

Build Up or Cash In

Generational Development or Passive Income Potential

For Sale | W. 9th Street & St. Clair Avenue, Cleveland, Ohio 44113



W. 9th St & St. Clair Ave

- Rarely available parcels ideally suited for large-scale commercial or mixed-use projects
- Approximately 350 on-site parking spaces provide immediate value and flexibility for future uses
- Outstanding Vertical Development Potential in a high-demand urban core
- Unmatched surroundings walkable to some of the city's best dining, retail, hospitality, office, and residential destinations
- Strategic Adjacencies positioned next to the new Sherwin-Williams Global HQ and Bedrock's highly anticipated Rock Block development

Sale Price: Contact Broker



Quick Stats

Available Space

2.27 AC Lot

Parking Spaces

-350 Surface

Zoning

LLR-D5,
Limited Retail Business

Parcels

101-10-020, 021, 022, 023,
024, 025, 026

Snapshot of Financials



Sherwin Williams HQ

- 3,100 new employees to public square
- Only 920 parking spaces controlled in new Sherwin Williams Garage
- Returning to 100% in office January 2026

Value Add Generators

- Daily/hourly parking
- Valet parking lot
- Self operation

	New Lease Proposal	T12 Revenue	
Revenue		2026 Forecast	
Base Rent	\$ 1,050,000.00		1,174,836
Overage	\$ 69,826.50		1,368,102
Operating Expenses		Operator Base Rent	1,050,000
CAM	\$ 15,500.00	Operator Breakpoint	1,275,000
Real Estate Taxes	\$ 361,000.00	Operator Rev Share	75.00%
Insurance	\$ 7,645.00		
Net Operating Income	\$ 735,681.50		
Value at 6% Cap Rate	\$ 12,261,358.33		
Value at 6.5% Cap Rate	\$ 11,318,176.92		
Value at 7% Cap Rate	\$ 10,509,735.71		



\$1.1M
2025 Annual Revenue



\$1.3M
2026 Projected Revenue



350
Parking Spaces



15%
Year Over Year Increase



\$500k
2025 NOI



\$735k
Projected 2027 NOI
**Lease/Operating agreement for renewal*



248,063
Population
(2025 | 5 Mile)

34.8
Median Age
(2025 | 5 Mile)

115,214
Households
(2025 | 5 Mile)

\$69,757
Household Income
(2025 | 5 Mile)

11,912
Total Businesses
(2025 | 5 Mile)

175,557
Total Employees
(2025 | 5 Mile)

NEIGHBORHOOD

Downtown Cleveland

Downtown Cleveland offers a vibrant, walkable environment that blends historic charm with modern development, making it an ideal location to open a restaurant. With a growing residential population, strong daytime workforce, and a steady stream of visitors attending sports games, concerts, and conventions, the area provides consistent foot traffic and diverse clientele. Downtown is home to major attractions like Playhouse Square, Rocket Mortgage FieldHouse, and the Cleveland Convention Center, creating ample opportunity to capture business from both locals and tourists. Its mix of office towers, hotels, apartments, and cultural landmarks makes it a dynamic setting for restaurants looking to thrive in a high-visibility, high-energy district.



Total Residents: **21,000**

May 2025 Metrics

Source: Placer.ai.



1.6M
Total Visits

(represents **out-market visitors:**
those who visit but do not live or
work downtown)



614.5K
Employee Visits

(includes office, service, and hospitality
inbound commuter visits)



57%
Return to Office

*compared to 2019

Downtown Retail

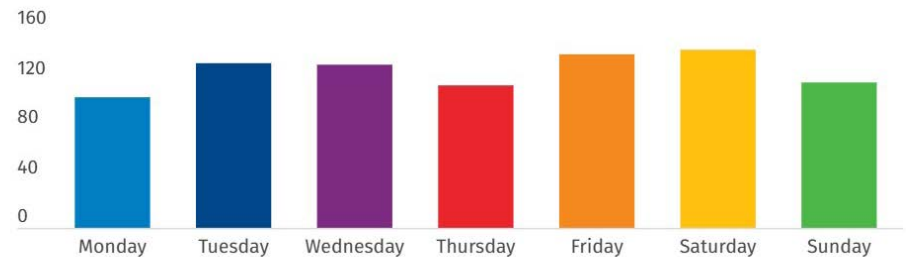


13
New Store
Openings
2025



200+
Total Stores +
Restaurants

Average Daily Foot Traffic (in thousands)



Source: Placer.ai, Total Visits and Average Daily Foot Traffic look at Visitors, Employees, and Residents. Employee foot traffic looks at office, restaurant, and hospitality workers. Return to Office Rate looks at Placer.ai, key card swipes, and office surveys.





**W. 9TH STREET & ST. CLAIR AVENUE
CLEVELAND, OHIO 44113**

RICO A PIETRO, SIOR

Principal

rpietro@crescorealestate.com

+1 216 525 1473

ROBBY MARTINELLI

Associate

rmartinelli@crescorealestate.com

+1 216 232 4104

KIRSTEN PARATORE

Senior Associate

kparatore@crescorealestate.com

+1 216 525 1491



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

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