

2,600 SF RETAIL AVAILABLE AT TEN60 BOLIVAR!

1060 BOLIVAR ROAD, CLEVELAND, OHIO 44115

FOR LEASE



LOCATED
ACROSS FROM
PROGRESSIVE
FIELD!

Kevin Moss
First Vice President
216 363 6453
kevin.moss@cbre.com

Connor Ambrose
Associate
216 535 4730
connor.ambrose@cbre.com

CBRE

THE OPPORTUNITY



QUICK STATS - 1 MILE RADIUS



DAYTIME
POPULATION

81,998



2023
POPULATION

17,708



2023
HOUSEHOLDS

9,673



2023
POPULATION
25 & OVER

12,522



2023
AVG. HOUSEHOLD
INCOME

\$81,632

- 2,600 SF available for Q1 2025 occupancy at Ten60 Bolivar
- The new-construction 7-story project features 184 apartments with an amenity package including: pool, fitness center, resident lounge, sun deck, and more
- Located directly across from Progressive Field, and within walking distance from Rocket Mortgage Field House, Thirsty Parrot, The Clevelander, Barrio, Five Iron Golf, Heinen's, E. 4th St and many others!
- 32,543 VPD along E. 9th and Bolivar Rd
- Average household incomes of \$81,632 within a 1-mile radius
- Ten60 Bolivar will bring over 200 residents to the immediate area and act as the connective tissue between Cleveland's sports and entertainment hub, Playhouse Square, and Downtown employers

CONTACT US

Kevin Moss

First Vice President

216 363 6453

kevin.moss@cbre.com

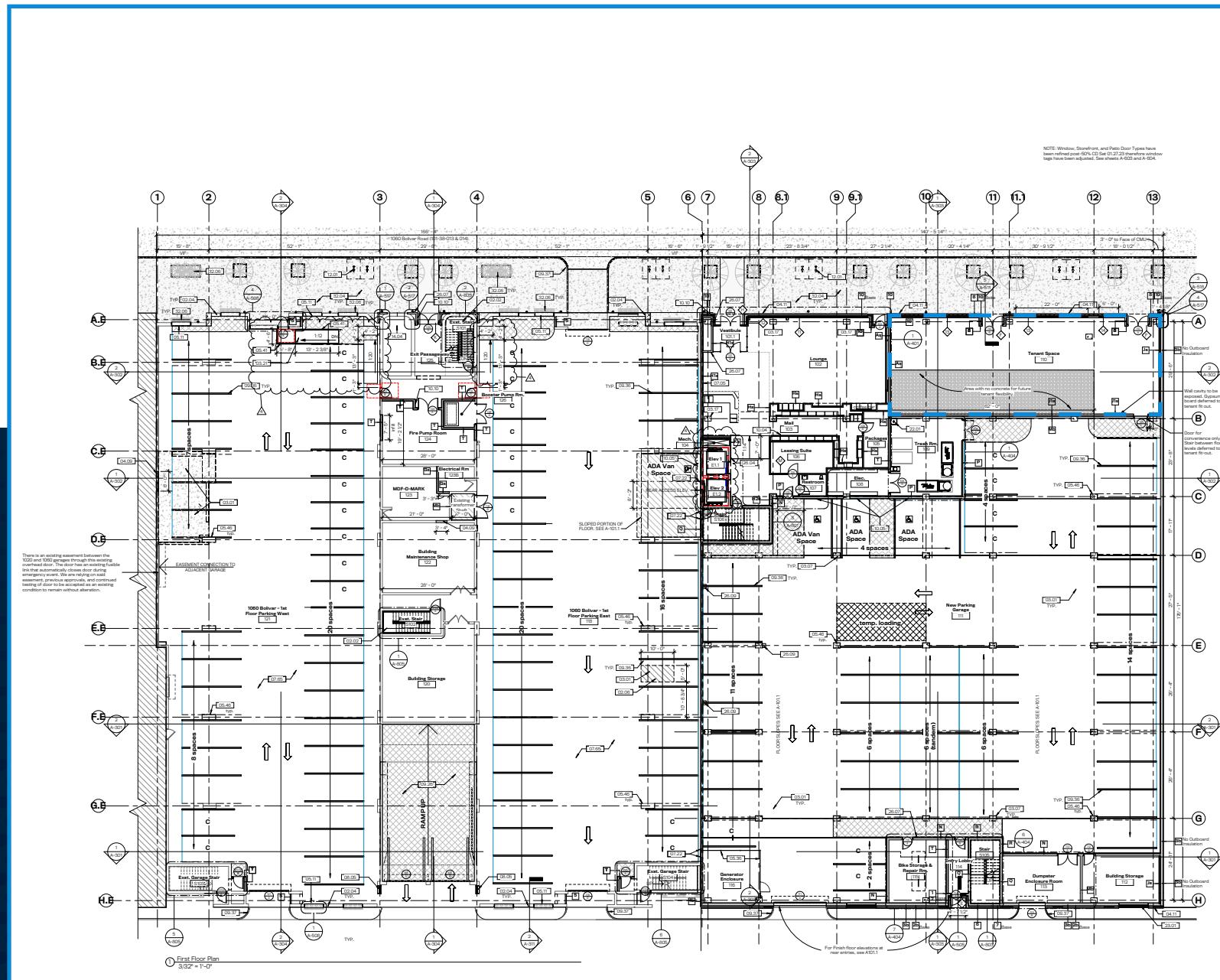
Connor Ambrose

Associate

216 535 4730

connor.ambrose@cbre.com

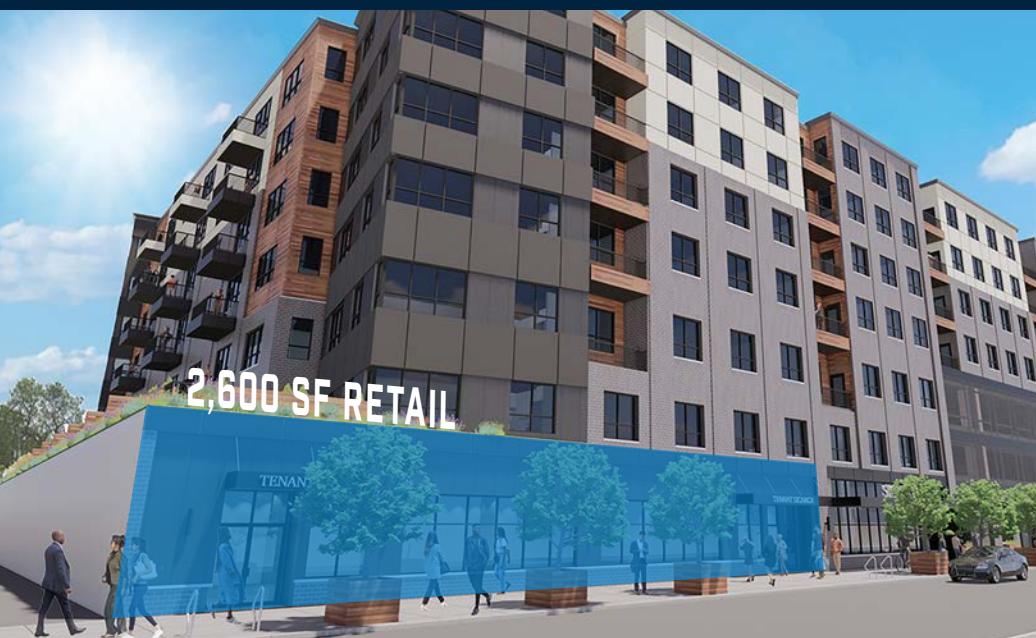
SITE PLAN 2,600 SF RETAIL



STOREFRONT ELEVATION



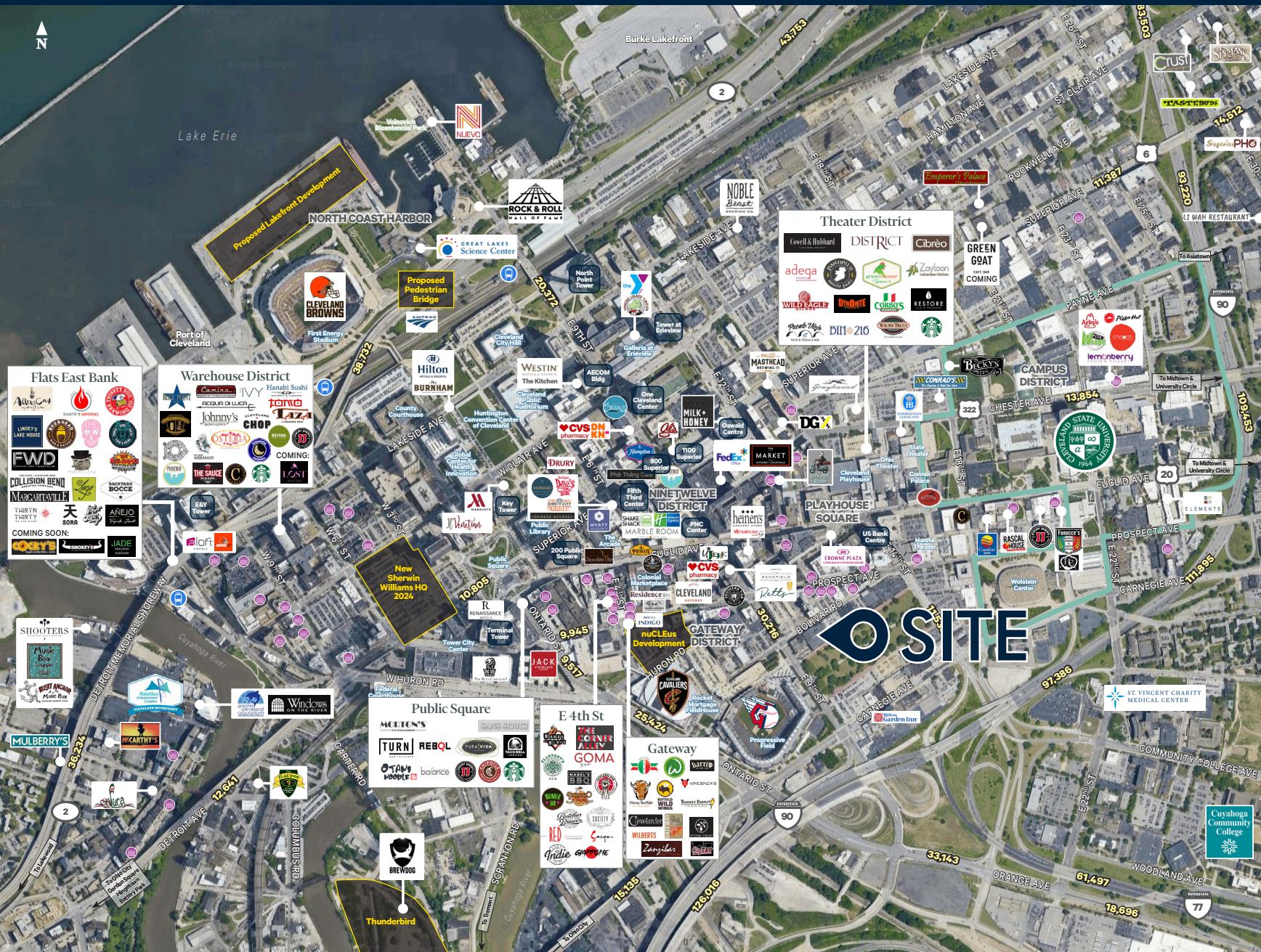
RENDERINGS



AERIAL



RETAIL TRADE AERIAL



DOWNTOWN CLEVELAND RETAIL TRADE AREA

WORKFORCE & INNOVATION¹

- 105,000 jobs in Downtown Cleveland
- 318 MSF total office space
- Fortune 500 HQs: Sherwin Williams & KeyBank
- Largest "Job Hub" in Ohio
- #4 in Midwest attracting biomedical investment dollars²
- 8th fastest growing market for tech talent³

LIVING¹

- 20,000+ Residents live in downtown
- Largest downtown population in Ohio
- 89% occupancy rate
- Monthly rent for a one bedroom apartment: \$818-\$1,934

HOSPITALITY MARKET¹

- 19 Hotels totaling 4,853 rooms
- Average daily room rate - \$183.25
- Two AAA Four Diamond Hotels

DINING³

- Over 250 restaurants and clubs
- Known for award winning cuisine and nationally acclaimed chefs

SPORTS & ENTERTAINMENT³

- Three pro sports teams: Cleveland Browns, Cleveland Indians, Cleveland Cavaliers
- Jack Casino: 13M annual visitors
- Rocket Mortgage Fieldhouse: 2M visitors and over 200 events per year

MAJOR ATTRACTIONS³

- Playhouse Square: Second largest theater district in the U.S.
- Rock n' Roll Hall of Fame
- Cleveland Aquarium
- Great Lakes Science Center
- Huntington Convention Center: \$90-\$100 million of economic impact

Sources:

1. Downtown Cleveland Alliance
2. BioEnterprise
3. CBRE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	17,708	84,535	248,450
2028 Population - Five Year Projection	18,902	86,204	247,707
2023 Daytime Population	81,998	181,851	401,252
2023 Households - Current Year Estimate	9,673	40,675	115,133
2023 Average Household Income	\$81,632	\$66,339	\$58,491
2028 Average Household Income Projection	\$95,605	\$77,945	\$68,479
2023 Median Household Income	\$54,144	\$37,347	\$35,814
2023 Per Capita Income	\$45,110	\$32,227	\$27,318
2023 Population 25 and Over	12,522	56,369	165,284

CONTACT US

KEVIN MOSS

First Vice President
216 363 6453
kevin.moss@cbre.com

CONNOR AMBROSE

Associate
216 535 4730
connor.ambrose@cbre.com

©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

CBRE