



THE ATHLON

1118-1148 EUCLID AVENUE | CLEVELAND, OH 44115

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PROPERTY HIGHLIGHTS

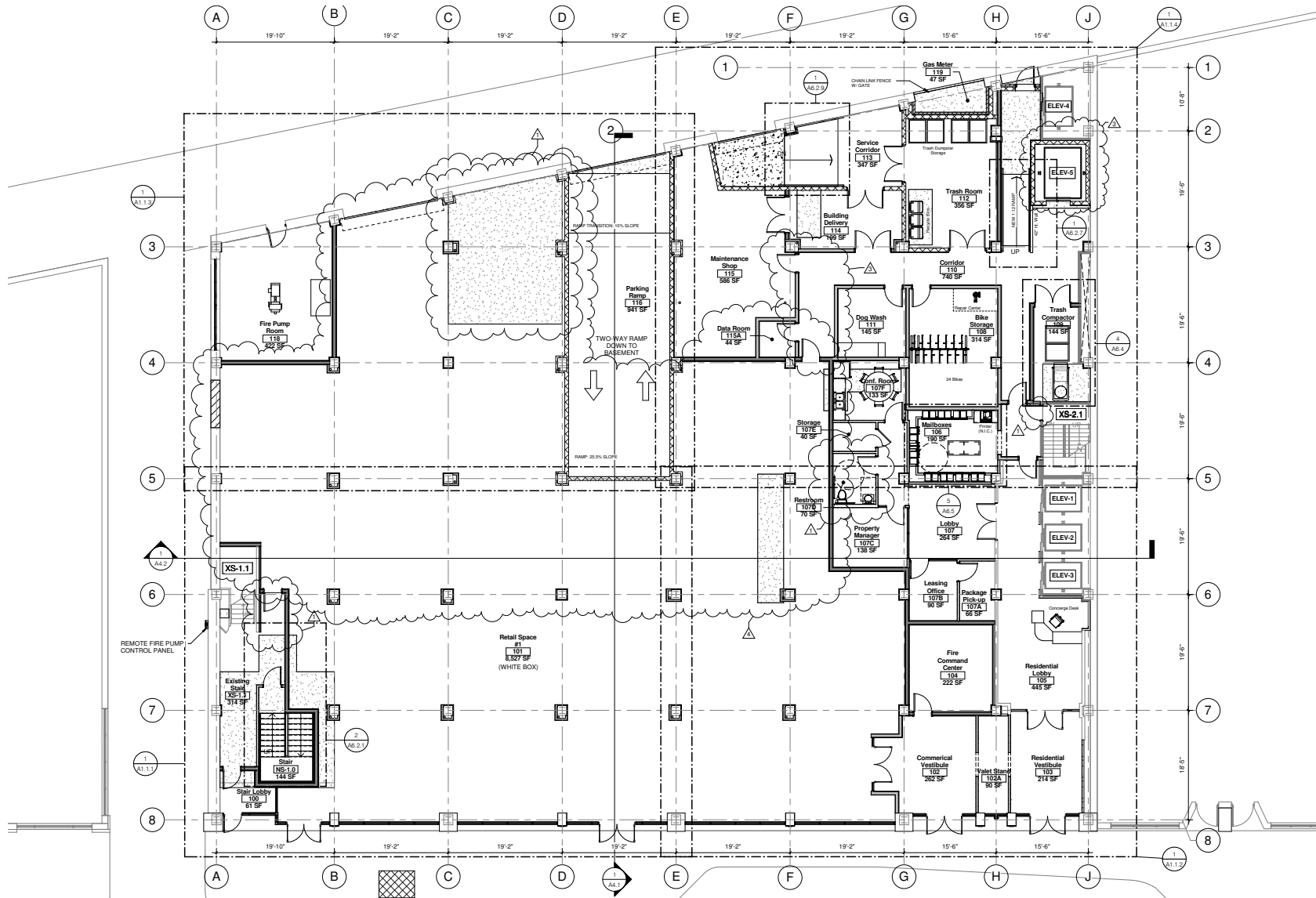
- High profile 8,528 SF Euclid Avenue retail space in the heart of Downtown Cleveland.
- The Athlon is currently undergoing a \$62M renovation with 164 new apartment units.
- Potential Drive through access on the east side at East 12th Street.
- Strategically positioned between Playhouse Square and the financial district. Playhouse Square is the largest theatre district outside of New York City with over 1,000 annual events.
- Space is ideal for flagship retail, service retail, fitness, entertainment, co-working, & more. Restaurants are restricted until 2024 due to historic tax credits.
- Neighboring traffic drivers include Heinen's (first full service grocery store), CVS, Geiger's, Yours Truly, Rise Nation, & more!
- The Gateway District, home to the Cleveland Indians and Cleveland Cavaliers is within walking distance.
- Located across the street from The Centennial, 1.3M SF mixed use development.
- The direct area will have 3,000 new residents in the next two years, while the overall downtown population is projected to reach 23,000 residents by 2020.
- The downtown daytime population is 130,000 people with 16.2M SF of office space.

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FLOOR PLAN





DOWNTOWN CLEVELAND AMENITIES

- Playhouse Square
- East 4th Street
- Progressive Field
- The Q
- Public Square
- The Arcade
- 5th Street Arcade
- Cleveland Convention Center Medical Mart
- First Energy Stadium
- Rock-n-Roll Hall of Fame
- Great Lakes Science Center
- Northcoast Harbor

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DOWNTOWN CLEVELAND OVERVIEW



130,000
CBD OFFICE
EMPLOYEES



130,000
DAYTIME
POPULATION



16.2M
OFFICE SPACE



36
MEDIAN AGE



23,000
DOWNTOWN RESIDENTS
BY END OF 2020



18M
ANNUAL
VISITORS



\$8.1B
TOURISM
ECONOMIC IMPACT



200
RESTAURANTS &
CAFES



16/4,600+
HOTELS/ROOMS



\$6.5B
IN INVESTMENTS
(2008 - 2018)

95%

RESIDENTIAL OCCUPANCY

88.6%

RETAIL OCCUPANCY

78.4%

HOTEL OCCUPANCY

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Flats East Bank

Opening Soon:
RASCAL FLATTS

Warehouse District

Proposed Lakefront Development

North Coast Harbor

Proposed Pedestrian Bridge

Major Sports Teams	Hotel	Number of Rooms
	Aloft	150
	Comfort Inn	145
	DoubleTree	379
	Drury Plaza	189
	Hampton Inn	194
	Hilton	600
	Hilton Garden Inn	240
	Holiday Inn Express & Suites	141
	Hyatt Regency	293
	Kimpton Schofield	122
Marriott at Key Tower	175	
Metropolitan at the 9	156	
Radisson at Gateway	142	
Renaissance	491	
Residence Inn	175	
Ritz-Carlton	205	
The Westin	484	
University Hotel	161	
Wyndham at Playhouse Square	265	
Total Hotel Rooms		4,647
Downtown Cleveland		

RESTAURANT HOSPITALITY

Flats East Bank

Warehouse District

Public Square

Euclid Avenue | East 4th

Campus District

Public Square

Public Square

Public Square

The Athlon

Theatre District

Public Square

Public Square

Public Square

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