(5 Miles)

\$95,993

Average Income
(1 Mile)

9,493

Businesses
(5 Miles)

105,361

Employees
(5 Miles)

**3525 WARREN ROAD
CLEVELAND, OHIO 44111**

CAMERON CALLAHAN

Senior Associate

ccallahan@crescorealestate.com

+1 216 232 4101

RYAN CURTIN

Associate

rcurtin@crescorealestate.com

+1 216 232 4105



Cushman & Wakefield | CRESCO

6100 Rockside Woods Blvd, Suite 200

Cleveland, Ohio 44131

crescorealestate.com