

THE EXCEL

2412 Euclid Heights Boulevard, Cleveland Heights, Ohio 44106





HIGHLIGHTS



Strategic Locations

The property is situated just 1.2 miles from the high-rent University Circle submarket, which commands the highest average rents in the Cleveland market at \$2,189 per month, capturing spillover demand.



Eds & Meds Demand Driver

The asset benefits from direct proximity to major institutional demand drivers, including Case Western Reserve University (1.2 miles), University Hospitals (1.3 miles), and the Cleveland Clinic Main Campus (2.4 miles). This constant influx of personnel creates reliable, recurring demand for nearby rental units.



Large Floorplans

The property features a distinct physical advantage with expansive floor plans averaging 1,309 square feet, significantly exceeding standard submarket footprints.



Stable Occupancy

The asset currently operates with 20 of 21 units physically occupied. This 95.24% occupancy rate strongly outperforms the 8.30% to 10.00% vacancy of competitors.

SITE DESCRIPTION

Address	2412 Euclid Heights Boulevard
Accessor's Parcel #	685-18-001
County	Cuyahoga
School District	Cleveland Heights / University Heights
Units	21 Units
Building SF	31,366
Heat	Boiler
Cooling	Yes
Year Built	1940
Stories	5
Land Area	0.47 AC

IMPROVEMENTS

Foundation	Concrete
Windows	Vinyl
Framing	Reinforced Concrete
Parking Surface	Concrete
Exterior	Brick

UTILITIES

Electric	Tenant
Gas	Landlord
Water & Sewer	Landlord
Trash	Landlord

RENT POLICY

Due Date1st of the Month

Late After15th of the Month

ADDITIONAL FEES & CHARGES

Late FeeN/A

Pet RentN/A

Insufficient FundsN/A

ParkingGarage: \$50
Surface: \$35

MANAGEMENT/SOFTWARE

Property ManagementOwner-Managed

Current Advertising SourcesSignage

MECHANICAL

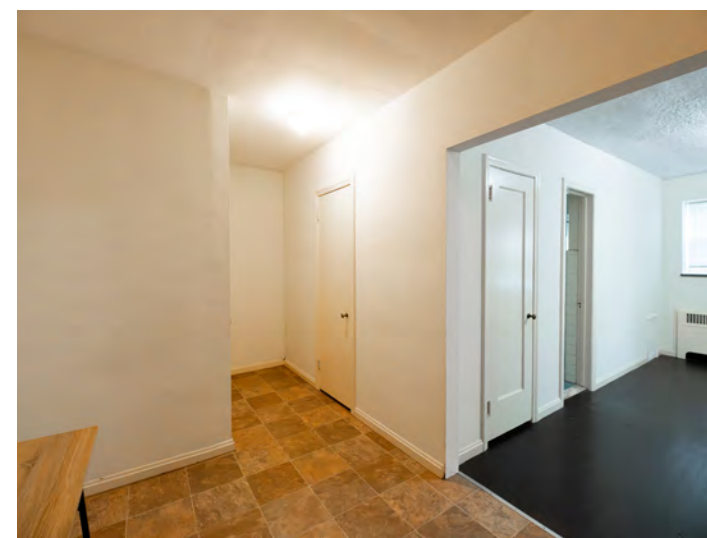
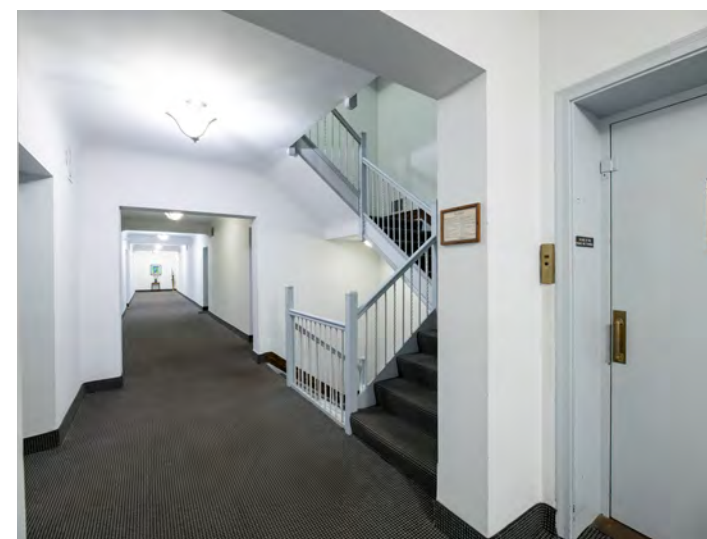
HVAC SystemGas-fired Boiler (Heat)

Hot Water TanksCommon

PlumbingGalvanized / Copper / PVC

ElectricalFuses / Breakers

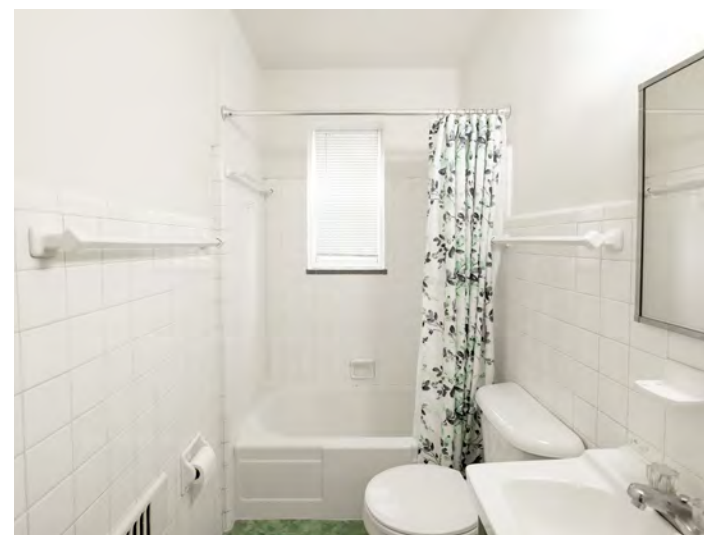
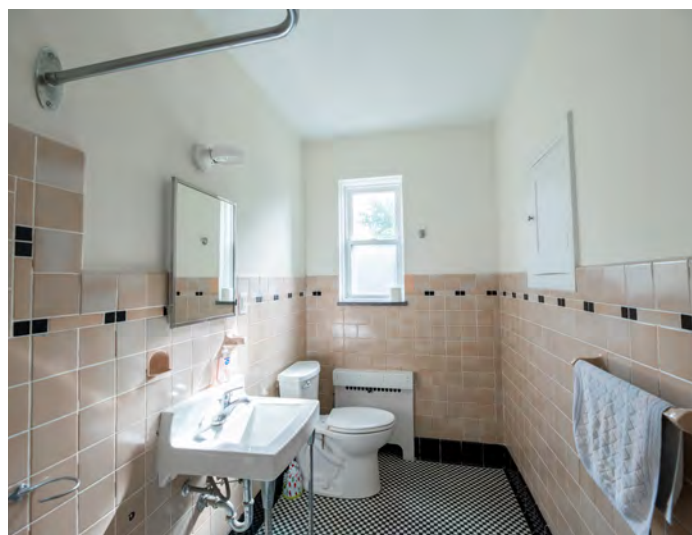












UPTOWN

plum

BIBIBOP
asian grill

CHIPOTLE
MEXICAN GRILL

Panera

POTBELLY
SANDWICH SHOP

Orangetheory
FITNESS

D.P. Dough

planet
fitness

verizon

100
CLEVELAND MUSEUM OF NATURAL HISTORY

botanical garden
WILSON FORESTS & GARDENS

CIA
Cleveland Institute of Art

THE CLEVELAND MUSEUM OF ART

1.5 Miles

UNIVERSITY
CIRCLE INC

Cleveland Clinic

UPTOWN

MOCA
MUSEUM OF CONTEMPORARY ART

University
Hospitals

CASE
WESTERN
RESERVE
UNIVERSITY
JACK, JOSEPH AND MORTON
WANDL SCHOOL
OF BUSINESS

1.1 Miles

HISTORIC LITTLE ITALY
CLEVELAND'S CULINARY & ARTS NEIGHBORHOOD

Mario's
Italian Restaurant

Eina
Ristorante

Trattoria

Presti's
Bakery

TOLI

Mamma Santa's
RESTAURANT
PIZZERIA

Guarino's
est. 1910

Zaleno's
RESTAURANTE

Lee Hainan

CLEVELAND
MONTROSS

ROSSO

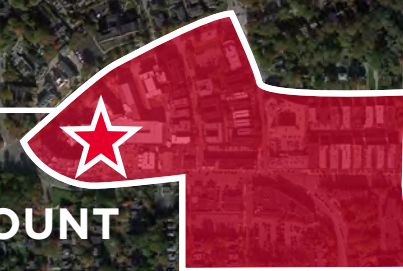
CORBO'S
Bakery

Algebra
TeaHouse

La Dolce Vita

MIA BELLA

Angelo's
Nick
Italia



CEDAR FAIRMOUNT

NIGHT TOWN

CHIPOTLE

THE FAIRMOUNT

luna

Starbucks

zhug

at&t

Verde

THE ASCENT



2412 Euclid Heights Boulevard

EUCLID HEIGHTS BLVD | 16,998 VPD

STARBUCKS COFFEE

W WANDERLUST JEWELERS

BRUEGGER'S BAGELS

Aladdin's

at&t

BUFFALO WILD WINGS

PAVILION HOME & DESIGN

apple tree BOOKS

Vero PIZZA

CEDAR RD | 19,847 VPD

THE ASCENT
TOP OF THE HILL
Delivered in 2023
267 Upscale Units
11,000 SF Commercial Space

CHIPOTLE MEXICAN GRILL

CHASE

SUNDAE

FIRESTONE

THE FAIRMOUNT

LUNA

barrie

Green Tara YOGA & HEALING ARTS

HEIGHTS FAMILY DENTAL

FAIRMOUNT BLVD | 7,212 VPD

334,518
Population
(2025 | 5 Mile)

37.3
Median Age
(2025 | 5 Mile)

150,451
Households
(2025 | 5 Mile)

\$81,157
Household Income
(2025 | 5 Mile)

14,242
Total Businesses
(2025 | 5 Mile)

160,660
Total Employees
(2025 | 5 Mile)

Offering Memorandum - Teaser

2412 Euclid Heights Boulevard

Cleveland Heights, Ohio 44106

**FOR THE FULL OFFERING MEMORANDUM,
PLEASE CONTACT:**

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