

FORMER PHUNKENSHIP BREWERY AND CIDERY

3135 SACKETT AVENUE, CLEVELAND, OHIO 44109

FOR SALE | FOR LEASE

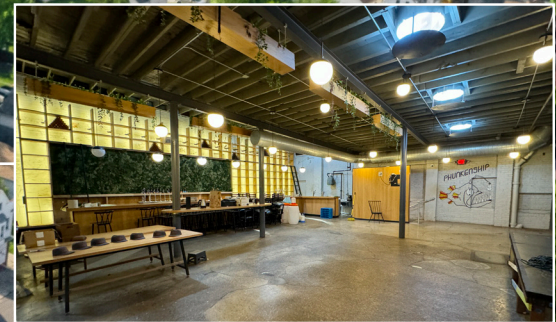


SITE

W 31ST ST

SACKETT AVENUE

W 32ND ST



10,662 SF ON 0.6 ACRES
PRIME OPPORTUNITY
ZONE INVESTMENT

Joseph W. Khouri
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CBRE

THE OPPORTUNITY



- For Sale: \$899,000 (\$84 per foot)
- For Lease: \$9.50/SF NNN
- 10,662 SF former Phunkenship brewery, bar and event center for sale
- Parcel Size: 0.60 Acres (269' X 97')
- Parcel Number: 015-10-189
- Partially built-out as a high-end design bar/ tasting room with warehouse / production space with large outdoor area for patio
- Parking Lot: Approx. 16 Spaces
- Located minutes from Ohio City, Tremont, downtown Cleveland and walking distance to Metro Hospital billion dollar redevelopment
- Located in an Opportunity Zone
- Dense population of 138,044 people in a 3 mile radius
- Endless possibilities for existing building/site or redevelopment

QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

190,270



2023
POPULATION

138,044



2023
HOUSEHOLDS

63,592



2023
POPULATION
25 & OVER

94,008



2023
AVG. HOUSEHOLD
INCOME

\$65,430

CONTACT:

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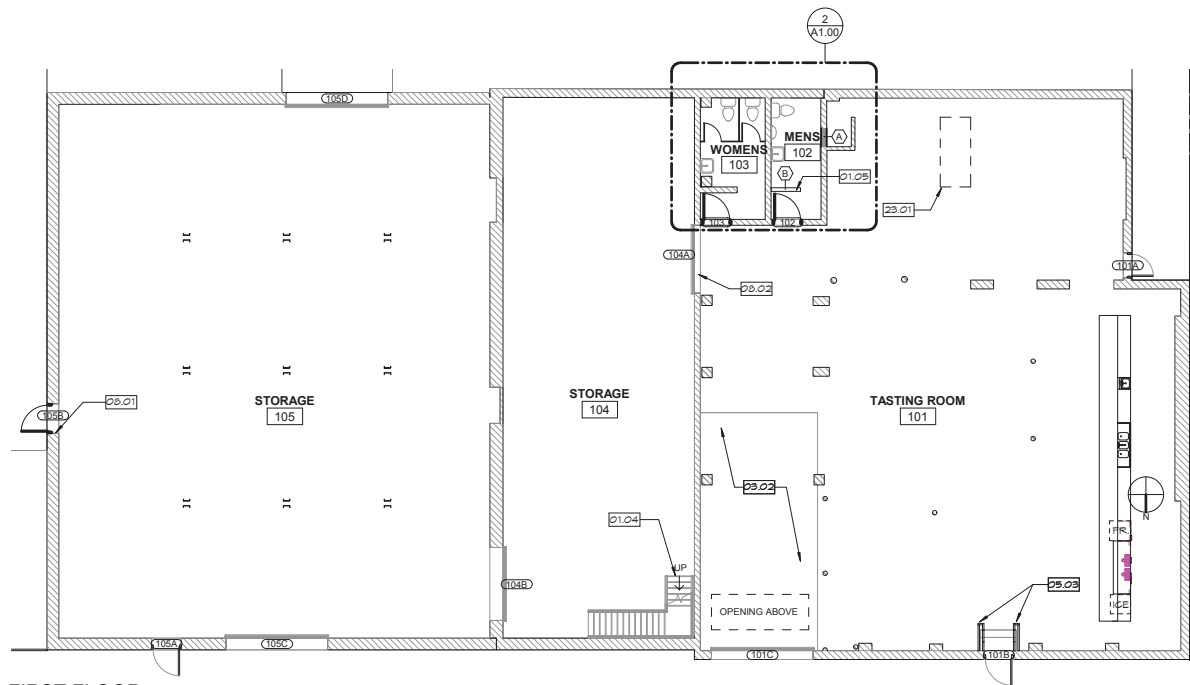
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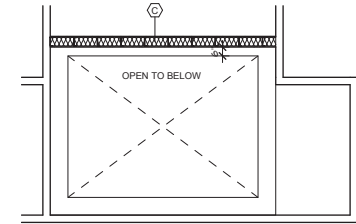
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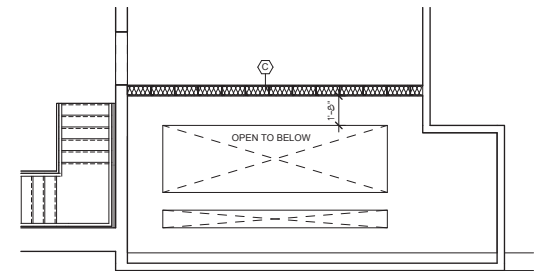
FLOOR PLAN



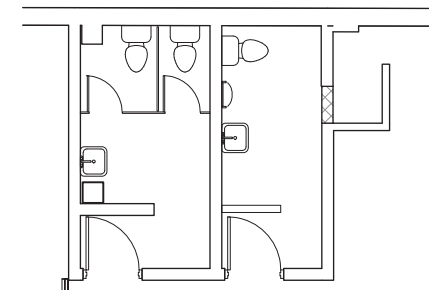
FIRST FLOOR
SCALE: 1/8" = 1'-0"



THIRD FLOOR SHAFT OPENING
SCALE: 1/4" = 1'-0"



SECOND FLOOR SHAFT OPENING
SCALE: 1/4" = 1'-0"



ENLARGED RESTROOM PLAN
SCALE: 1/4" = 1'-0"

SITE PLAN

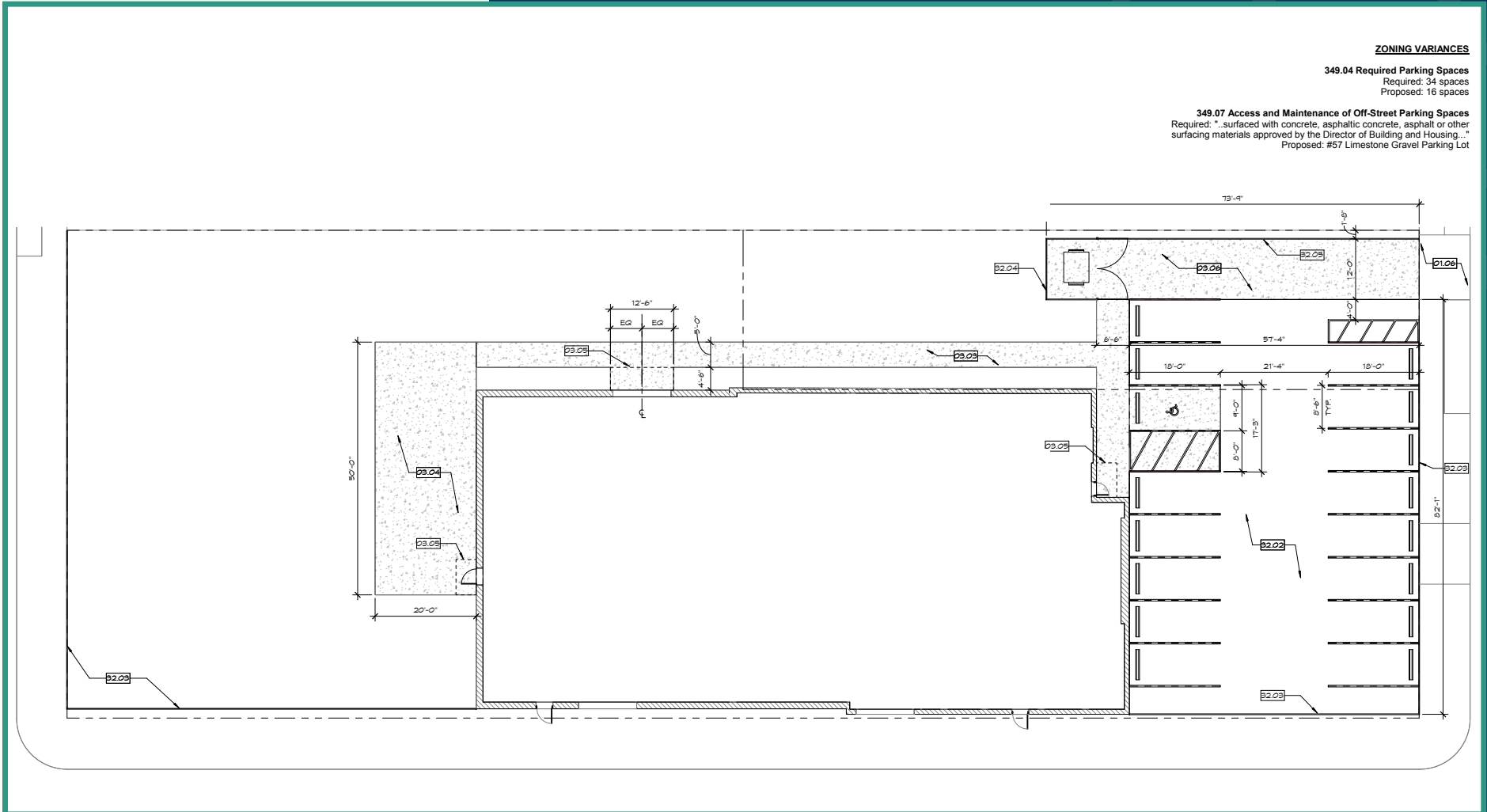
ZONING VARIANCES

349.04 Required Parking Spaces

Required: 34 spaces
Proposed: 16 spaces

349.07 Access and Maintenance of Off-Street Parking Spaces

Required: "...surfaced with concrete, asphaltic concrete, asphalt or other surfacing materials approved by the Director of Building and Housing..."
Proposed: #57 Limestone Gravel Parking Lot



PARCEL MAP



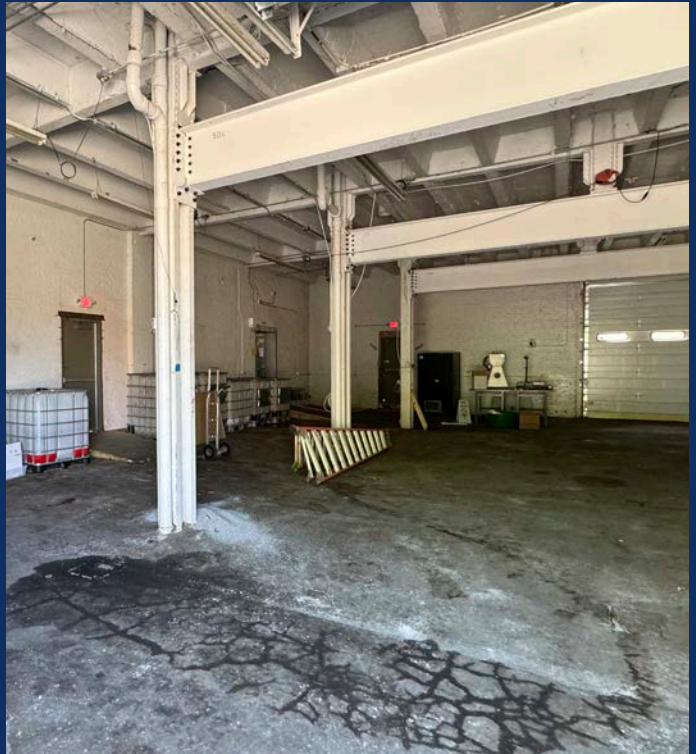
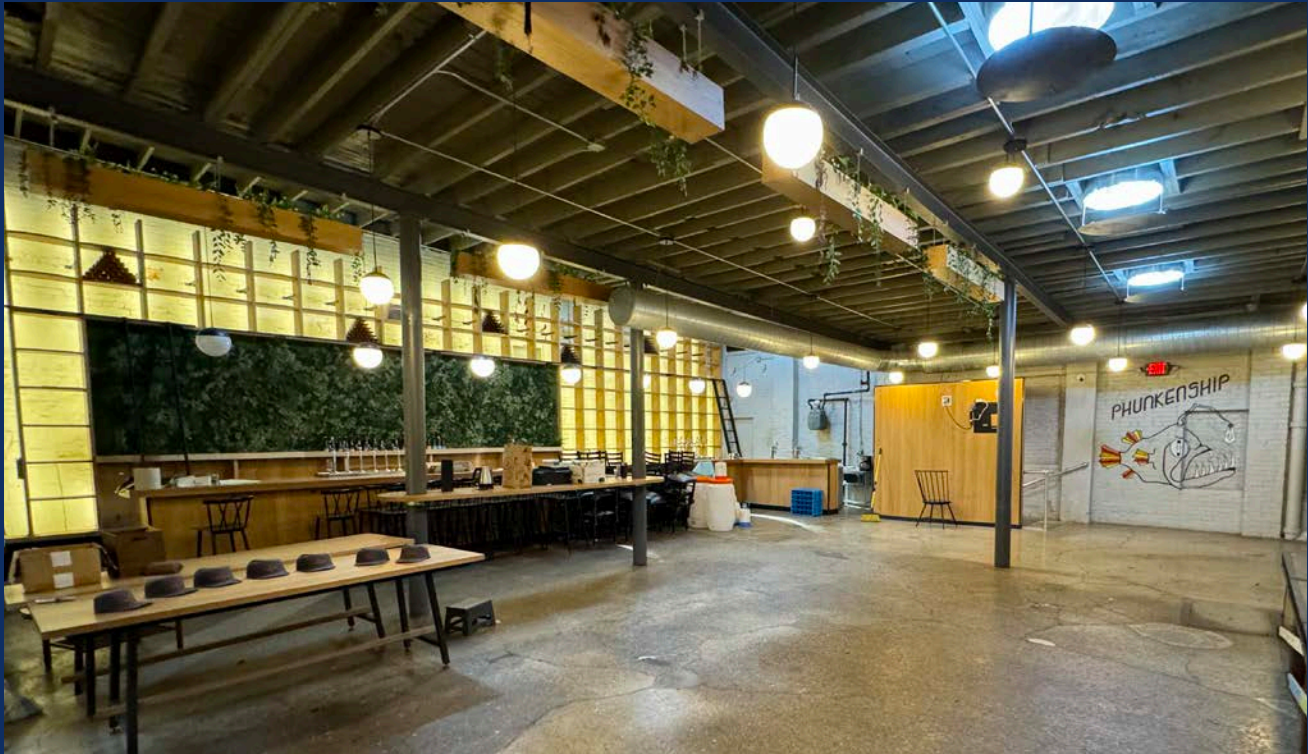
Sackett Ave

01510189

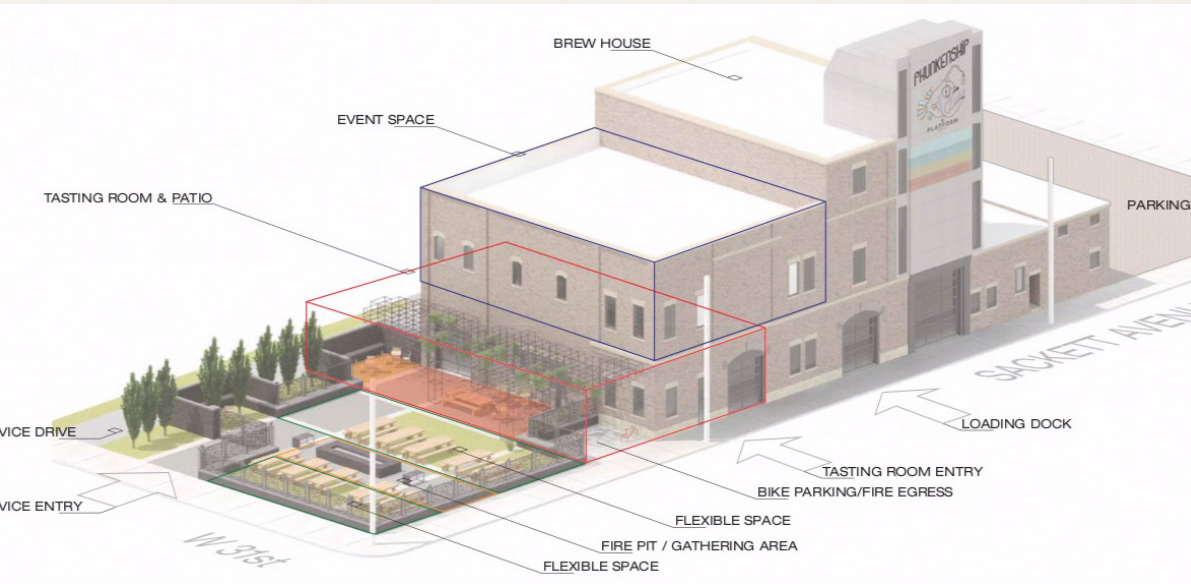
W 32nd St

W 31st St

CBRE



REDEVELOPMENT IDEAS



The former Phunkenship Brewery and Cidery facility offers a unique opportunity to repurpose a historic space to fit your business needs. Potential uses include:

- Craft brewery or distillery
- Restaurant or event space
- Retail or office space
- Mixed-use development



AERIAL VIEW

EDGEWATER BEACH

GORDON SQUARE.
ARTS DISTRICT



OHIO CITY

INTRO

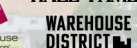
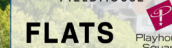


TOWN HALL



DOWNTOWN CLEVELAND

3.5 MILES



TREMONT



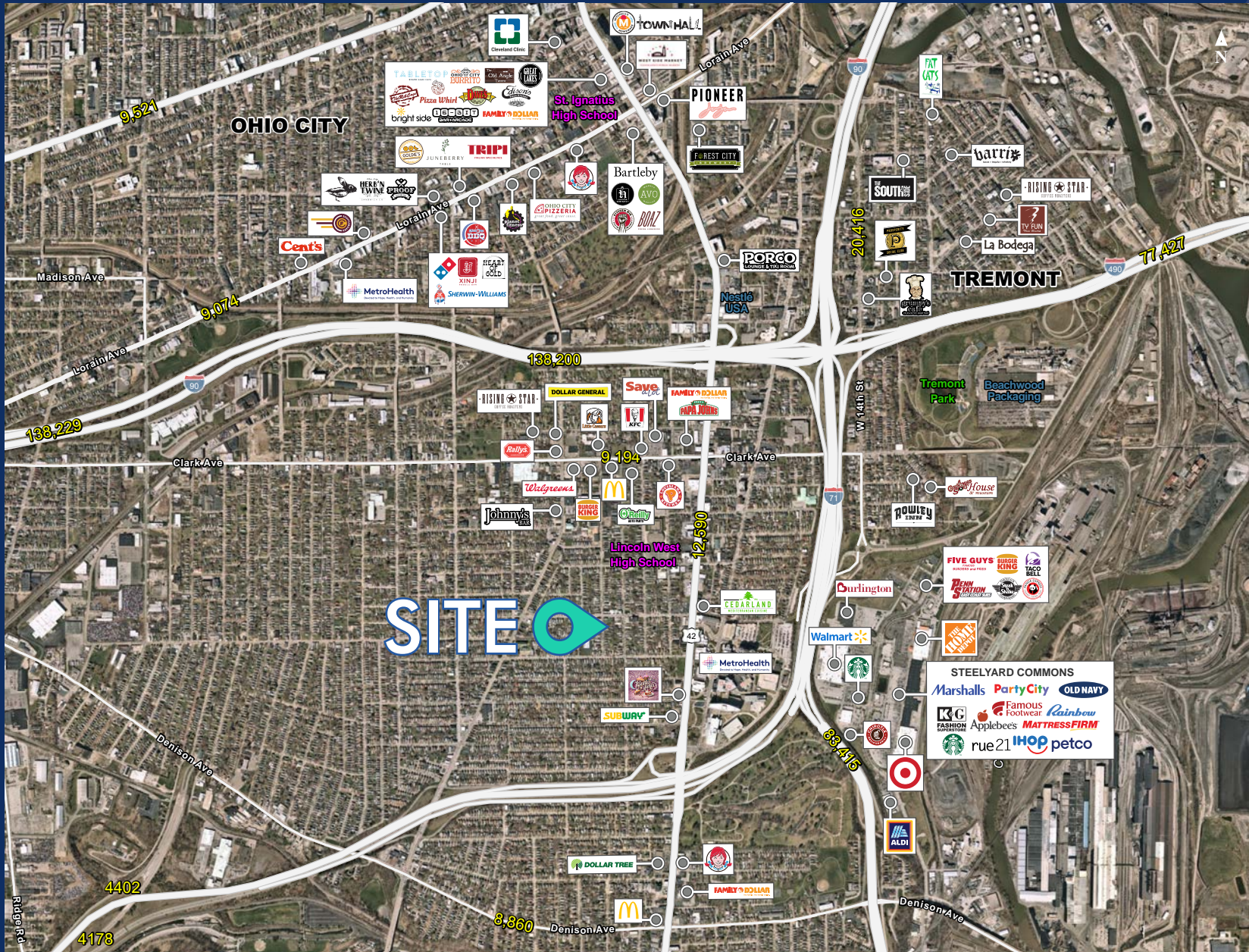
SITE

SACKETT AVENUE

W 32ND ST

W 31ST ST

RETAIL TRADE AREA



STEELYARD COMMONS RETAIL TRADE AREA

TRADE AREA INFO

Clark Ave & W 25th St.
(3 Miles)

- Population: 133,713
- Daytime Population: 199,897
- Total Households: 60,900
- Median HH Income: \$39,622
- Total Businesses: 6,503
- Total Employees: 144,310

HOTELS

Downtown Cleveland:
19 Hotels / 4,853 Rooms

MAJOR EMPLOYERS

1. MetroHealth
2. Arcelor Mittal
3. Cleveland Clinic
4. Nestle USA Factory
5. Beachwood Packaging

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Updated: June 10, 2024 - 425511

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	21,132	138,044	313,806
2028 Population - Five Year Projection	20,803	137,967	310,796
2023 Daytime Population	31,974	190,270	374,276
2023 Households - Current Year Estimate	8,550	63,592	142,887
2023 Average Household Income	\$48,366	\$65,430	\$64,406
2028 Average Household Income Projection	\$56,693	\$77,255	\$75,466
2023 Median Household Income	\$33,098	\$41,870	\$43,611
2023 Per Capita Income	\$19,715	\$30,055	\$29,439
2023 Population 25 and Over	13,423	94,008	217,419

EXCLUSIVE CONTACTS:

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