

# 8 N. STATE

*PAINESVILLE, OHIO*

LEASING NOW!

GROUND LEVEL  
RESTAURANT & BUILT TO  
SUIT OFFICE SUITES



**MAROUS**  
MANAGEMENT  
SERVICES

LEASING  
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REAL ESTATE ADVISORS



# @ STATE & MAIN

8 N State Street, located on the corner of State & Main Street, formerly the KeyBank building, is set to become part of the many redevelopment projects revitalizing historic downtown Painesville. Marous Development Group will transform the property into ground-level **restaurant** and three floors of **modern office** suites.

## ANCHOR RESTAURANT

- The expansive former bank space on the first floor is perfect for a great restaurant or distillery - Up to 6,500 SF
- Very attractive TI Allowance and leasing package available

## MODERN OFFICE

- 800 RSF to 11,500 RSF
- 4th Floor - Available
- Built-to-suit suites and competitive lease rates



## Adjacent the new Grand River Walk & City Amphitheater in Hillside Entertainment District

8 N. State is directly adjacent to Marous's Grand River Walk-a new mixed-use luxury apartment and retail project breaking ground **March 2025**, overlooking Recreation Park, The Grand River and the new \$2M amphitheater in 2025.

Collectively, these projects anchor the eastern perimeter of the newly designated **Hillside Entertainment District**.



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LEASE SPACES



AVAILABLE SPACES  
SUITE

	TENANT	SIZE (SF)	LEASE TYPE
Ground Floor - Restaurant or Event Center	Available	6,500 SF	NNN
203-207	Available	750 - 3,000 SF	Modified Gross
208	Available	936 - 6,000 SF	Modified Gross
213	Available	850 - 1,500 SF	Modified Gross
369	Available	1,180 SF	Modified Gross
400	Available	800 - 11,378 SF	Modified Gross

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# SURROUNDED BY NEW PROJECTS



THE TOWER - LEC  
STUDENT HOUSING



ENTERTAINMENT DISTRICT



KIWANIS RECREATIONAL  
PARK

HIGHLAND PARK -  
NEW RESIDENTIAL  
DEVELOPMENT



VICTORIA PLACE - MIXED-  
USE REDEVELOPMENT



GRAND RIVER WALK MIXED-USE  
DEVELOPMENT & CITY AMPHITHEATER



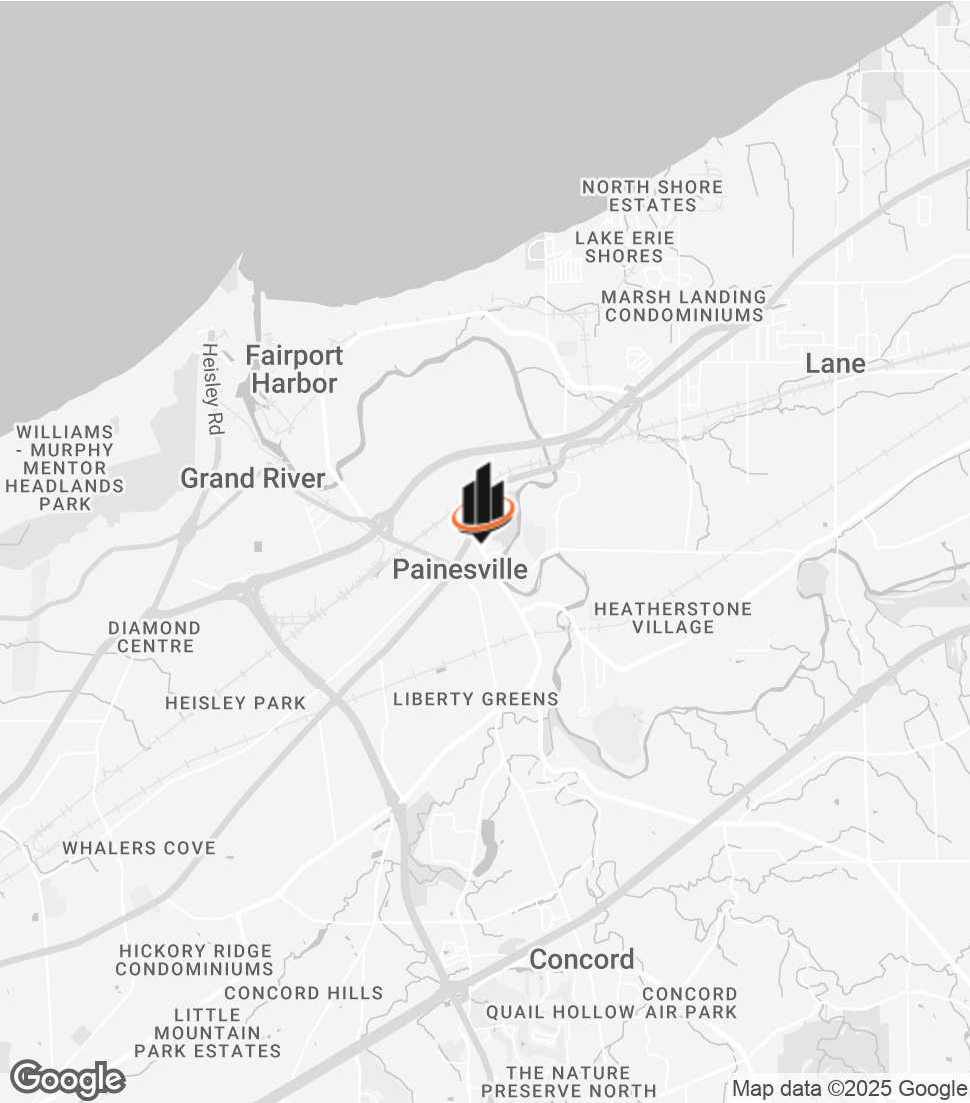
GRAND RIVER

8 N STATE

GRAND RIVER



LOCATION MAP



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	40,070	72,138	161,065
MEDIAN AGE	40	43	44
MEDIAN AGE (MALE)	39	42	43
MEDIAN AGE (FEMALE)	41	44	45
TOTAL HOUSEHOLDS	16,294	29,643	67,760
TOTAL PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$86,922	\$103,295	\$109,911
AVERAGE HOUSE VALUE	\$200,897	\$239,211	\$262,861

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