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Real Estate

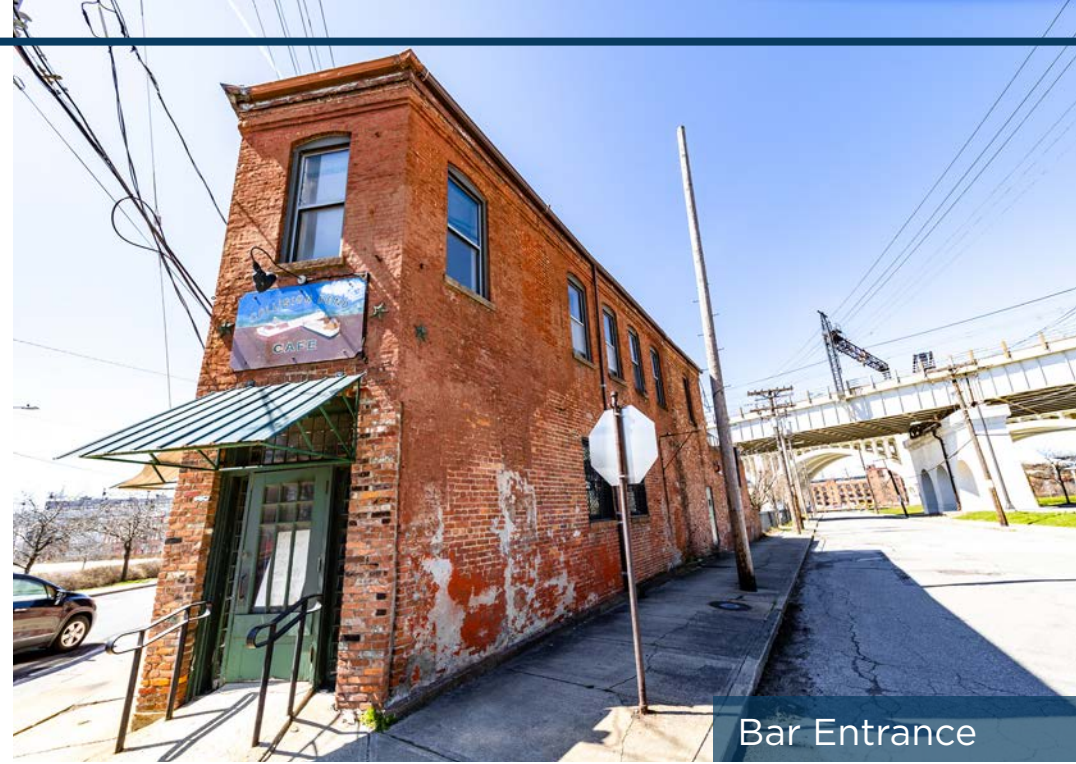
CLEVELAND FLATS REDEVELOPMENT OPPORTUNITY

1646-1672 Columbus Road, Cleveland, Ohio 44113

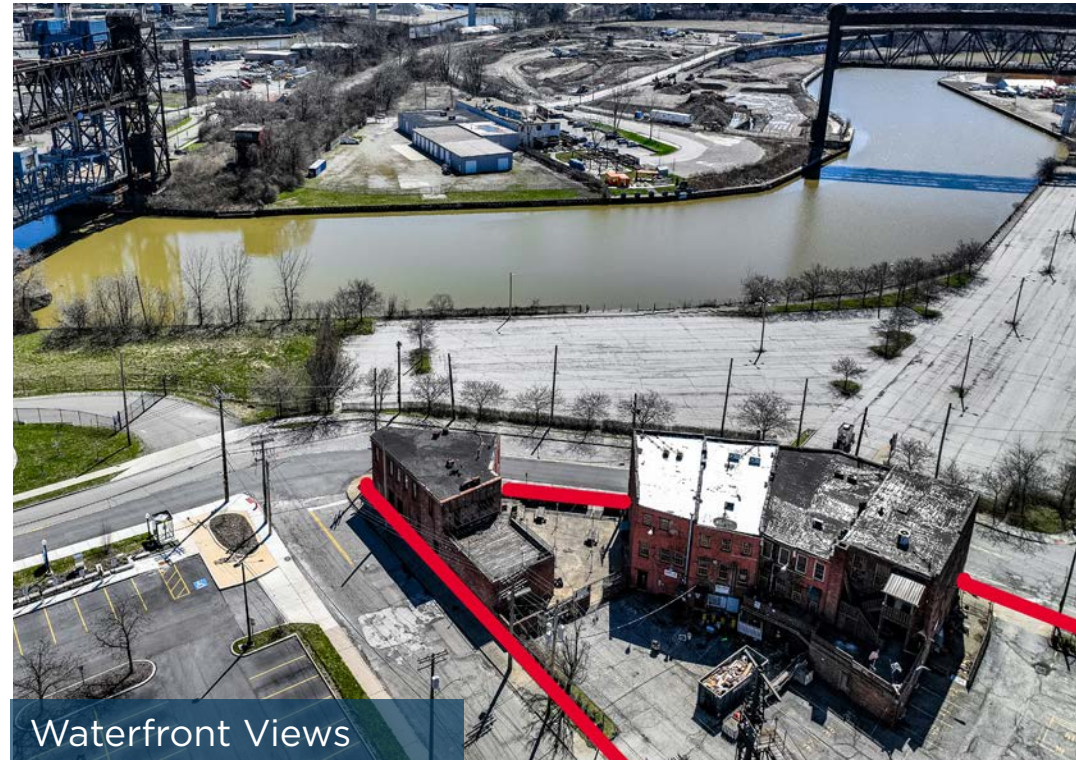
Property Highlights

- .63 acre site with incredible river views located on Oxbow bend in the flats
- Two (2) buildings (23,526 SF total) on site, including a mixed-use office/retail building as well as a free-standing bar/restaurant with rooftop patio
- 38 car parking on site (all leased on a short term basis)
- Located in an opportunity zone
- Zoned Semi-industrial; 175' height allowance
- Optimal re-development site or historic tax credit rehabilitation

Sale Price: \$1,500,000



Bar Entrance



Waterfront Views

Prime Location



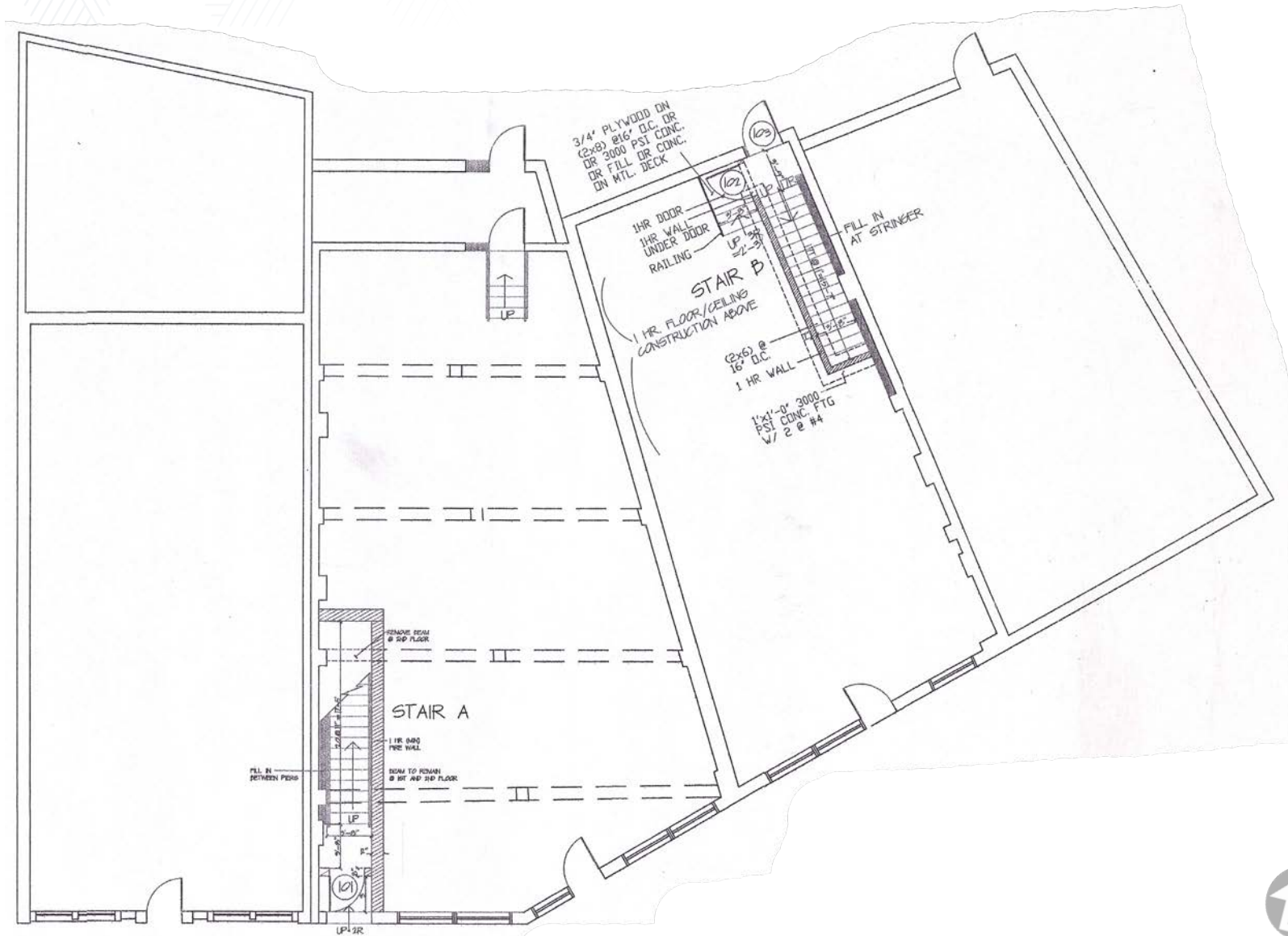
1646-1672 Columbus Rd

Parcel Map



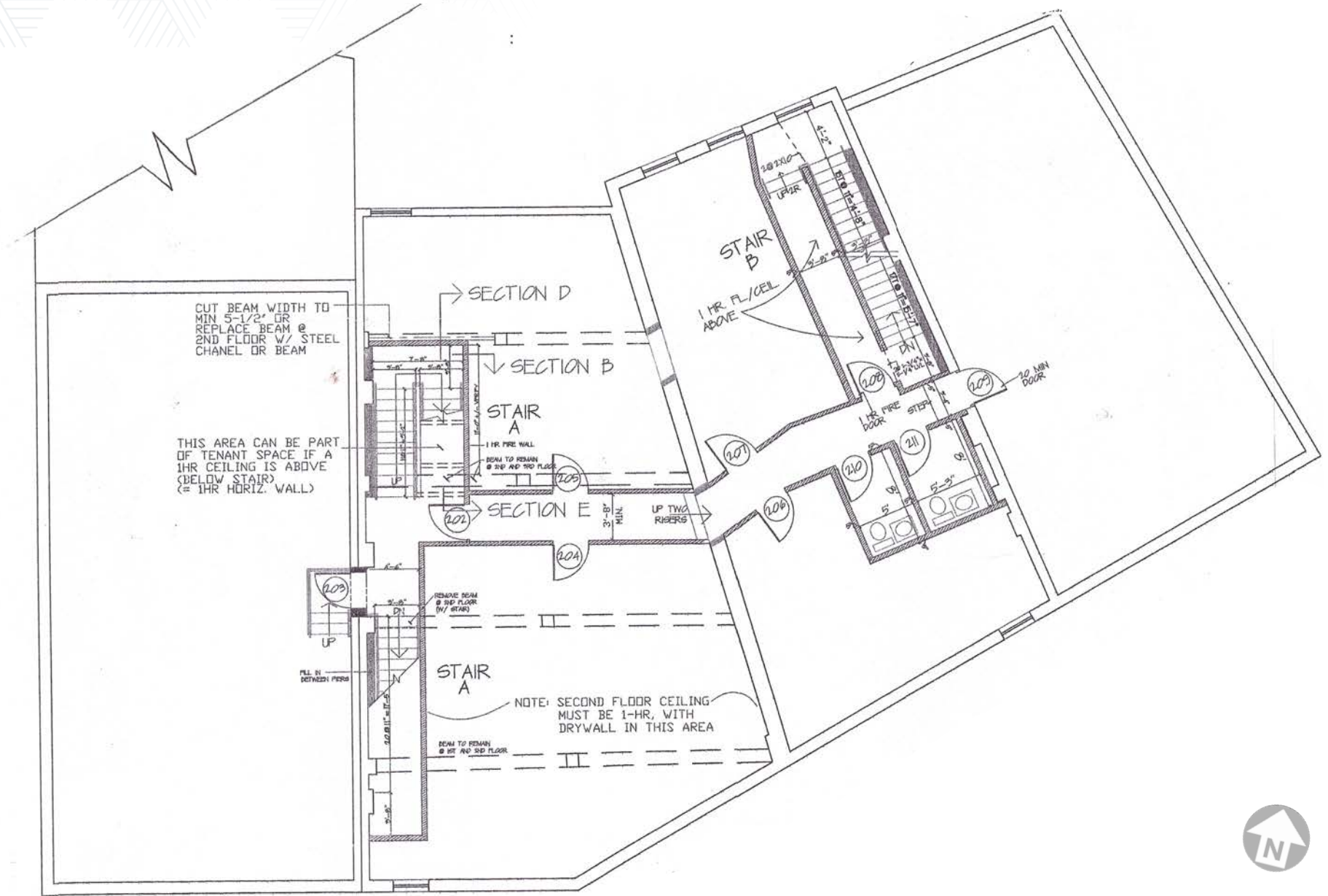
1st Floor Plan

3 STORY BUILDING



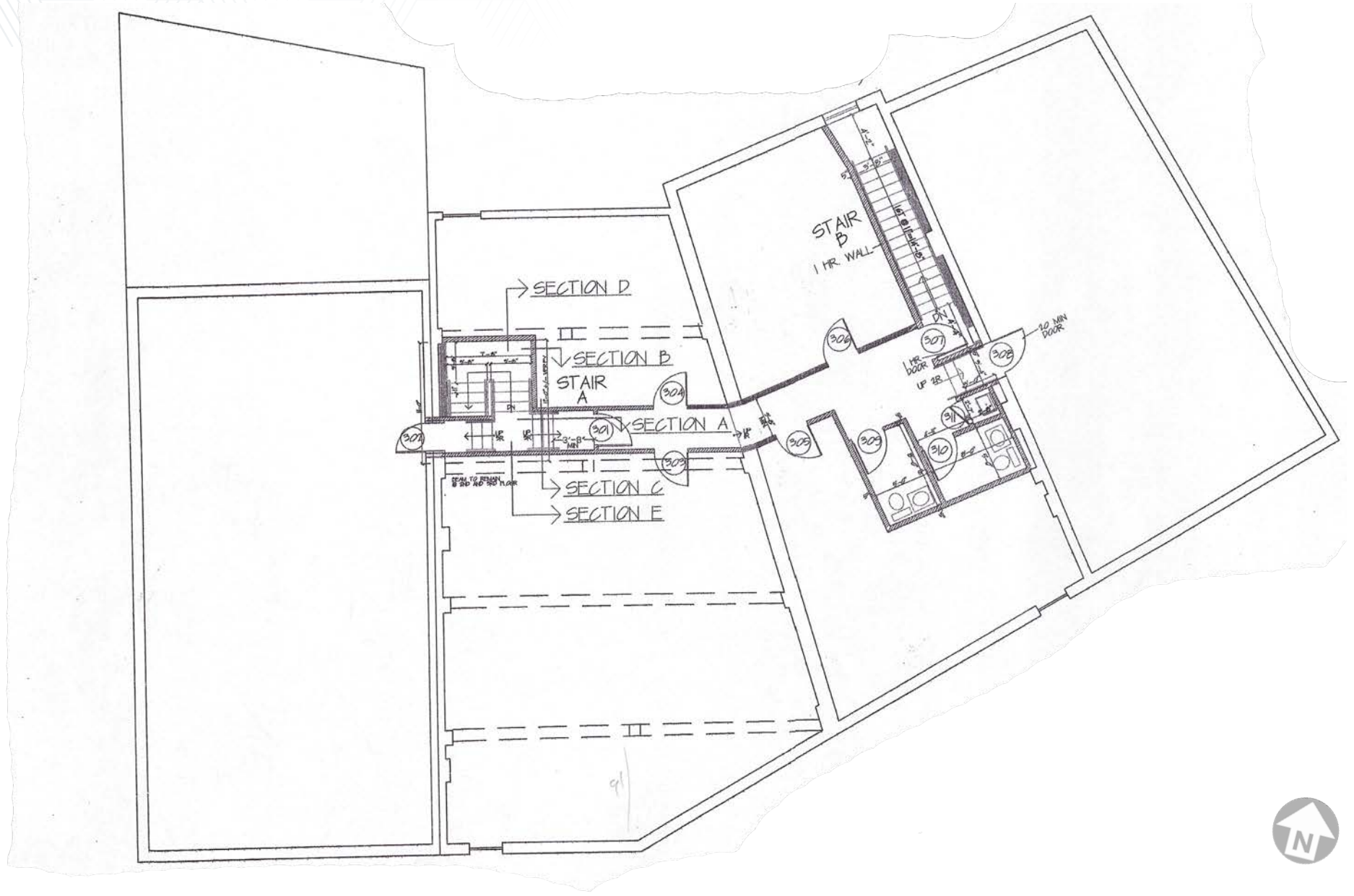
2nd Floor Plan

3 STORY BUILDING



3rd Floor Plan

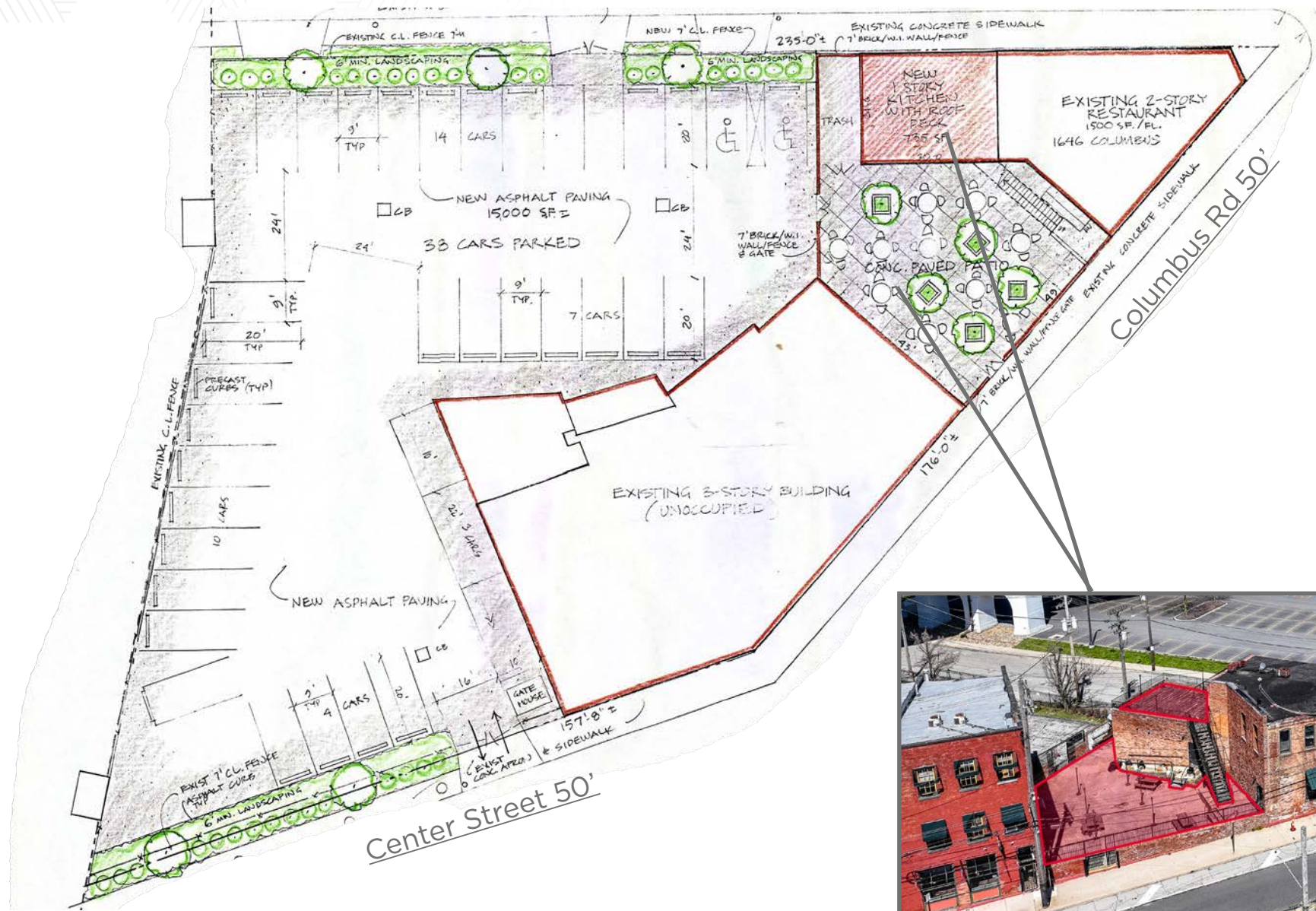
3 STORY BUILDING

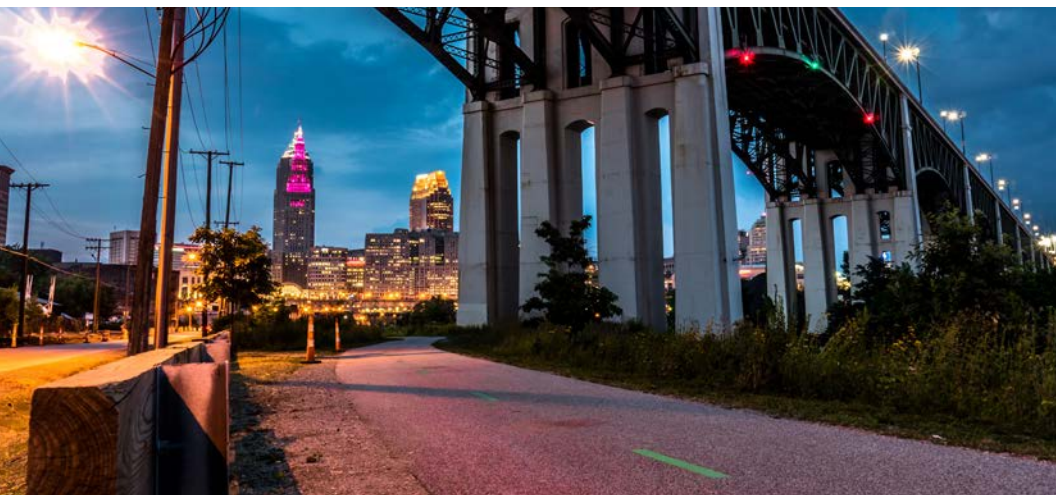


South Elevation



Existing Conditions - Site Plan





THE FLATS CLEVELAND, OHIO

Cleveland, Ohio has a diverse and dynamic real estate market, particularly when it comes to flats. The city's flats, located along the Cuyahoga River, offer a unique opportunity for those looking for prime waterfront property. These properties range from historic buildings that have been converted into offices, restaurants, and retail spaces, to brand new residential developments that feature modern amenities and cutting-edge design. The flats' location also offers easy access to major highways and downtown Cleveland, making them an attractive option for users looking to establish a presence in the city. With a variety of options available, the flats in Cleveland offer an exciting and vibrant real estate market.

Moreover, the flats in Cleveland, Ohio have undergone significant redevelopment in recent years, making them even more attractive for real estate investment. The city has invested in infrastructure improvements, including new bridges, boardwalks, and pedestrian paths, which have made the area more accessible and inviting to both businesses and visitors.

DEMOGRAPHICS

1646 Columbus Rd	1 Mile	5 Mile	15 Min Drive
Population	15,748	241,013	310,777
Median Age	32.0	35.0	35.4
Households	9,532	110,950	141,708
Avg HH Income	\$76,773	\$56,882	\$60,464
Businesses	2,910	11,209	13,788
Employees	63,101	118,648	219,503



**1646-1672 COLUMBUS RD
CLEVELAND, OHIO 44113**

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