

Freestanding Food Production Building

CBRE

Professionally Managed & owned By

Dalad
Realty

± 13,632 SF Food Production Building for Lease or Sale With Parking

3500 St. Clair Avenue
Cleveland, OH 44114

Close proximity to downtown Cleveland & I-90 Inner-belt



Freestanding Food Production Building

3500 St. Clair Ave | Cleveland, OH 44114

For Lease or Sale

Property Overview

- + ±13,635 SF freestanding building
- + Situated on 0.5 acres of land
- + Close proximity to downtown Cleveland and I-90 Inner-belt
- + Second building from southwest corner of St. Clair Ave. & East 36th St.
- + Ideal for restaurant operator looking for benefit of cost savings and consistent delivery of consolidating production and distribution



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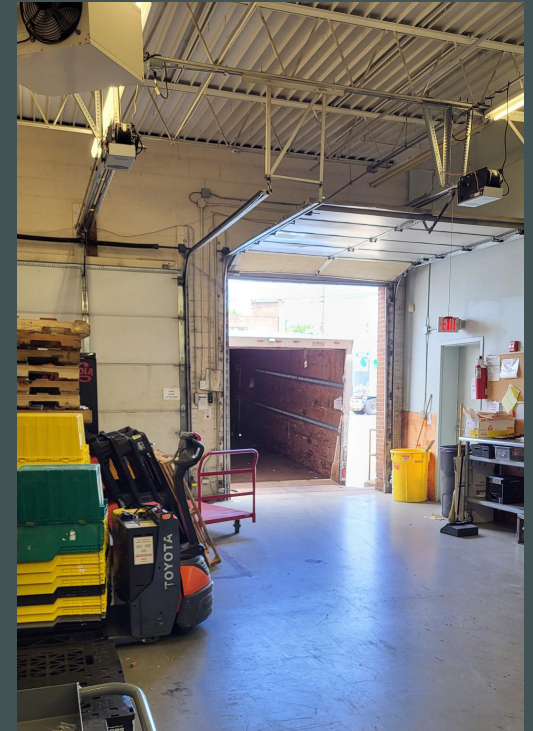
For Lease or Sale

Building Features

- + 13,635 SF: 4,052 SF Office & 9,583 SF Warehouse
- + Office space fully air-conditioned
- + 13'6" Warehouse Clear Height
- + Two (2) off-street parking lots/ loading areas; 23 spaces
- + Two (2) Docks & One (1) drive-in (10' x 10')
- + Walk in freezer & coolers
- + New electric service
- + In-place plumbing & with commercial sinks
- + Exhaust Hoods & Venting

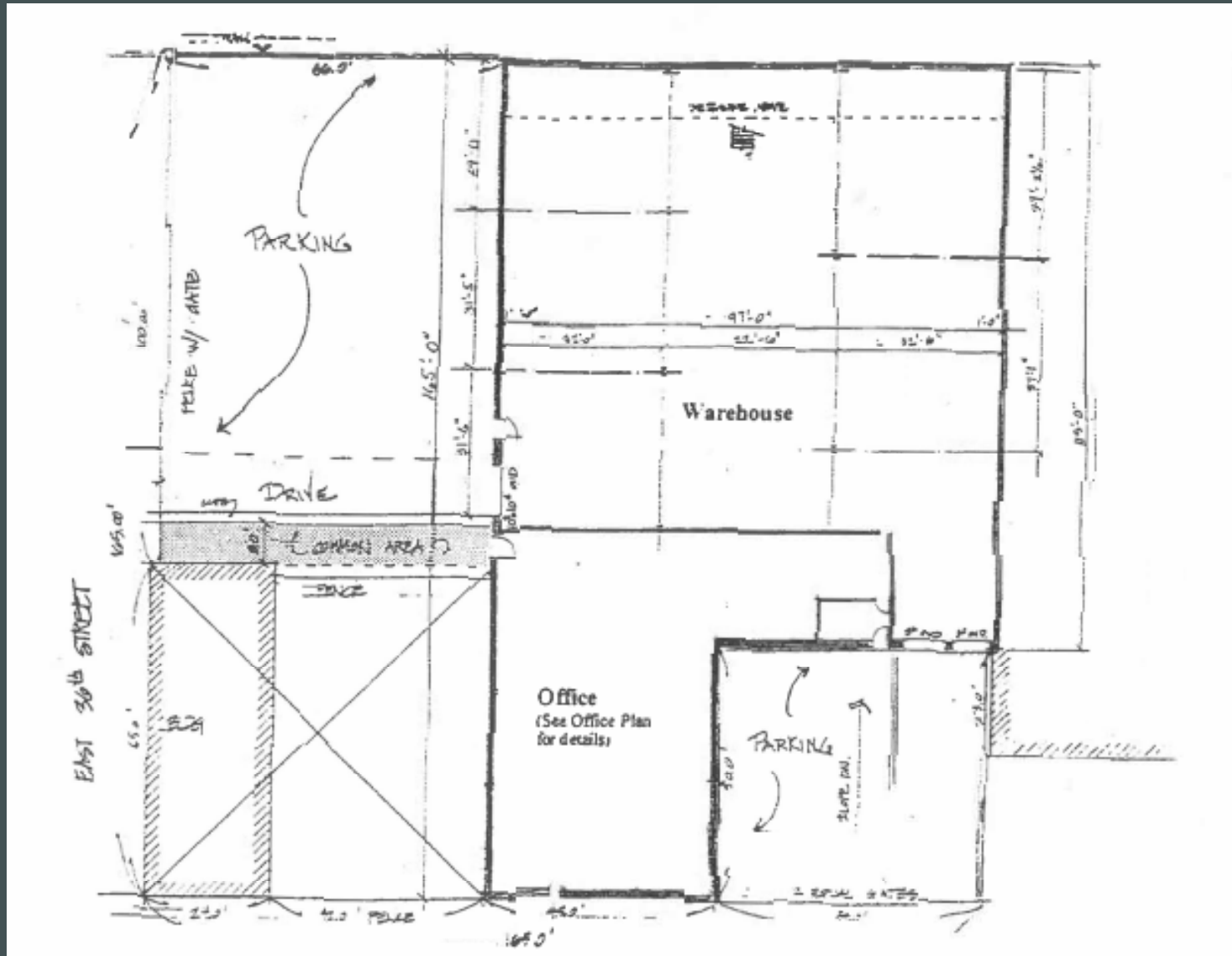
Pricing:

- + **Asking Lease Rate: \$12.00 PSF NNN**
- + **Sale: Call for Pricing**

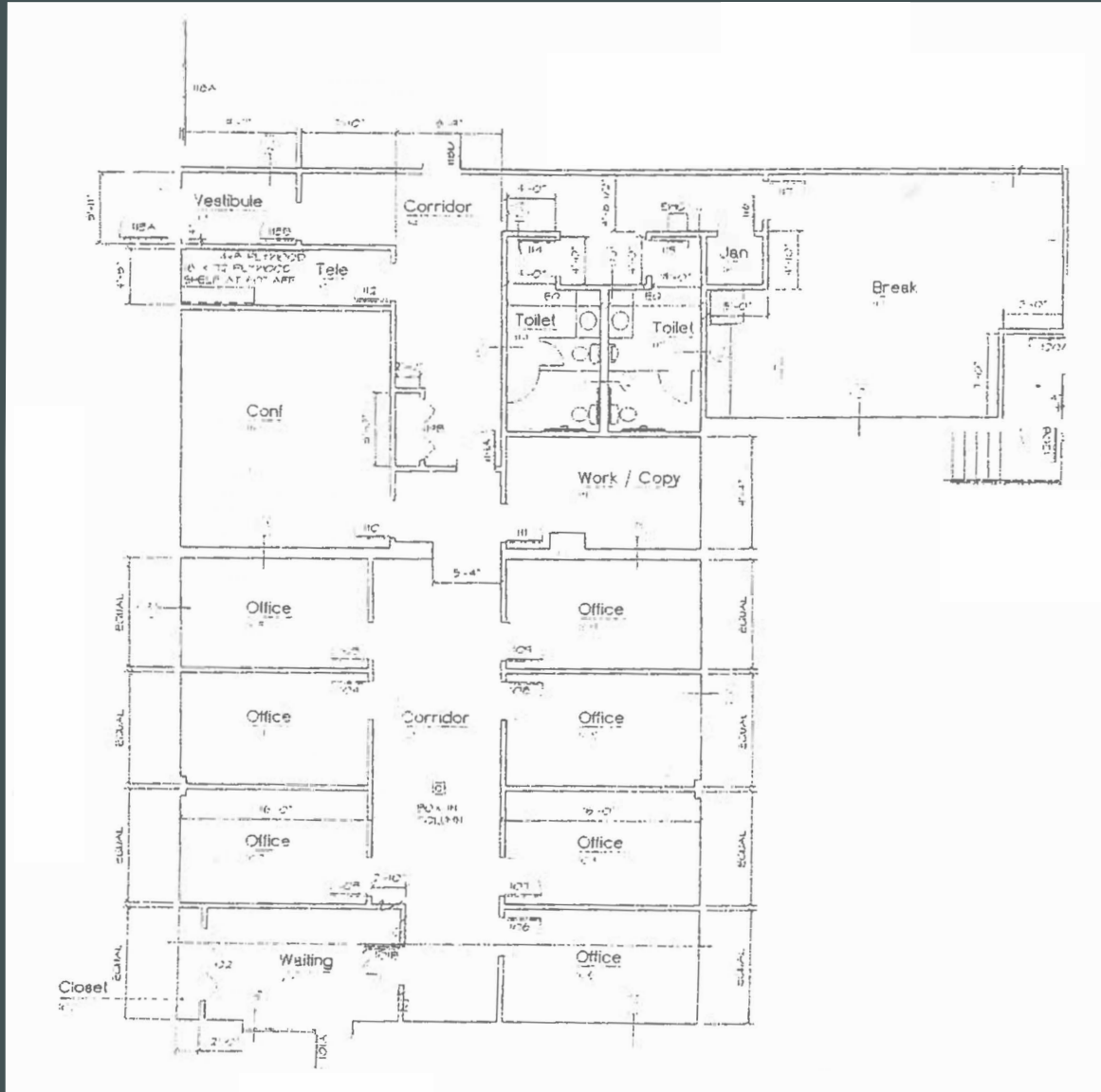


*Note some equipment in photo will be sold and not included in lease or sale

Floor Plan



Floor Plan - Office



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Downtown Cleveland RETAIL TRADE AREA

WORKFORCE & INNOVATION

- 105,000 jobs in Downtown Cleveland
- 318 MSF total office space
- Fortune 500 HQs: 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:

- Downtown Cleveland Alliance
- BioEnterprise
- CBRE

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Demographic Overview

5 Mile Radius

\$60,247	328,123	212,162
Avg. Household	Employees	Population
99,050	\$95,926	34.6
Household	Avg. Household Median Age	

Contact Us

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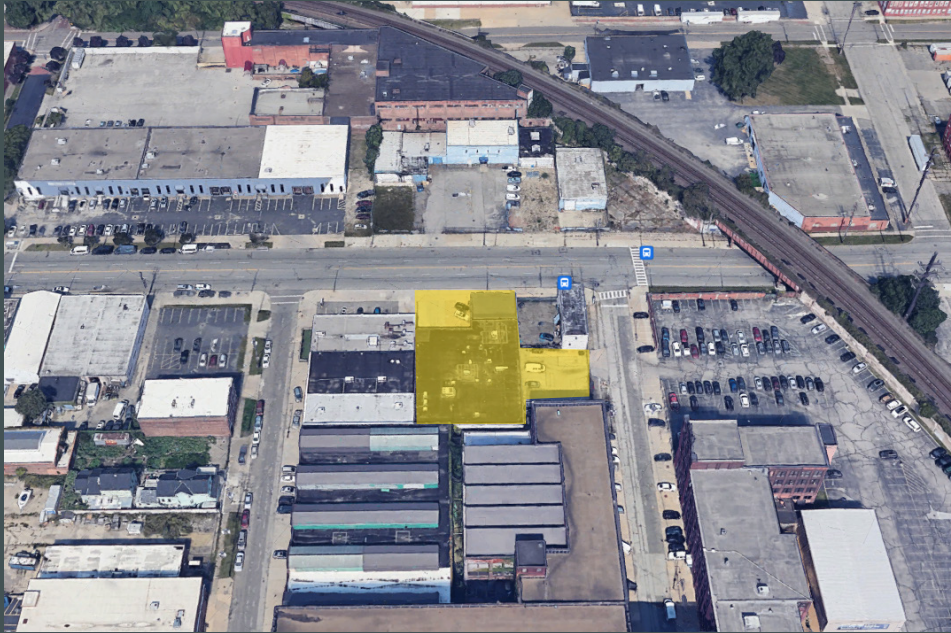
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Parcel Map



Demographic Overview

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Employees



212,162

Population



99,050

Household



\$95,926

Avg. Household Value



34.6

Median Age

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