



17,000 SF FULL FLOOR WITH FREE PARKING & SIGNAGE AVAILABLE!

PROSPECT PARK PLACE

4614 PROSPECT AVENUE, CLEVELAND, OHIO

THE PROPERTY

- Move-in ready office spaces
- 17,000 SF full floor for lease with signage available
- Availability starting at 200 SF
- Secure parking, state-of-the-art security and 24-hour access via key card system
- Free parking for all Tenants
- Very competitive rental rates
- Located in the emerging dynamic Midtown Corridor; Minutes from all major highways



Contact Agent:

Chuck Essreg (216) 514-1400 ext 105 cessreg@kowitzrealstate.com

Kowit & Company Real Estate Group | 216.514.1400 | www.kowitzrealstate.com

PROPERTY PHOTOS

4614 PROSPECT AVENUE, CLEVELAND, OHIO



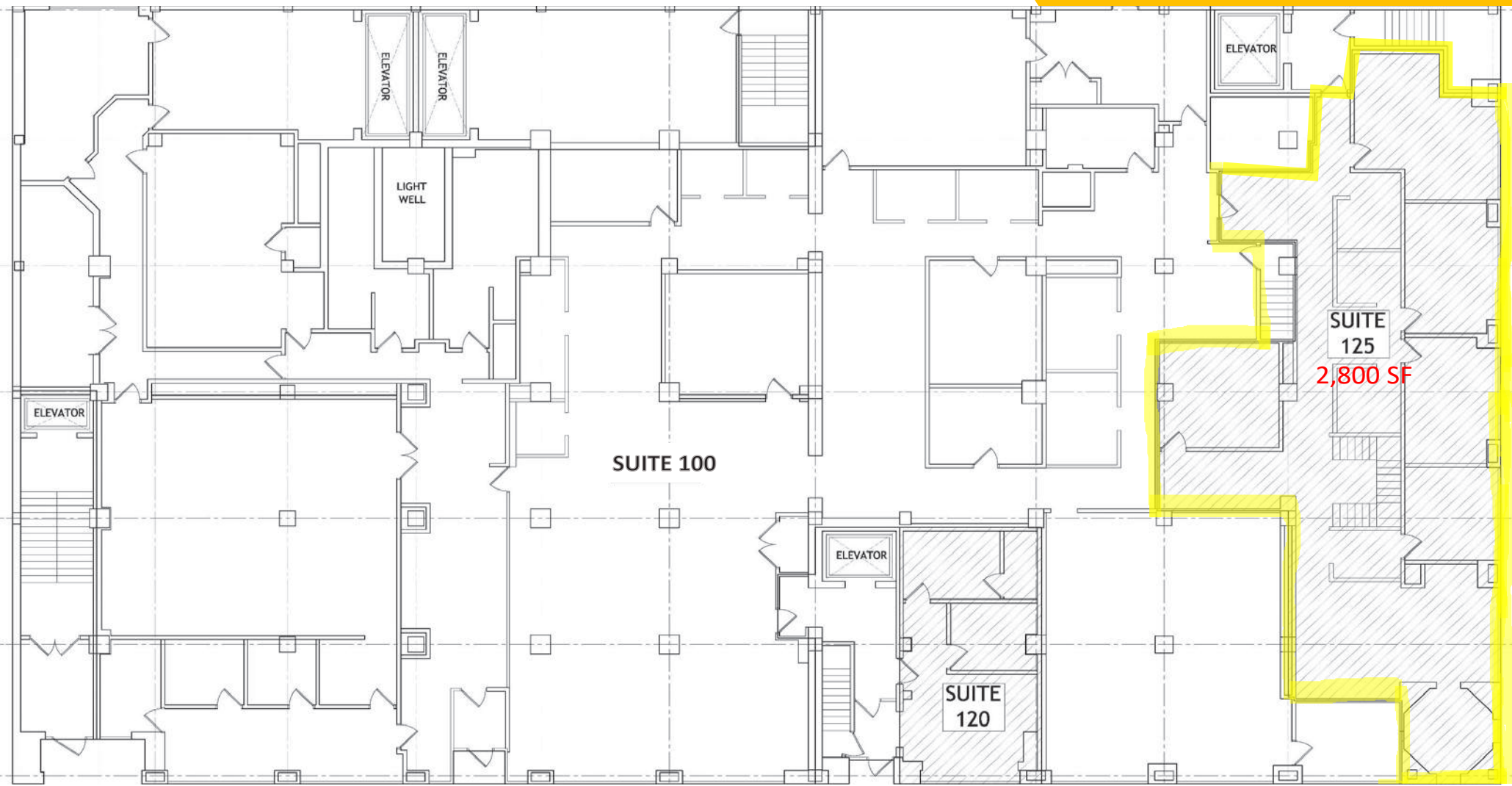
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FLOOR PLAN - FIRST FLOOR

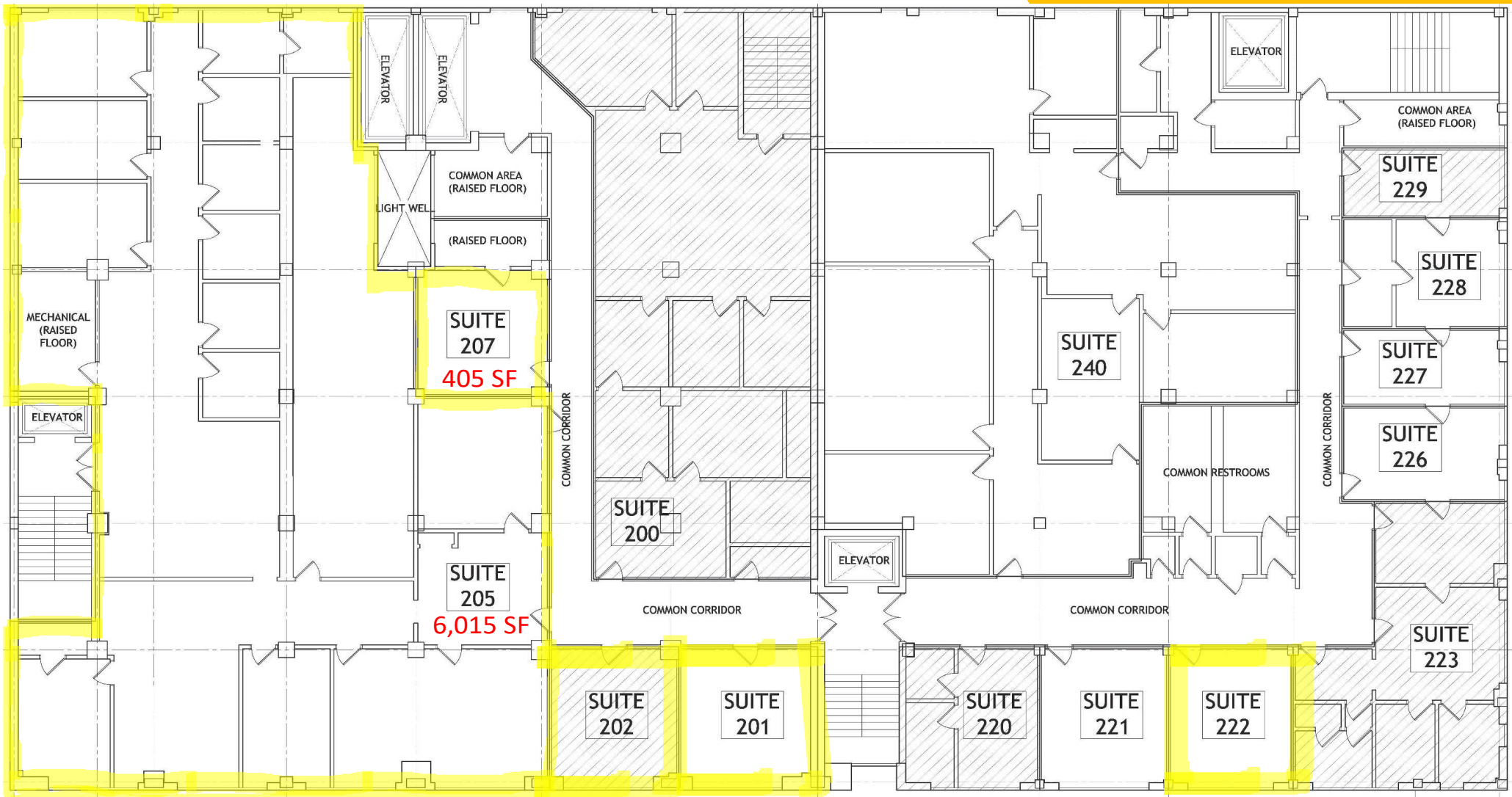
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*HIGHLIGHTED SPACES ARE VACANT

FLOOR PLAN - SECOND FLOOR

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*HIGHLIGHTED SPACES ARE VACANT

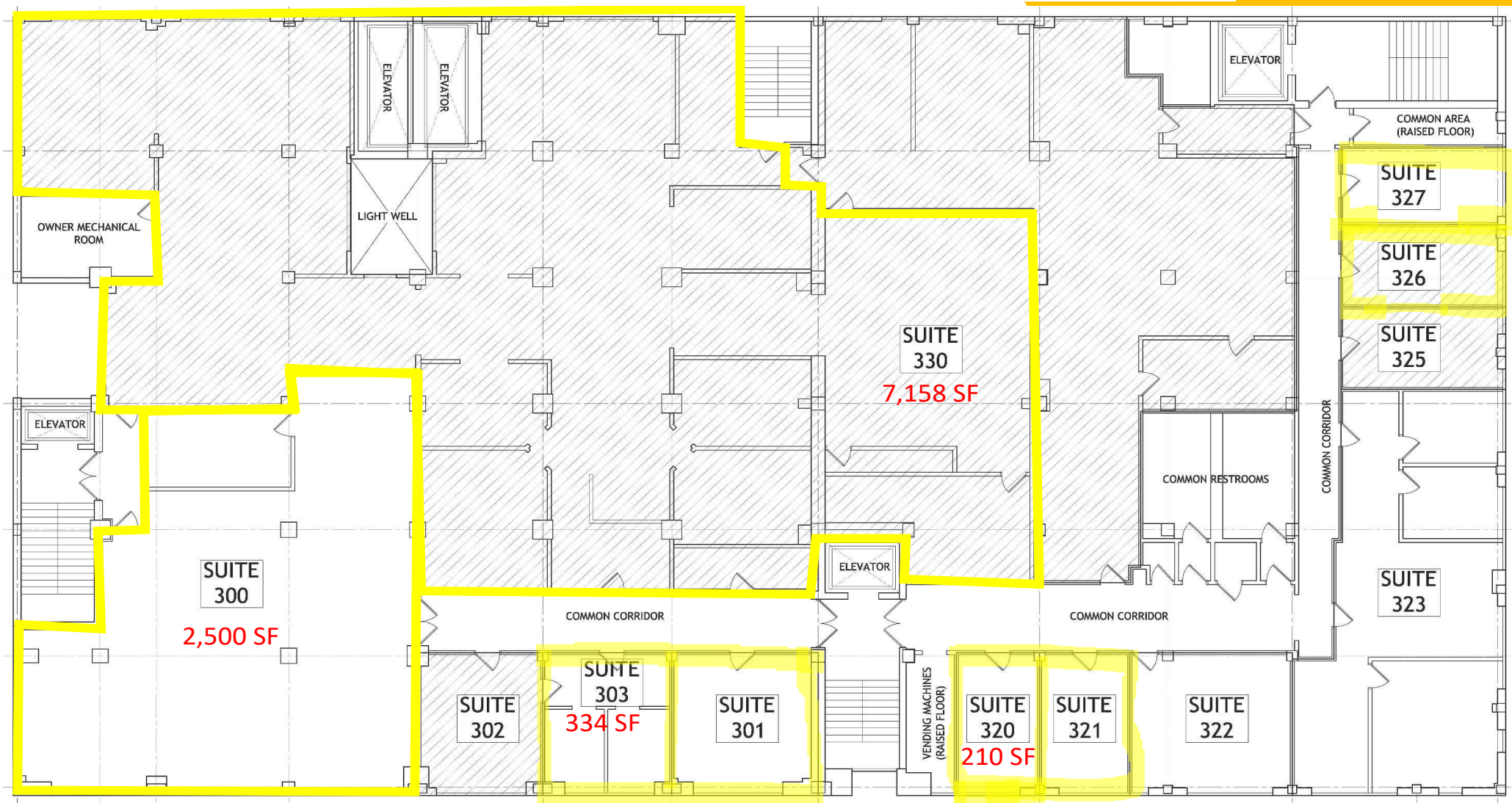
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FLOOR PLAN - THIRD FLOOR

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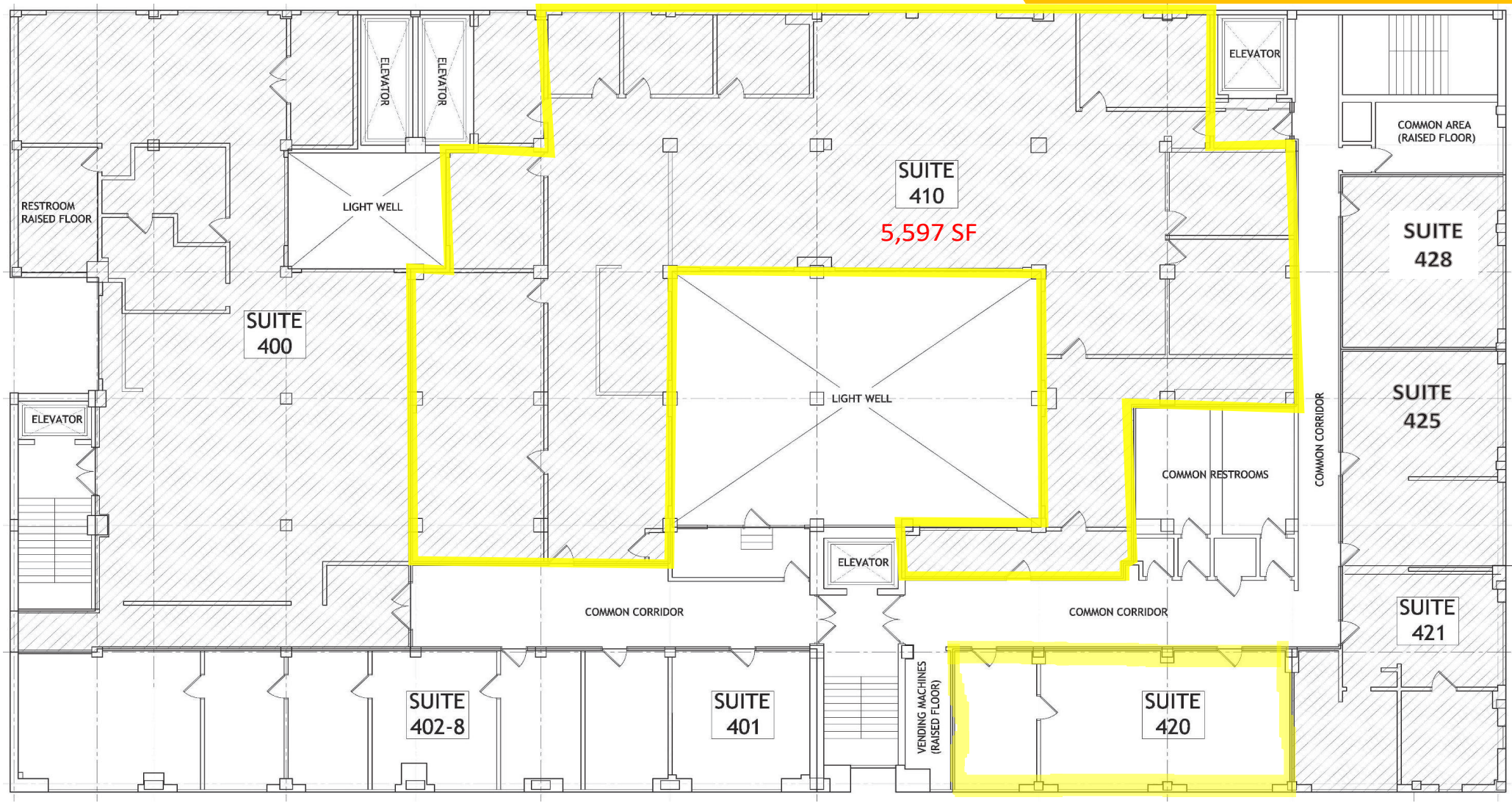
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FLOOR PLAN - FOURTH FLOOR

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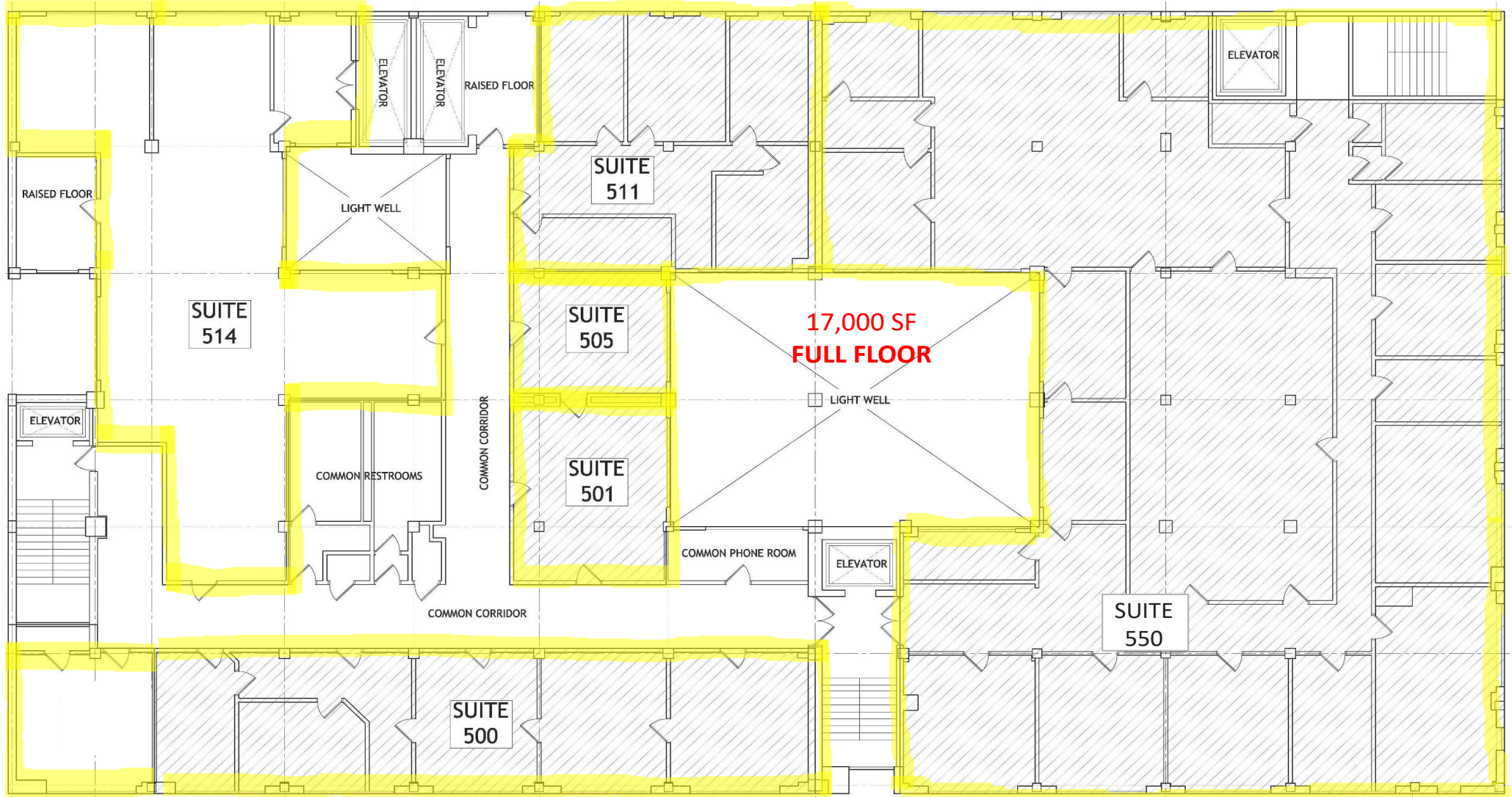
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FLOOR PLAN - FIFTH FLOOR

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DEMOGRAPHICS

4614 PROSPECT AVENUE, CLEVELAND, OHIO

4614 Prospect Ave E		3 mi radius	5 mi radius	7 mi radius
Cleveland, OH 44103				
POPULATION	2021 Estimated Population	101,194	270,903	501,022
	2026 Projected Population	98,988	258,665	479,659
	2010 Census Population	98,910	278,094	520,099
	2000 Census Population	120,731	348,922	618,152
	Projected Annual Growth 2021 to 2026	-0.4%	-0.9%	-0.9%
	Historical Annual Growth 2000 to 2021	-0.8%	-1.1%	-0.9%
	2021 Median Age	33.8	35.6	36.9
HOUSEHOLDS	2021 Estimated Households	43,937	116,639	217,587
	2026 Projected Households	44,092	113,425	211,567
	2010 Census Households	40,942	116,505	221,152
	2000 Census Households	45,965	136,025	249,328
	Projected Annual Growth 2021 to 2026	-	-0.6%	-0.6%
	Historical Annual Growth 2000 to 2021	-0.2%	-0.7%	-0.6%
RACE AND ETHNICITY	2021 Estimated White	22.2%	28.9%	38.4%
	2021 Estimated Black or African American	69.0%	60.3%	51.3%
	2021 Estimated Asian or Pacific Islander	4.5%	3.1%	2.8%
	2021 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2021 Estimated Other Races	4.0%	7.4%	7.1%
	2021 Estimated Hispanic	4.6%	9.9%	9.3%
INCOME	2021 Estimated Average Household Income	\$50,706	\$54,109	\$60,438
	2021 Estimated Median Household Income	\$30,997	\$36,356	\$42,675
	2021 Estimated Per Capita Income	\$23,067	\$23,773	\$26,555
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	5.6%	5.1%	4.4%
	2021 Estimated Some High School (Grade Level 9 to 11)	14.7%	12.9%	10.7%
	2021 Estimated High School Graduate	29.0%	29.6%	29.2%
	2021 Estimated Some College	22.0%	22.0%	22.6%
	2021 Estimated Associates Degree Only	6.3%	7.0%	7.7%
	2021 Estimated Bachelors Degree Only	12.5%	12.6%	14.2%
	2021 Estimated Graduate Degree	9.9%	10.8%	11.3%
BUSINESS	2021 Estimated Total Businesses	6,964	11,413	18,490
	2021 Estimated Total Employees	130,752	182,471	261,079
	2021 Estimated Employee Population per Business	18.8	16.0	14.1
	2021 Estimated Residential Population per Business	14.5	23.7	27.1

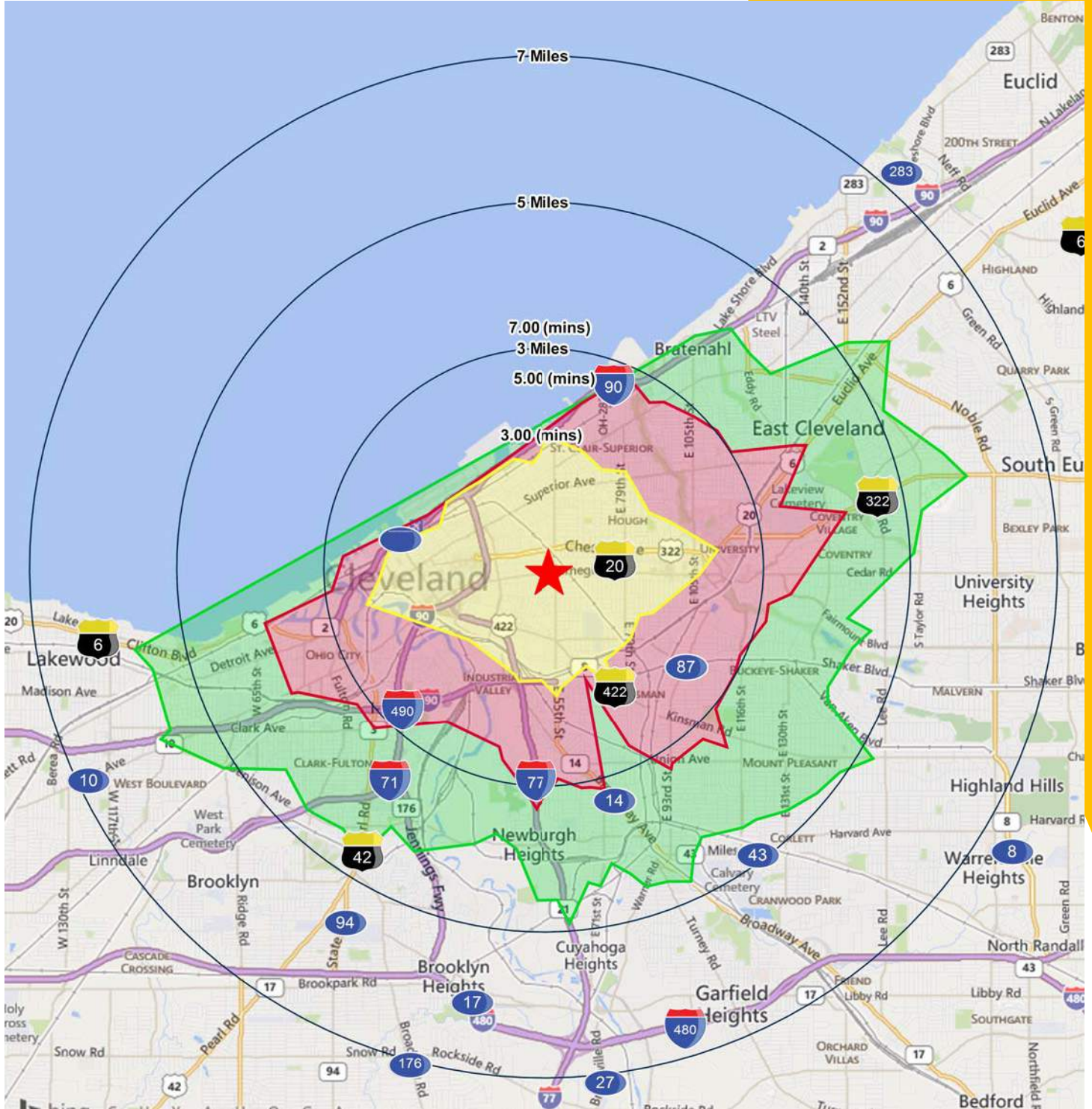
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AREA MAP

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