

2,600 SF RETAIL AVAILABLE AT TEN60 BOLIVAR!

1060 BOLIVAR ROAD, CLEVELAND, OHIO 44115

FOR LEASE



SHERWIN-WILLIAMS
HQ TOWER
NEW CONSTRUCTION



SITE

TEN60
BOLIVAR

LOCATED
ACROSS FROM
PROGRESSIVE
FIELD!

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CBRE

THE OPPORTUNITY



- 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 Cleveland, 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

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

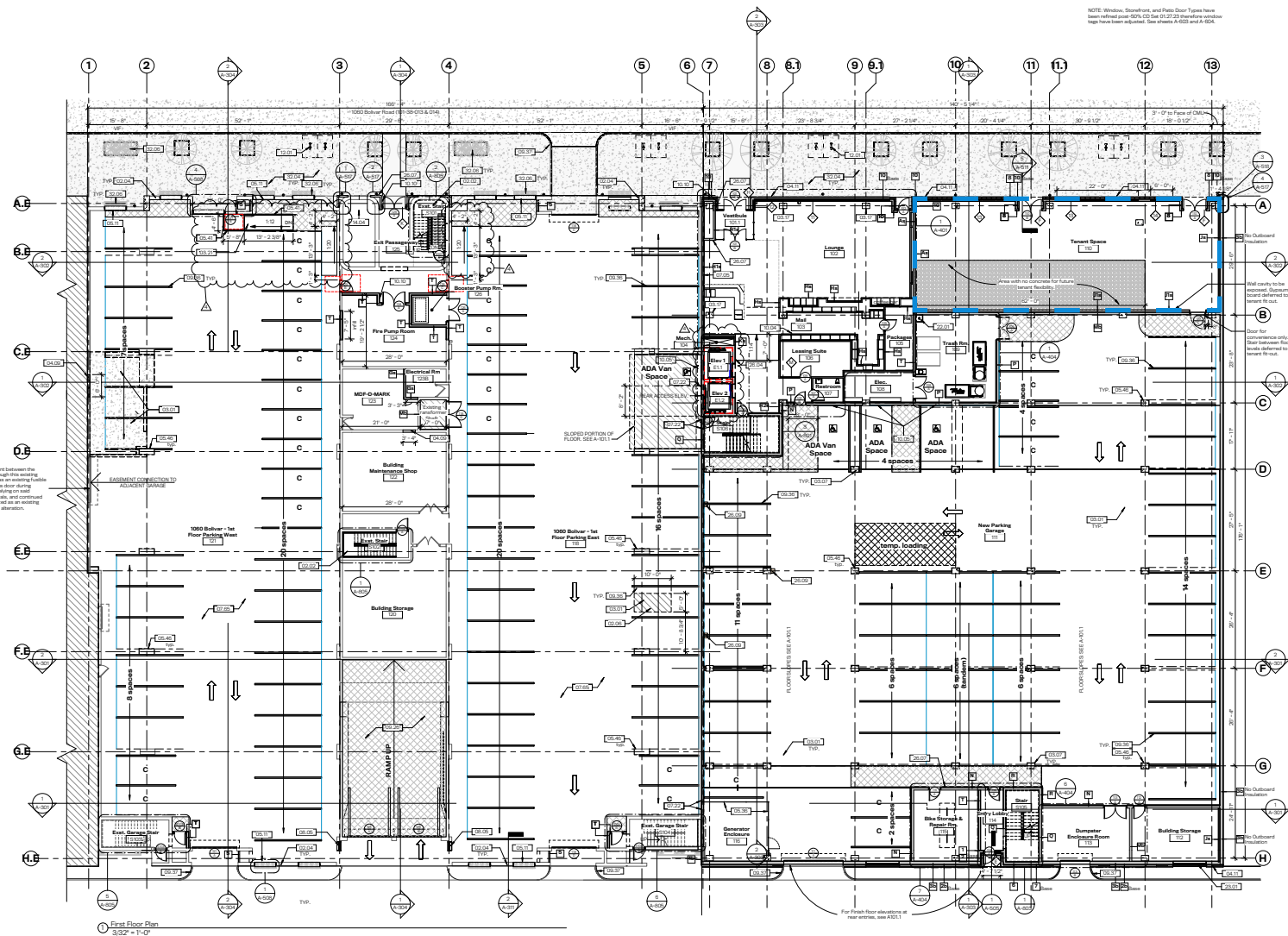
CONTACT US

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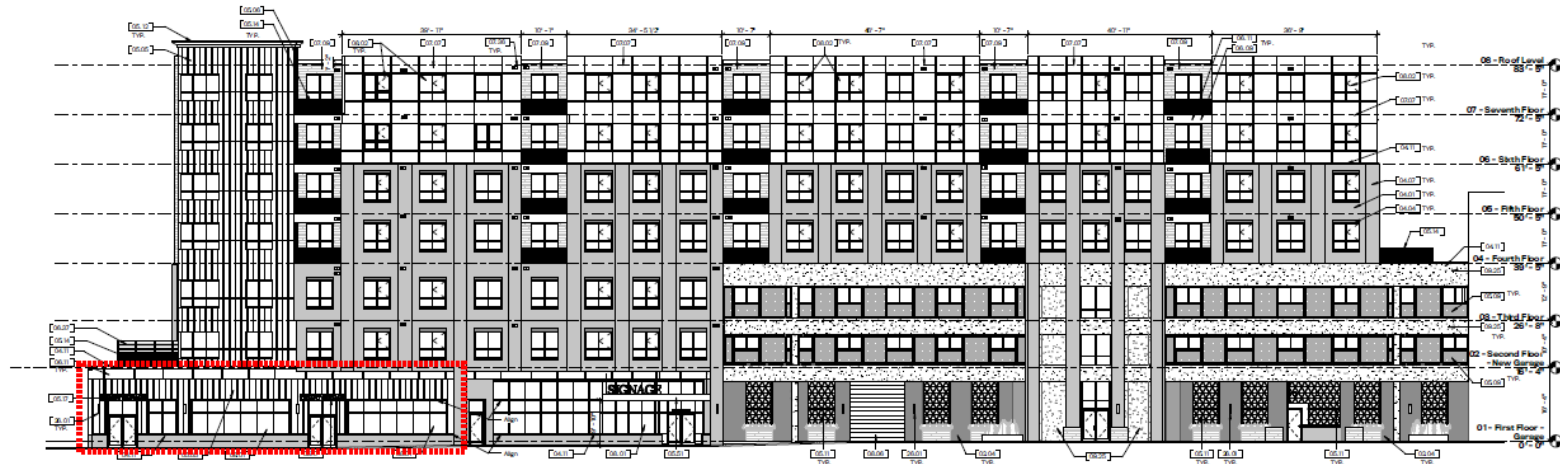
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SITE PLAN

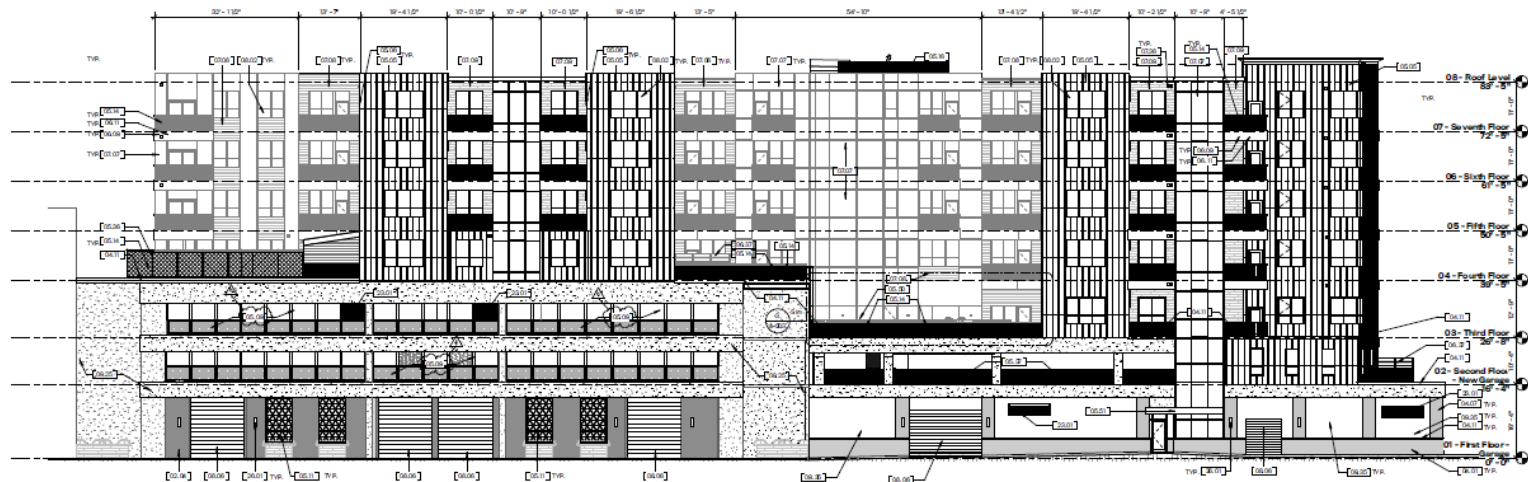
2,600 SF RETAIL



STOREFRONT ELEVATION



① North Elevation
3/22' - 1/2'



② South Elevation
3/22' - 1/2'

RENDERINGS



AERIAL



SHERWIN-WILLIAMS
HQ TOWER
NEW CONSTRUCTION

KEY
TOWER

200
PUBLIC SQUARE

METROPOLITAN
at The 9

JACK
CLEVELAND
CASINO

ROCKET Mortgage
FIELDHOUSE
PROGRESSIVE FIELD
G C

Playhouse Square

SITE

CSU
Cleveland State
University

E 9th St - 32,543 VPD

Bolivar Rd

RETAIL TRADE AERIAL

DOWNTOWN CLEVELAND

RETAIL TRADE AREA

WORKFORCE & INNOVATION¹

- 105,000 jobs in Downtown Cleveland
- 31.8 MSF total office space
- Fortune 500 HQ's: 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 chef's

SPORTS & ENTERTAINMENT³

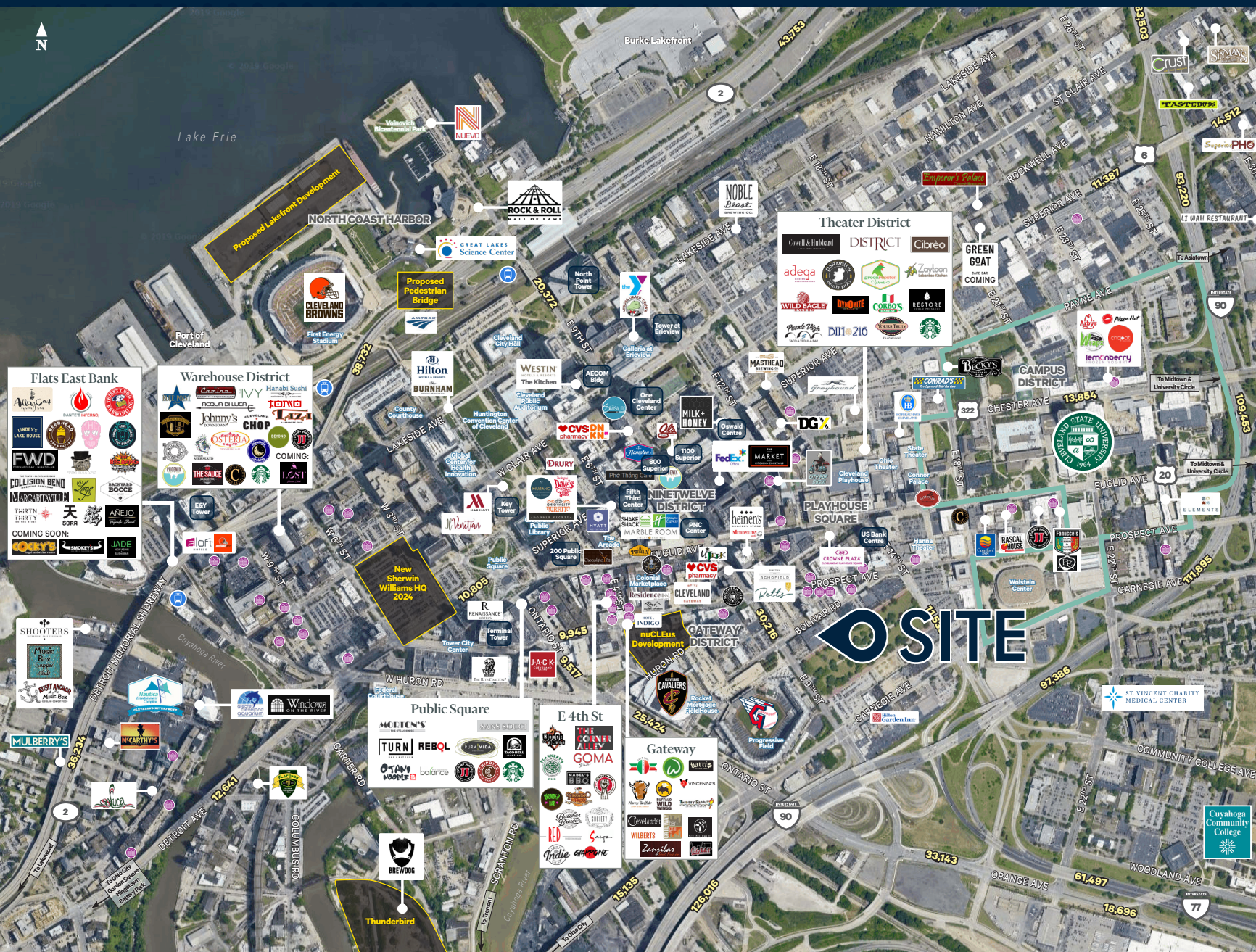
- Three pro sports teams: Cleveland Browns, Cleveland Indians, Cleveland Cavaliers
- Jack Casino: 13M annual visitors
- Rocket Mortgage Fieldhouse: 2M visitors and over 200 events per year

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

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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

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