

12301 BENNINGTON AVE,

Cleveland, OH 44135

For Sale
or Lease

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

Property Highlights

- **Climate-Controlled Facility:** Both warehouse and office areas are fully climate controlled, providing heating and cooling throughout for consistent temperature management and improved operational flexibility.
- **Fully Sprinklered:** The property is equipped with a 100% wet-pipe sprinkler system, supporting compliance with fire safety standards and reducing risk exposure.
- **Heavy Power Infrastructure:** Features an electrical system with 1,200 amps, 480V, 3-phase power, suitable for a wide range of industrial and manufacturing uses.
- **Dock-High Loading:** Includes five (5) dock-high loading positions to support efficient freight handling and distribution operations.
- **Oversized Drive In Door:** One oversized grade level door to help accommodate larger vehicles or specialized shipping needs.



**12301 Bennington Ave,
Cleveland, OH 44135**

±29,600 SF

GLA

1953

Year Built

\$950,000

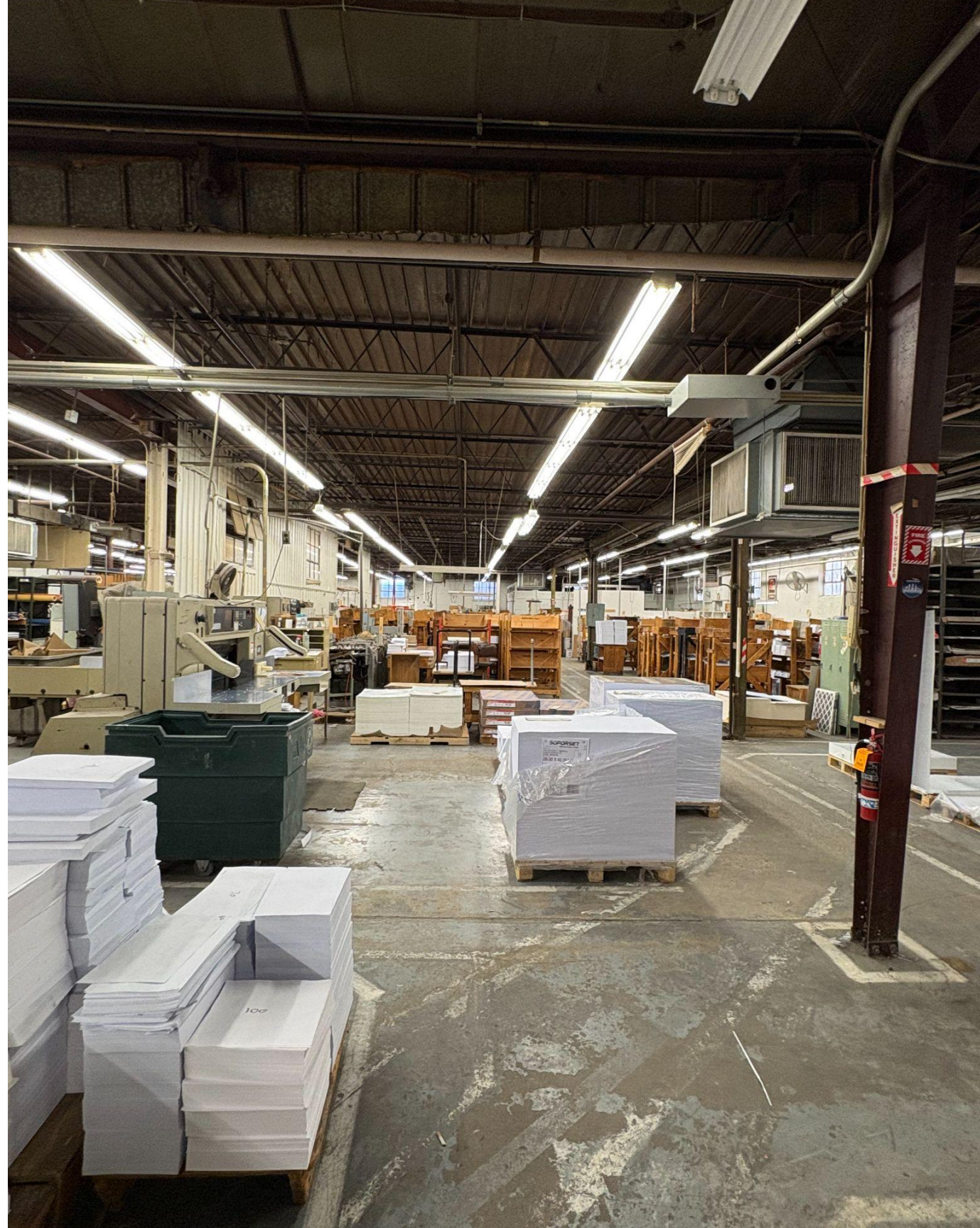
List Price

\$32/SF

Price Per SF

\$4.00/SF NNN

Lease Rate



FINANCIAL SUMMARY

29,600 SF
Total SF

±1.26 AC
Lot Size

\$950,000
List Price

\$32.00/SF
Price Per SF

\$4.00/SF NNN
Lease Rate

Property Summary

Address 12301 Bennington Ave, Cleveland, OH 44135

Total Square Feet (SF) ±29,600 SF

Lot Size ±1.26 AC

Clear Height 13'-18'

Year Built 1953

Dock Doors 5

Drive In Doors 1

Power 1200 Amps 480 Three Phase

Sprinkler System: Wet System

HVAC: Office and Warehouse both heated and cooled



INTERIOR PHOTOS



AERIAL



Cleveland
Pickleball Center



Subject Property



± 93,000 VPD

Cleveland Hopkins International Airport
± 4.5 Miles Away

Brookpark Rd ± 17,000 VPD



Berea Fwy S ± 30,300 VPD

± 114,700 VPD



MARKET OVERVIEW

12301 Bennington
Ave,
Cleveland, OH 44135



CLEVELAND, OH MSA

Market Demographics



367,500
Total Population

\$ 39,187
Median HH Income

168,652
of Households

41.2%
Homeownership Rate

48.3%
Employed Population

21.3%
% Bachelor's Degree

36.3
Median Age

\$ 94,100
Median Property Value

Local Market Overview

Cleveland, Ohio, has experienced notable revitalization in recent years, fueled by population stabilization, infrastructure investment, and urban redevelopment. The city's strategic location along Lake Erie and its historical significance as a manufacturing hub have given way to a more diversified economy centered on healthcare, education, and advanced manufacturing. Population growth in select neighborhoods has been supported by affordable housing options and an increasing number of residents returning to the urban core.

Median household incomes have seen gradual increases, supported by job opportunities in healthcare, logistics, and technology. Major thoroughfares and arterial roads provide strong commuter access throughout the city and surrounding suburbs, ensuring high visibility and traffic counts in both commercial and residential corridors. This blend of accessibility and ongoing investment continues to support demand for multifamily housing in the Cleveland metro area, positioning it as a stable and evolving market.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,874	78,259	245,831
Current Year Estimate	6,220	82,211	258,081
2020 Census	6,642	86,180	269,686
Growth Current Year-Five-Year	-5.56%	-4.81%	-4.75%
Growth 2020-Current Year	-6.35%	-4.61%	-4.30%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,498	35,499	111,750
Current Year Estimate	2,631	37,100	116,787
2020 Census	2,886	38,700	121,211
Growth Current Year-Five-Year	-5.05%	-4.32%	-4.31%
Growth 2020-Current Year	-8.84%	-4.13%	-3.65%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$74,012	\$101,023	\$104,621



Economy

Cleveland has undergone a significant economic transformation, shifting from its historical manufacturing base to a diversified economy anchored by healthcare, education, and technology. The Cleveland Clinic, consistently ranked among the top hospitals in the world, serves as the city's largest employer and a global leader in medical research and healthcare delivery.

University Hospitals and MetroHealth further bolster the region's reputation as a healthcare powerhouse. In addition to healthcare, Cleveland has fostered growth in biomedical and technology startups, supported by institutions like Case Western Reserve University and innovation hubs such as the Global Center for Health Innovation. The city's location along the Great Lakes, combined with its extensive highway and rail infrastructure, also makes it a key player in logistics and advanced manufacturing. Cleveland's affordability, access to talent, and supportive business environment continue to attract investment and entrepreneurial activity across sectors.

Attractions

Cleveland delivers an exceptional quality of life through a mix of cultural institutions, outdoor recreation, and vibrant neighborhoods. The city is home to iconic attractions like the Rock & Roll Hall of Fame, a major draw for tourists and music enthusiasts worldwide. Art and history lovers can explore the Cleveland Museum of Art, one of the nation's most distinguished cultural institutions with an impressive global collection.

Theatergoers enjoy Broadway-caliber performances at Playhouse Square, the second-largest performing arts center in the United States. The city's lakefront location offers access to boating, kayaking, and beaches, while the award-winning Cleveland Metroparks—often called the “Emerald Necklace”—features over 24,000 acres of nature preserves and trails encircling the city. Trendy districts like Ohio City, Tremont, and the Flats are known for their thriving food scenes, craft breweries, and artsy ambiance, offering a unique urban lifestyle that blends historic charm with modern energy.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 12301 BENNINGTON AVE, CLEVELAND, OH 44135, Cleveland, OH, 44135 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.