

OWNER-USER OR INVESTOR OPPORTUNITY

FOR SALE

8315 Detroit Avenue, Cleveland, OH

CBRE



PROPERTY OVERVIEW

8315 Detroit Avenue, Cleveland, OH

- Well maintained single story property with recent upgrades to HVAC and plumbing equipment
- Combination of private offices, private rooms, meeting areas, and communal spaces
- Dedicated nursing/monitoring station and staff support areas
- Fenced frontage with ample greenspace and a covered porch
- Located in the Detroit-Shoreway neighborhood on main traffic thoroughfare and public transit line
- Formerly occupied by behavioral health provider with layout conducive to variety of users
- Minutes to Cleveland Clinic Lutheran Hospital, MetroHealth, and numerous community health and wellness services.

6,600 SF
Building Size

1996
Year Built

100%
Vacant at Sale

0.71 AC
Property Acreage

UX-3
Zoning





- SITE
- PARKING EASEMENT

SITE PLAN & DEMOGRAPHICS

8315 Detroit Avenue, Cleveland, OH

CATEGORY	3 MILE	5 MILE	10 MILE
2025 Businesses	5,081	11,983	28,260
2025 Employees	68,594	175,574	501,363
2025 Daytime Population	146,597	314,333	828,257
Households	66,630	133,185	340,873
Avg. HH Income	\$81,073	\$82,327	\$88,640
Median HH Income	\$58,482	\$60,646	\$63,632

LOCATION OVERVIEW



5 MINS
Edgewater Park

5 MINS
Interstate 90

8 MINS
Cleveland Clinic
Lutheran Hospital

<10 MINS
Downtown Cleveland

12 MINS
MetroHealth



FOR SALE
8315 Detroit Avenue
Cleveland, OH

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