

OFFICE SPACE FOR LEASE

CLEVELAND, OHIO

4614 Prospect Ave



NOW LEASING

KOWIT & COMPANY
REAL ESTATE GROUP

Fact Sheet

CLEVELAND, OHIO

THE PROPERTY

- Move-in ready office space
- 17,400 SF full fifth floor for lease
- Signage available
- Secure parking, state-of-the-art security and 24-hour access via key card system
- Free parking
- Very competitive rental rates
- Located in the emerging dynamic Midtown Corridor

DEMOGRAPHICS

ESTIMATED POPULATION

3 Miles: 103,854
5 Miles: 266,684
7 Miles: 502,984

DAYTIME EMPLOYEES

3 Miles: 124,731
5 Miles: 173,899
7 Miles: 252,879

AVERAGE HH INCOME

3 Miles: \$63,424
5 Miles: \$68,099
7 Miles: \$73,844

Property Photos

CLEVELAND, OHIO



Demo's

CLEVELAND, OHIO

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.5024/-81.6547

4614 Prospect Ave E Cleveland, OH 44103	3 mi radius	5 mi radius	7 mi radius
Population			
2024 Estimated Population	103,854	266,684	502,984
2029 Projected Population	107,871	268,999	496,438
2020 Census Population	94,421	254,517	493,555
2010 Census Population	99,000	277,566	519,865
Projected Annual Growth 2024 to 2029	0.8%	0.2%	-0.3%
Historical Annual Growth 2010 to 2024	0.4%	-0.3%	-0.2%
2024 Median Age	33.3	35.4	36.7
Households			
2024 Estimated Households	49,057	124,215	230,781
2029 Projected Households	51,938	126,795	229,791
2020 Census Households	43,072	113,889	221,038
2010 Census Households	40,957	116,314	221,279
Projected Annual Growth 2024 to 2029	1.2%	0.4%	-
Historical Annual Growth 2010 to 2024	1.4%	0.5%	0.3%
Race and Ethnicity			
2024 Estimated White	31.7%	33.9%	40.1%
2024 Estimated Black or African American	55.7%	53.2%	48.0%
2024 Estimated Asian or Pacific Islander	5.8%	3.6%	2.9%
2024 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2024 Estimated Other Races	6.6%	9.0%	8.7%
2024 Estimated Hispanic	6.2%	9.2%	8.9%
Income			
2024 Estimated Average Household Income	\$63,424	\$68,099	\$73,844
2024 Estimated Median Household Income	\$44,326	\$48,030	\$54,064
2024 Estimated Per Capita Income	\$30,653	\$32,064	\$34,120
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.0%	4.1%	3.7%
2024 Estimated Some High School (Grade Level 9 to 11)	12.3%	11.0%	9.2%
2024 Estimated High School Graduate	27.5%	28.9%	28.6%
2024 Estimated Some College	18.6%	18.9%	19.6%
2024 Estimated Associates Degree Only	6.2%	7.0%	8.0%
2024 Estimated Bachelors Degree Only	15.8%	15.5%	16.7%
2024 Estimated Graduate Degree	15.7%	14.5%	14.2%
Business			
2024 Estimated Total Businesses	7,422	12,627	20,726
2024 Estimated Total Employees	124,731	173,899	252,879
2024 Estimated Employee Population per Business	16.8	13.8	12.2
2024 Estimated Residential Population per Business	14.0	21.1	24.3

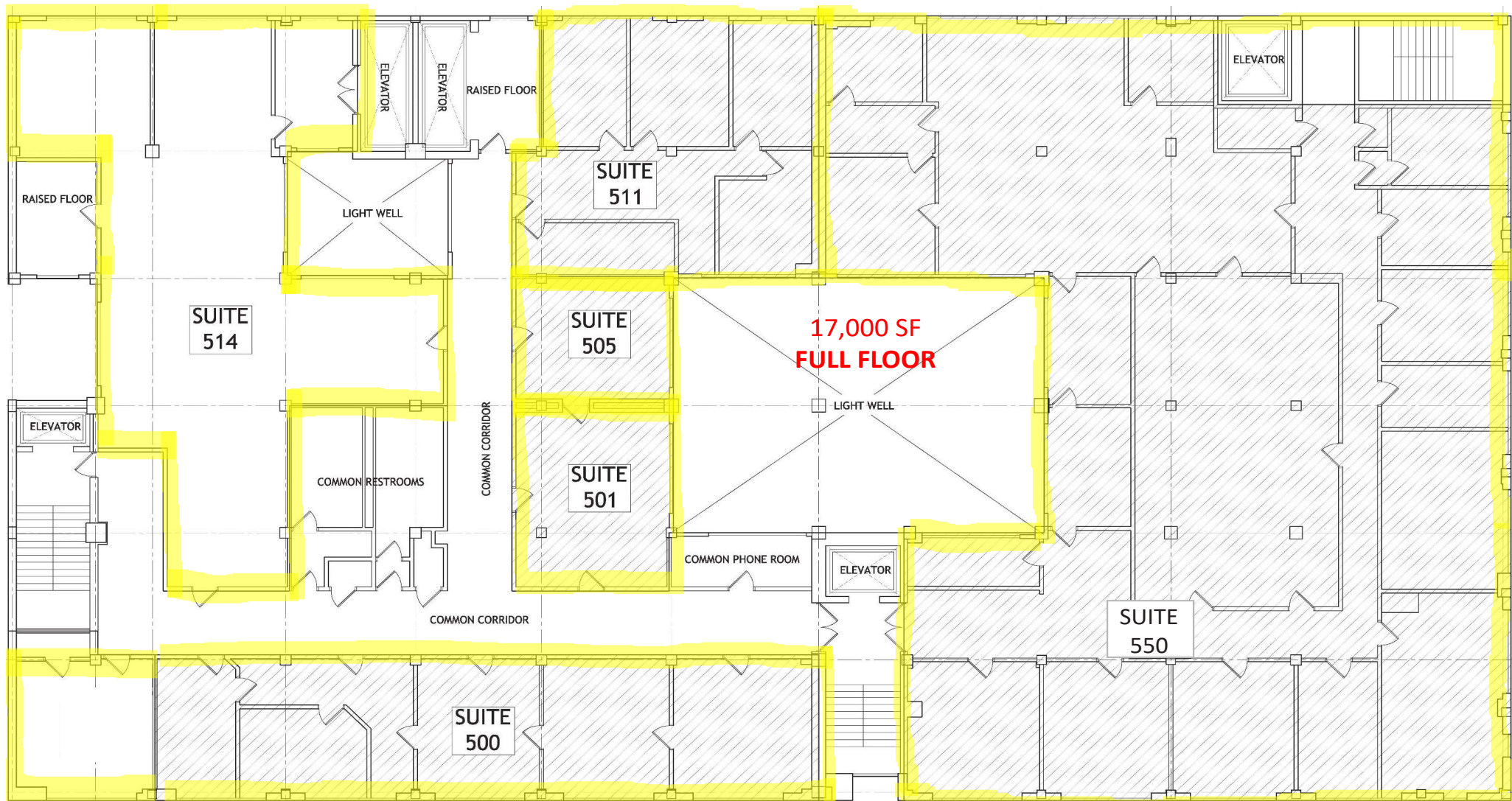
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 1 of 1

SITE PLAN

CLEVELAND, OHIO



CLEVELAND, OHIO



CONTACT

CLEVELAND, OHIO

Chuck Essreg
Office: 216-514-1400 ext 105
Cessreg@kowitzrealestate.com