

Unparalleled opportunity at the gateway to downtown Cleveland

21 Prospect
Avenue E.

8,000 SF
Former Restaurant/Retail Space
and Small Shop Space for Lease

EXCLUSIVE LEASING AGENTS

Joseph Khouri
Senior Vice President
+1 216 658 6120
joseph.khouri@cbre.com

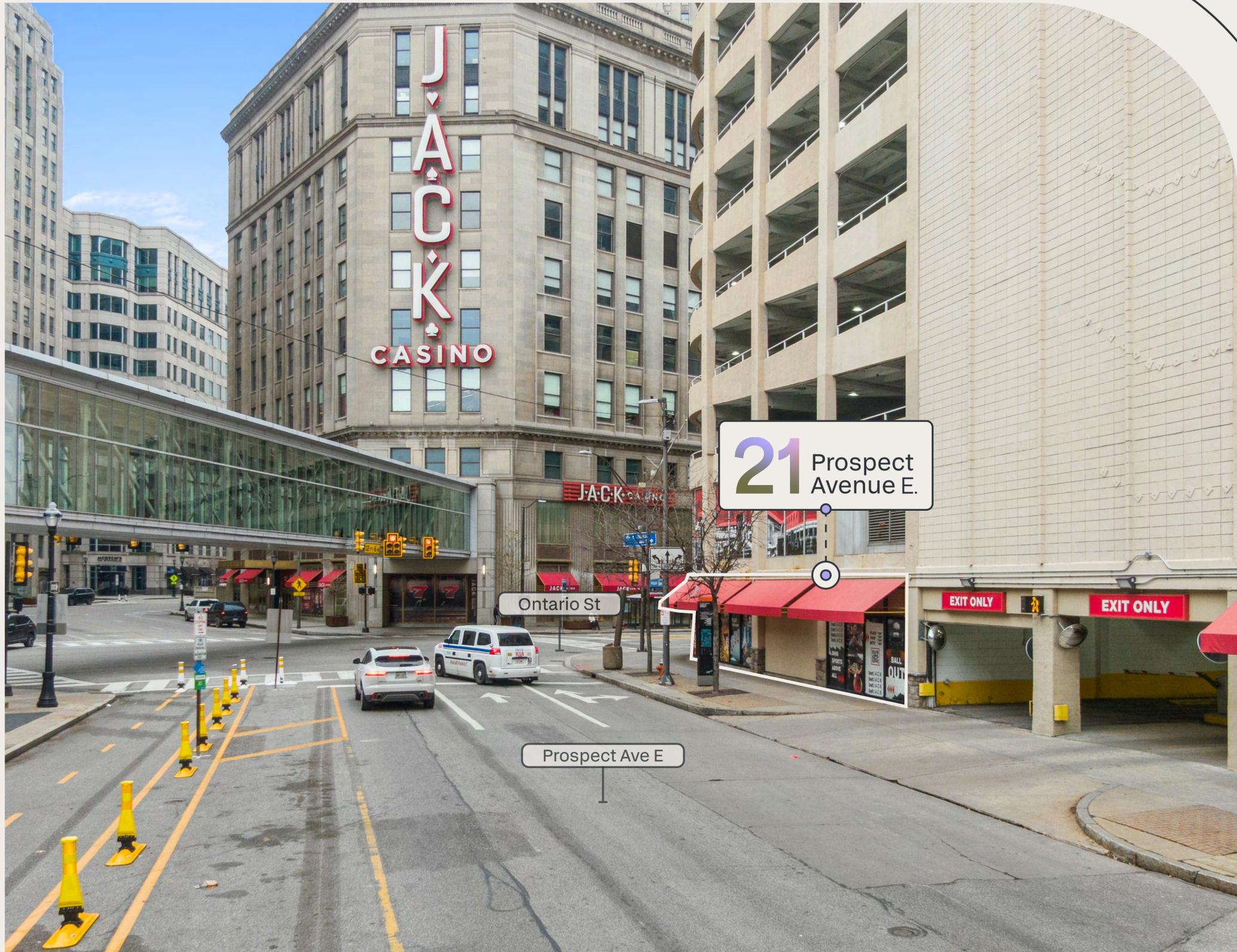
Vince Mingo
Vice President
+1 216 535 0188
vince.mingo@cbre.com



CLEVELAND
OHIO 44115

JACK
CLEVELAND
CASINO

CBRE



The opportunity

8,000 SF Former Restaurant/Retail Space at the Gateway to Downtown across from JACK Cleveland Casino

Unique full 6 bay loading dock for deliveries

2,000+ parking spaces in the immediate vicinity of the space

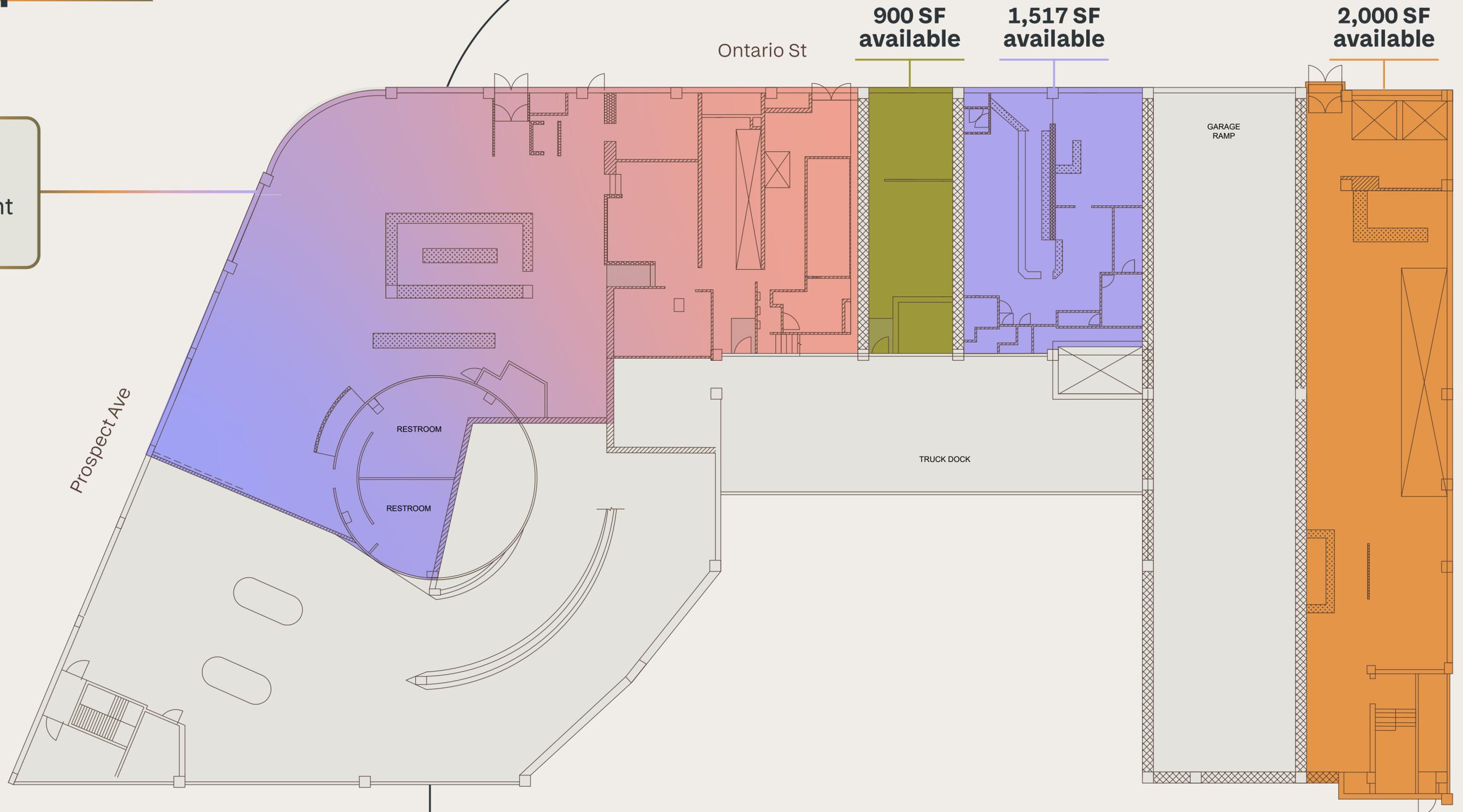
Existing restaurant infrastructure in place

Located a block from Public Square and the new Sherwin Williams Global Headquarters

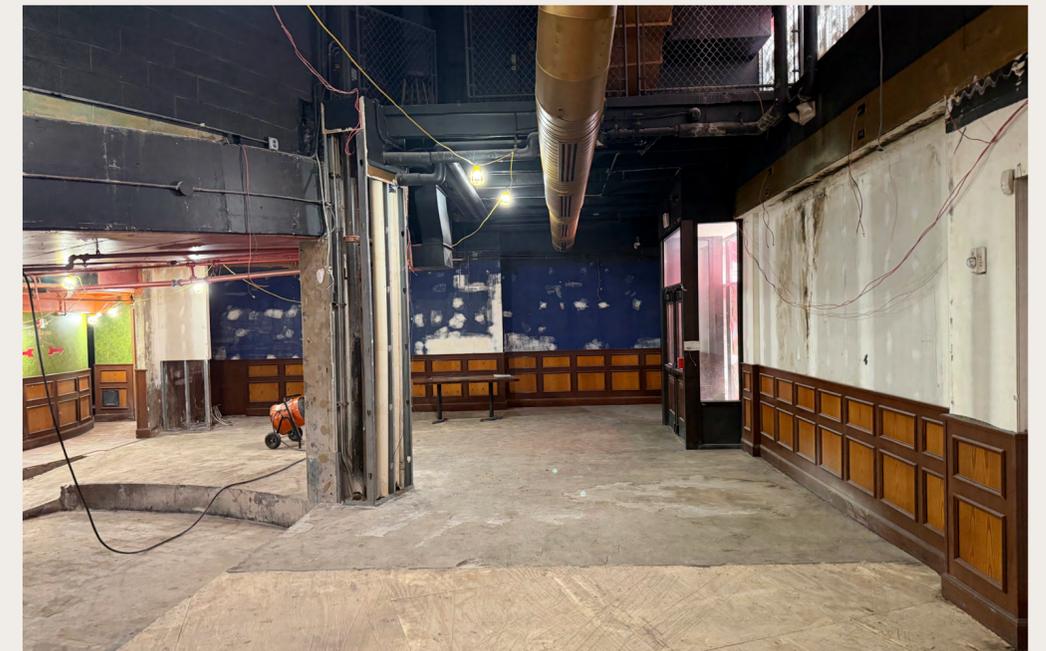
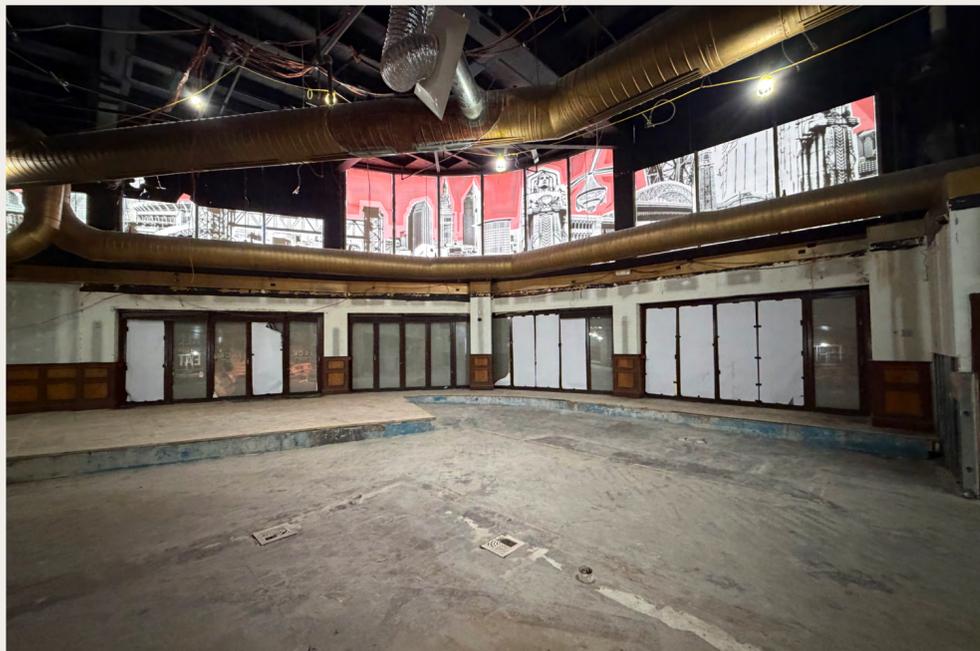
Excellent Daytime Population with 46,000+ people within a half-mile radius

Floor plan

8,000 SF
prime corner
retail/restaurant
space for lease



Property photos



Ideally situated

AT THE THRESHOLD OF DOWNTOWN & THE GATEWAY DISTRICT

THE GATEWAY DISTRICT

 **3M+**
annual visitors to JACK Cleveland Casino

 **2M+**
annual visitors to Rocket Mortgage Fieldhouse

 **1.8M+**
annual visitors to Progressive Field

 **5,420**
hotel rooms within 1 mile

 **9,840**
multi-family units within 1 mile

INTERACTIVE MAP 



- \$3.5 Billion Cuyahoga Riverfront Development
- Global Peak Performance Center by the Cleveland Cavaliers & Cleveland Clinic under construction
- Acres of redesigned and beautified riverfront public parks and spaces planned

 Cuyahoga Riverfront  Gateway District  Downtown  Playhouse Square

The company you'll keep

21 Prospect is positioned under a block from the bustling East 4th Street Retail Corridor, with tons of traffic-driving hotels and dining, retail, and entertainment tenants mere steps away.

NEIGHBORS WITHIN 1 BLOCK INCLUDE:



In the heart of Cleveland

21 Prospect Ave E boasts unbeatable access from all parts of Cleveland via all modes of transportation: car, public transit, bicycle, and walking. Its close proximity to all of Cleveland's biggest traffic drivers and to its most bustling retail zones means that this space is perfectly poised to suit any retail or restaurant need.

Demographics in 2025

	Population	Daytime Population	Avg HH income
within .25 mile	2,302	21,282	\$106,067
within .5 mile	7,591	46,260	\$103,485
within 1 mile	16,570	65,170	\$95,828
within 3 miles	83,072	159,092	\$74,897



8,000 SF prime corner retail/ restaurant space for lease

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CLEVELAND, OHIO

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vince.mingo@cbre.com

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