

# GRAND RIVER WALK

LIVE | EAT | ENTERTAIN

PAINESVILLE, OHIO

RESTAURANT  
ANCHOR  
OPPORTUNITY

BREAKING GROUND  
SPRING 2025!



**MAROUS**  
MANAGEMENT  
SERVICES

## LEASING ADVISORS

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# RESTAURANT OPPORTUNITY

The Grand River Walk Project is a **new mixed-use development** in the heart of historic Downtown Painesville on Main Street Hill, overlooking Recreation Park and The Grand River, anchoring the eastern perimeter of the newly designated Hillside Entertainment District.



## CUSTOM BUILT RESTAURANT

- Approx. 4,100 SF - custom built restaurant
- Opens to large rear patio overlooking the park with direct access to a new amphitheater
- 140 luxury apartments



## NEW ENTERTAINMENT DISTRICT

- New \$2M amphitheater planned (Summer 2024)
- New splash park, dog park, revamped skate park, baseball and soccer fields
- Enhancements for a vibrant nightlife atmosphere
- Diverse recreational amenities



## LOCATION

- Less than 5 minutes (1.1 miles) from Route 2
- 6 minute drive to SR-44 (Interchange Project)
- Less than 10 minutes to I-90
- 7 minute drive (1.8 mi) to Lake Erie College



# OVER \$100M CURRENT & PLANNED DEVELOPMENT IN DOWNTOWN PAINESVILLE

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## The Tower | \$20M Conversion

- Former Chase Bank Building converted to Lake Erie College student housing
- 172 bedroom apartments with shared living areas and amenities
- Two ground level restaurants and pedestrian walkway
- Completion: Summer 2025

## Victoria Place | \$25M Mixed-Use Redevelopment

- 78 new market rate apartments
- 52,000 SF of office
- 75,000+ SF ground level restaurant and retail
- Completion: Fall 2026

## Highland Park | New Residential Development

- 46 single family homes (\$300k-\$350k)
- 36 townhomes along Washington Street
- Completion: 2026

## City Investment & Hillside Entertainment District

- \$2M streetscape project (trees, lighting, etc.)
- Newly entertainment district - Grand River Walk & 8 N State at the center
- City's new \$2M amphitheater at Grand River Walk (Summer/Fall 2025)
- New splash park, dog park, revamped skate park, baseball and soccer fields
- SR-44 Interchange Project



# NOW LEASING!

Grand River Walk  
Painesville, Ohio



## RETAIL LEASING ADVISORS

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