

10,000 SF TURNKEY NIGHTCLUB W/ LIQUOR LICENSE

1437 ST CLAIR AVE, CLEVELAND, OHIO 44114

FOR SALE



**LOCATED IN AN
OPPORTUNITY ZONE**

EXCLUSIVE CONTACTS

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CBRE

THE OPPORTUNITY

- 10,000 SF Turnkey Nightclub with Liquor License
- Sale Price: \$995,000
- Property is located in an Opportunity Zone
- Located minutes from both Cleveland State University and Downtown Cleveland
- Join nearby retailers and restaurants: Noble Beast Brewing Co, Masthead Brewing Co, Unrefined, Danny's Deli, Great Indian Kitchen, Dollar General Market, Hofbrauhaus and many more!
- Dense population of 74,675 people within a 3-mile radius.



QUICK STATS - 1 MILE RADIUS



DAYTIME
POPULATION

72,497



2025
POPULATION

16,508



2025
HOUSEHOLDS

9,533



2025
POPULATION
25 & OVER

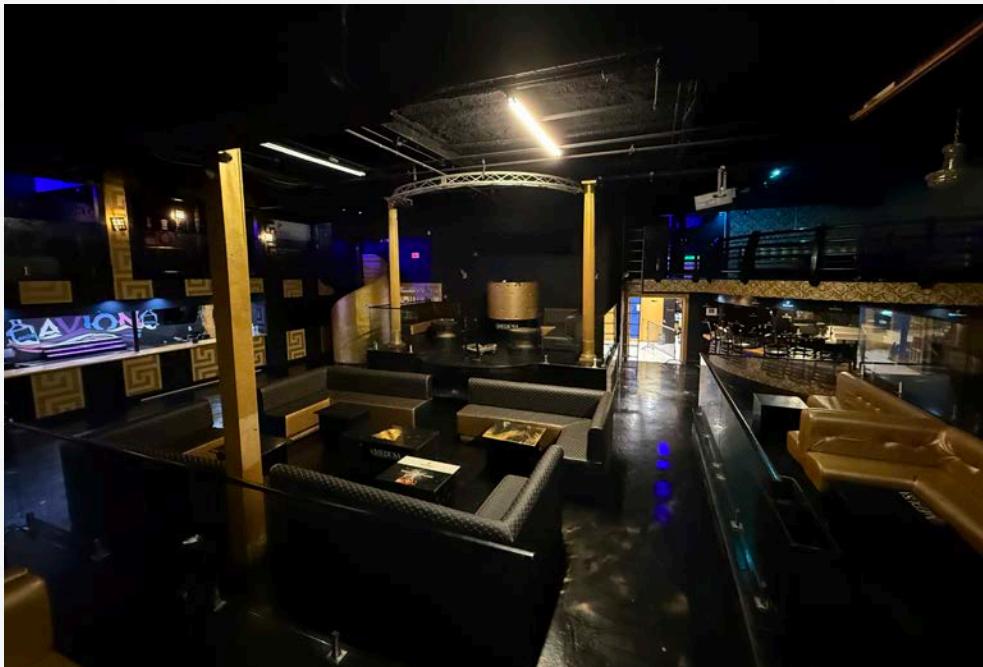
11,994



2025
AVG. HOUSEHOLD
INCOME

\$96,271

INTERIOR PHOTOS



Downtown Cleveland

RETAIL TRADE AREA



WORKFORCE & INNOVATION

- 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 dollars
- 8th fastest growing market for tech talent

LIVING

- 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 MARKET

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

DINING

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

SPORTS & ENTERTAINMENT

- 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 ATTRACTIONS

- 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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Updated: June 11, 2024 MOS: 425684

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	16,508	74,675	225,282
2030 Population - Five Year Projection	17,411	77,616	227,157
2025 Daytime Population	72,497	147,894	334,600
2025 Households - Current Year Estimate	9,533	38,068	106,612
2025 Average Household Income	\$96,271	\$78,725	\$68,033
2030 Average Household Income Projection	\$107,863	\$91,800	\$79,194
2025 Median Household Income	\$66,596	\$50,584	\$44,149
2025 Population Over 25	11,994	53,205	154,094

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