

EDGE32

3219 Detroit Avenue, Cleveland, Ohio 44113



Executive Summary

Cushman & Wakefield | CRESCO Real Estate is pleased to present this Offering Memorandum for EDGE32, a 60-unit multifamily property located at 3219 Detroit Avenue in Cleveland, Ohio.

EDGE32 is a 6-story Class A luxury multifamily and retail property located in the highly desirable Hingetown neighborhood of Ohio City in Cleveland, Ohio. The property was constructed in 2017, and features 42 one (1) bed/one (1) bath units and 18 two (2) bed/two (2) bath units. Additionally, there are two (2) occupied retail units along highly-trafficked Detroit Avenue, generating significant income for the property. Additionally, there is one occupied retail unit with a new 10-year NNN lease with a well established dental practice (recently renewed lease). Residents of EDGE32 enjoy an on-site private fitness center, a multi-use community room, and covered and surface parking options. Each unit features gorgeous quartz countertops, high-end stainless steel appliances, LVT flooring, and generously sized bedrooms. All units have a balcony and oversized glass windows, with the majority of the units featuring panoramic views of Downtown Cleveland and Lake Erie.



Year Built
2017

Avg SF
1,021 SF

Avg Rent PSF
\$1.85

of Units
60

Avg in Place Rent
\$1,373

Parking
66 Spaces
with Exclusive Gated Parking



HIGHLIGHTS

APARTMENT FEATURES

- Oversized windows
- Luxury vinyl plank floors throughout
- Open concept kitchens with oven, dishwasher, microwave, refrigerator, and disposal
- Great room and balcony featuring breathtaking panoramic views of Lake Erie and the Downtown Cleveland skyline
- Washer/dryer in unit
- Walk-in closets
- Air conditioning
- Bathrooms with double vanities and rain showers
- All electric utilities

BUILDING AMENITIES

- Multipurpose community space
- Preferred access covered parking available
- State-of-the-art fitness center
- Secure bicycle storage with maintenance area
- Package locker
- Community-wide WiFi
- Property manager on site
- Pet play area
- Controlled access
- Storage units
- Dry cleaner drop off and pickup locker
- Extensive security camera system and overnight security patrol

NEIGHBORHOOD AMENITIES

- Premier Cleveland neighborhood with historic houses and modern condos
- Numerous local restaurants, breweries, and bars in the area
- Close proximity to the historic West Side Market
- Prominent art scene with art galleries, antique shops, and specialty stores
- Eight (8) minutes or 2.4 miles to Cleveland State University
- 15 minutes to University Circle, Cleveland Clinic Main Campus, and University Hospitals Cleveland Medical Center
- Five (5) parks within 7 miles, including Edgewater Park, Wendy Park, and Irishtown Bend, plus easy access to the 17-mile long Cleveland Lakefront Bikeway

SITE DESCRIPTION

Address	3219 Detroit Avenue
Accessor's Parcel #	003-26-008
County	Cuyahoga
School District	CLEVELAND CSD
Units	60 Units 1 Commercial
Building SF	76,152 SF
Year Built	2017
Stories	Six (6)
Land Area	0.711 AC

MECHANICAL

HVAC - Heating	Individual Furnaces
HVAC - Cooling	Central AC
Hot Water	Individual Hot Water Tanks

UTILITIES

Electric	Tenant
Gas	Landlord
Water & Sewer	Tenant
Cable/Internet	Tenant
Trash	Tenant

RENT POLICY

Due Date	1st of the Month
Late After	5th of the Month
3-Day Notice Sent	10th of the Month
Eviction File Date	13th of the Month

ADDITIONAL FEES & CHARGES

Late Fee	\$50
Pet Rent	\$25 per Pet (Maximum of Two(2) Pets)
Admin Fee	\$100
Application Fee	\$35
Insufficient Funds	\$40
Internet	\$50 / Month
Parking	Garage: \$155 / Month Surface: \$135 / Month
Trash	\$10 / Month
Insurance	Required from all Renters

MANAGEMENT/SOFTWARE

Management Software	Appfolio
Property Management	HPM Management
Current Advertising Sources	Zillow, Apartments.com, Instagram & Showmojo



FLOOR PLANS | 1-BR / 1-BA



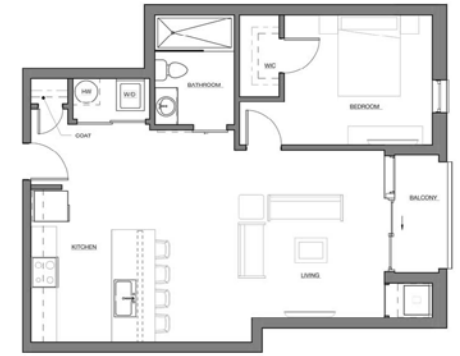
FLOORPLAN #1 - 676 SF



FLOORPLAN #2 - 815 SF



FLOORPLAN #8 - 839 SF



FLOORPLAN #10 - 803 SF



FLOORPLAN #11 - 860 SF



FLOORPLAN #12 - 785 SF

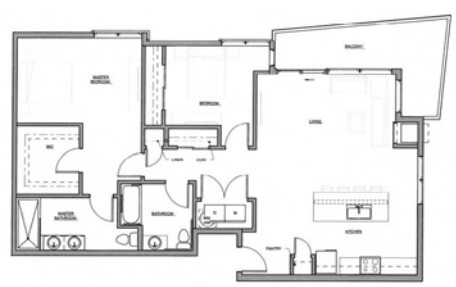


FLOORPLAN #13 - 780 SF



FLOORPLAN #2+ - 815 SF (ADA)

FLOOR PLANS | 2-BR / 2-BA



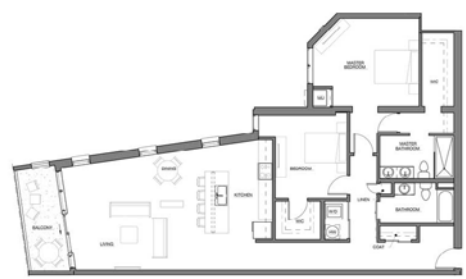
FLOORPLAN #3 - 1,270 SF



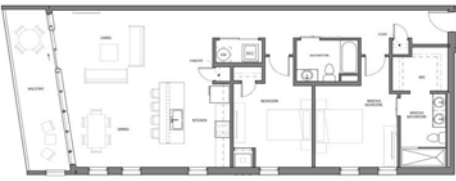
FLOORPLAN #4 - 1,243 SF



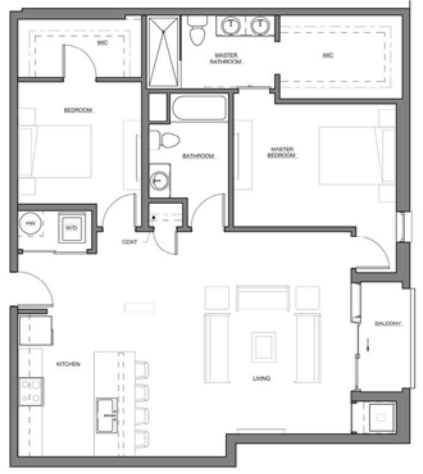
FLOORPLAN #5 - 1,500 SF



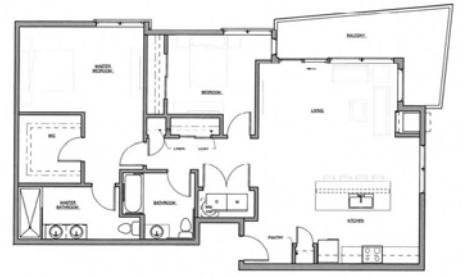
FLOORPLAN #6 - 1,573 SF



FLOORPLAN #7 - 1,573 SF



FLOORPLAN #9 - 1,243 SF



FLOORPLAN #3+ - 1,270 (ADA) SF

Common Area Amenities

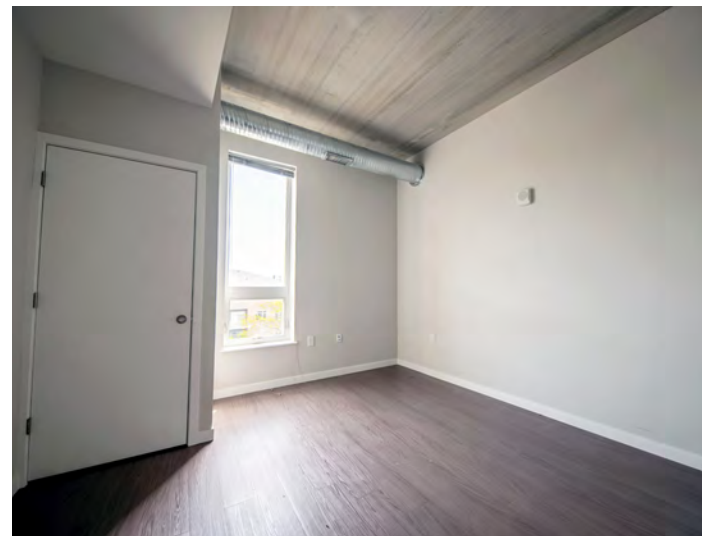
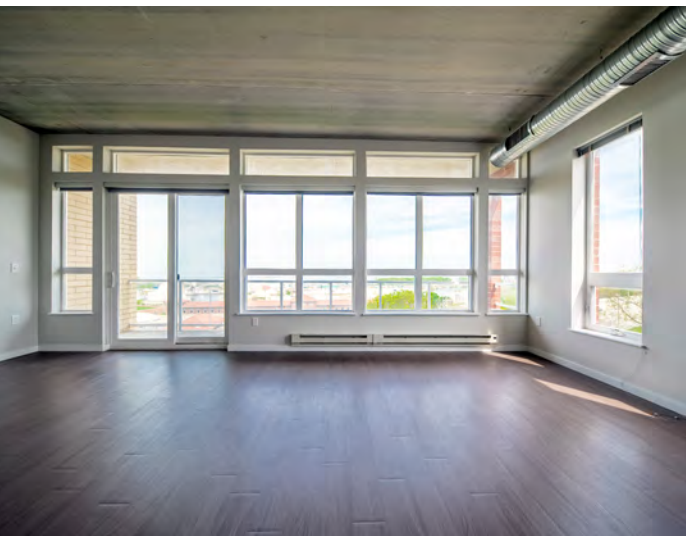
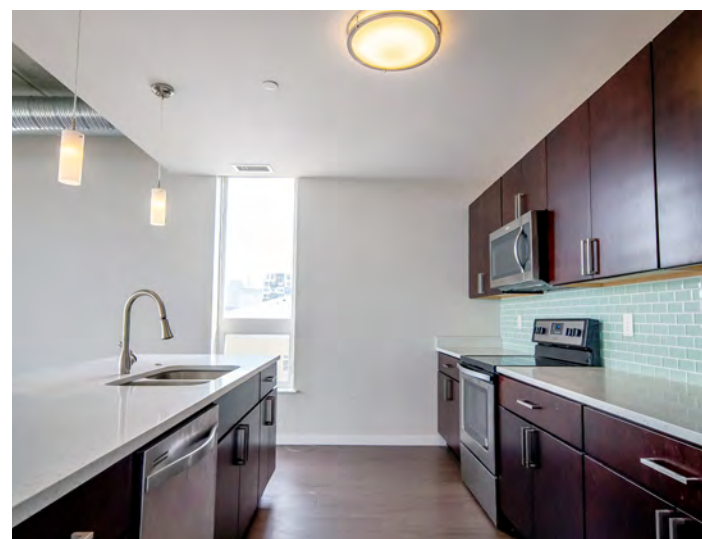
Include: Fitness, Multi-Purpose Community Room, and Coffee Bar



Gated & Covered Parking

Exclusive for Tenants





Downtown Cleveland



Ohio City





NEIGHBORHOOD

Cleveland, Ohio

Cleveland is a vibrant city on the shores of Lake Erie, known for its cultural institutions, diverse neighborhoods, and strong industrial roots. Home to landmarks like the Rock & Roll Hall of Fame, Playhouse Square, and a nationally recognized healthcare system, the city blends history with modern development. With its growing food scene, sports teams, and waterfront attractions, Cleveland continues to be a hub for both business and lifestyle.



Gordon Square

Gordon Square, located on Cleveland's Near West Side, is a thriving arts and entertainment district anchored by the Gordon Square Arts District. The neighborhood features restored theaters, galleries, and public art alongside an eclectic mix of restaurants, bars, and shops. Its walkability and creative energy have made it one of the city's most desirable areas, attracting residents and visitors alike.



Ohio City

Ohio City is one of Cleveland's oldest neighborhoods, known for its historic charm, local breweries, and the iconic West Side Market. The area has experienced significant revitalization, blending restored Victorian homes with modern developments and a bustling dining and nightlife scene. Its proximity to Downtown Cleveland and strong sense of community make Ohio City a popular destination for both living and leisure.

TOP EMPLOYERS

From Cleveland Crain's 2024 Book of Lists

Cleveland Clinic

45,673

Healthcare

Group Management Services Inc. 33,972

Employment Services Firm

Minute Men Cos.

26,578

Staffing Services

University Hospitals

25,029

Healthcare

Amazon

20,000

Online Retailer

MAJOR HEADQUARTERS IN NEO

Swagelok

CLIFFS

Parker

PROGRESSIVE

Cleveland Clinic

SHERWIN WILLIAMS

KeyBank

MEDICAL MUTUAL

FORTUNE 500

SHERWIN WILLIAMS

GOODYEAR

Kroger

Parker

CardinalHealth

FirstEnergy

SMUCKER'S

LARGEST IN NEO

Cleveland Clinic

MINUTE MEN STAFFING SERVICES

Walmart

University Hospitals

GMS
Simpler. Safer. Stronger.

PROGRESSIVE

amazon

giant eagle

CULTURE

Unique Things about The Cleveland Area



Cleveland Orchestra
“America’s Finest”

The New York Times

#7 Best Food City in America

Travel + Leisure



Playhouse Square
The Largest Performing Arts Center in the US
Outside of NYC

Towpath Trail
Voted Best Ohio Bike Trail

Ohio Magazine

#4 America’s Best Music Scene

Travel + Leisure



Cedar Point
#2 Best Amusement Park in America

USA Today Top 10 Best

Cleveland Museum of Art
#2 Best Museum in the US

Business Insider



Top 10 Stops Along the Great Lakes

USA Today

METROPARKS

18

Reservations

300

Miles Of Trails

24,000

Acres

8

Golf Courses

8

Lakefront Parks

1

Zoo



270,429
Population
(2026 | 5 Mile)

35.3
Median Age
(2026 | 5 Mile)

127,137
Households
(2026 | 5 Mile)

\$74,852
Household Income
(2026 | 5 Mile)

12,709
Total Businesses
(2026 | 5 Mile)

183,505
Total Employees
(2026 | 5 Mile)

Offering Memorandum - Teaser

3219 Detroit Avenue

Cleveland, Ohio 44113

**FOR FULL OFFERING MEMORANDUM,
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