

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

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**28,347 +/- SF Building on 1.66 +/- ac**



THE ROBERT  
**WEILER**  
COMPANY

Appraisal Brokerage Consulting Development

# FORMER BOWLING ALLEY FOR SALE

**18310 Euclid Avenue, Cleveland, OH 44112**

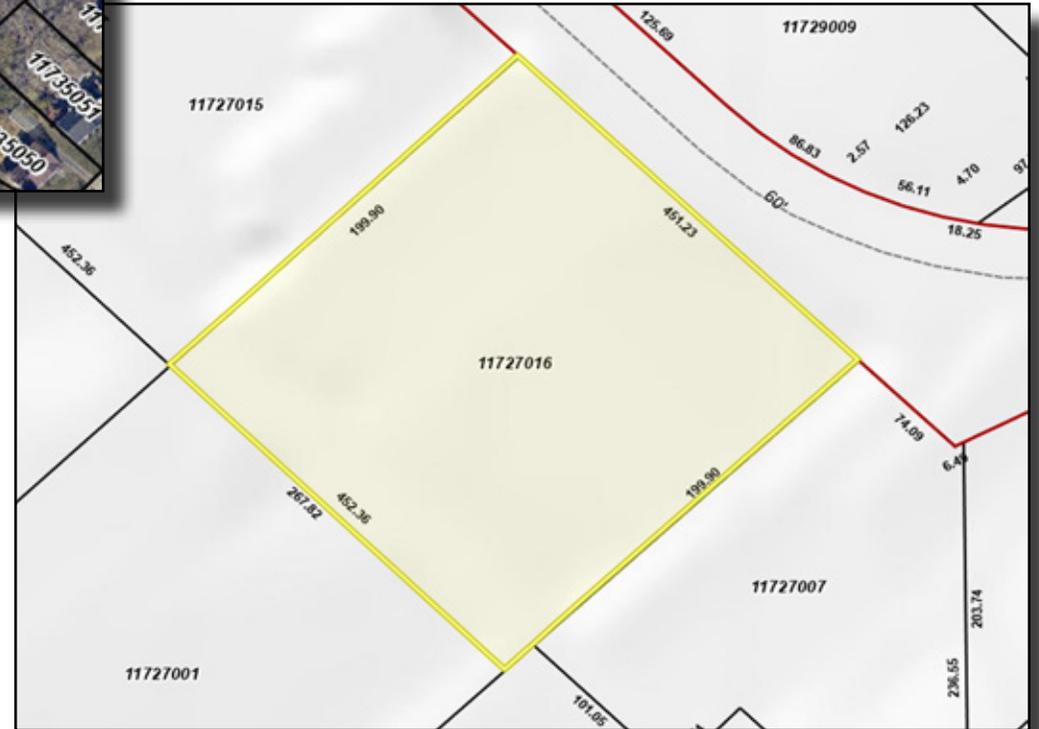
## REDEVELOPMENT OPPORTUNITY!

Former bowling alley offering a compelling value-add redevelopment opportunity. The property consists of a 28,347 SF freestanding building situated on 1.66 acres, with 74 parking space capacity and strong exposure along Euclid Avenue, which carries approximately 19,000 avg. vehicles per day. The site is conveniently located just ½ mile from Interstate 90, providing excellent regional access. The building features high ceiling heights and an open interior layout, allowing for flexibility and reconfiguration for a variety of potential uses, including retail, entertainment, fitness, showroom, or service-oriented concepts. The existing structure presents an opportunity for adaptive reuse or repositioning in a high-visibility corridor. The property is being offered AS-IS and will require renovations, making it well-suited for investors or owner-users seeking a redevelopment opportunity at an attractive basis.

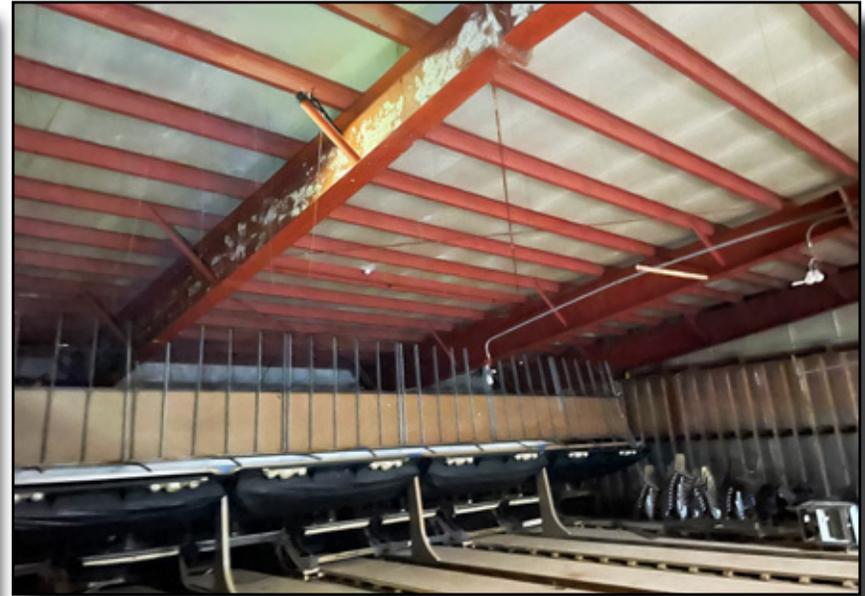
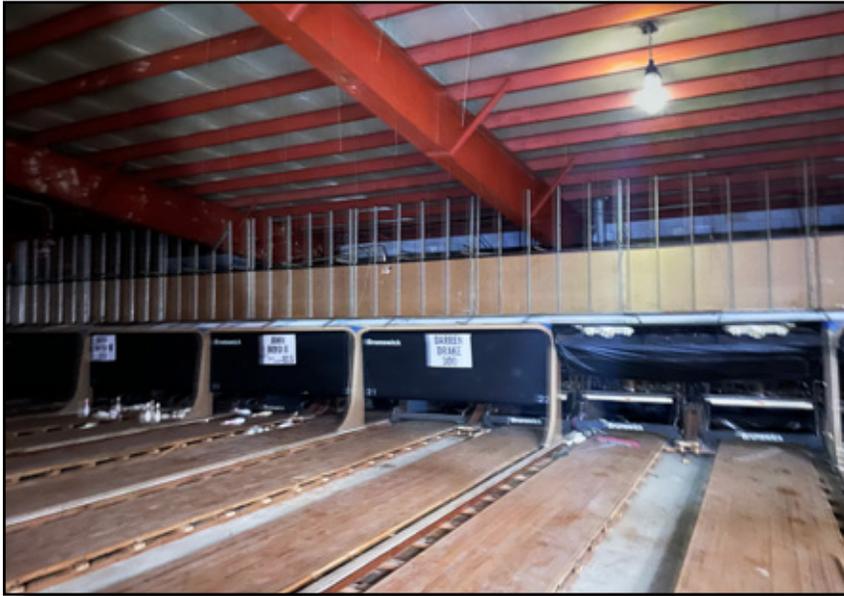


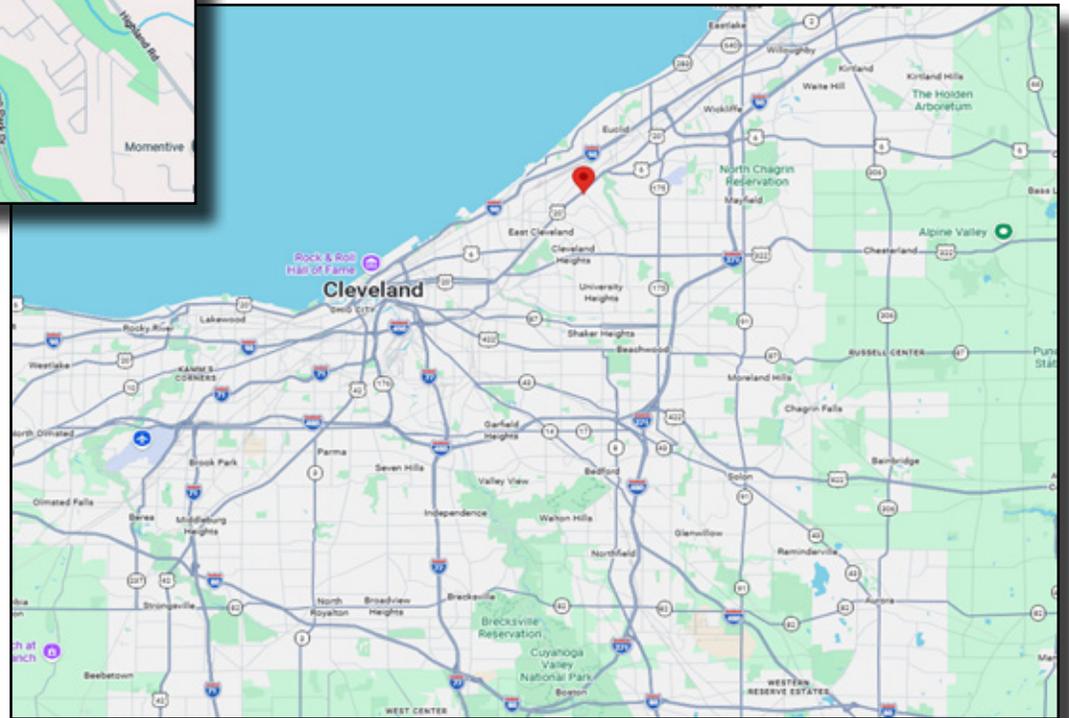
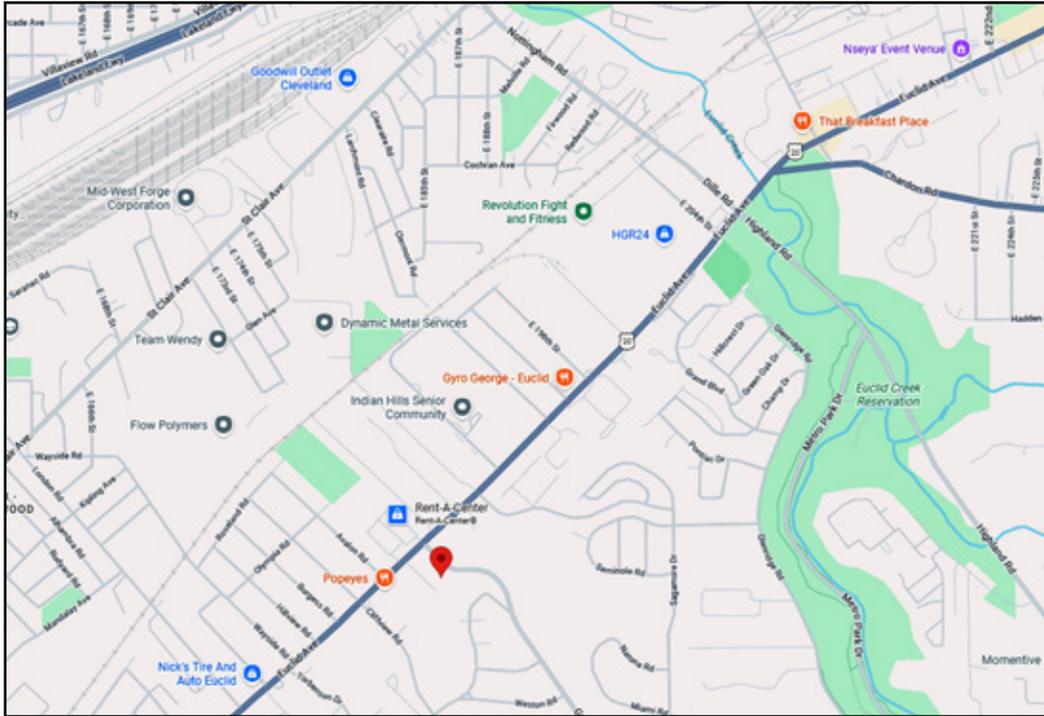
### Property Highlights

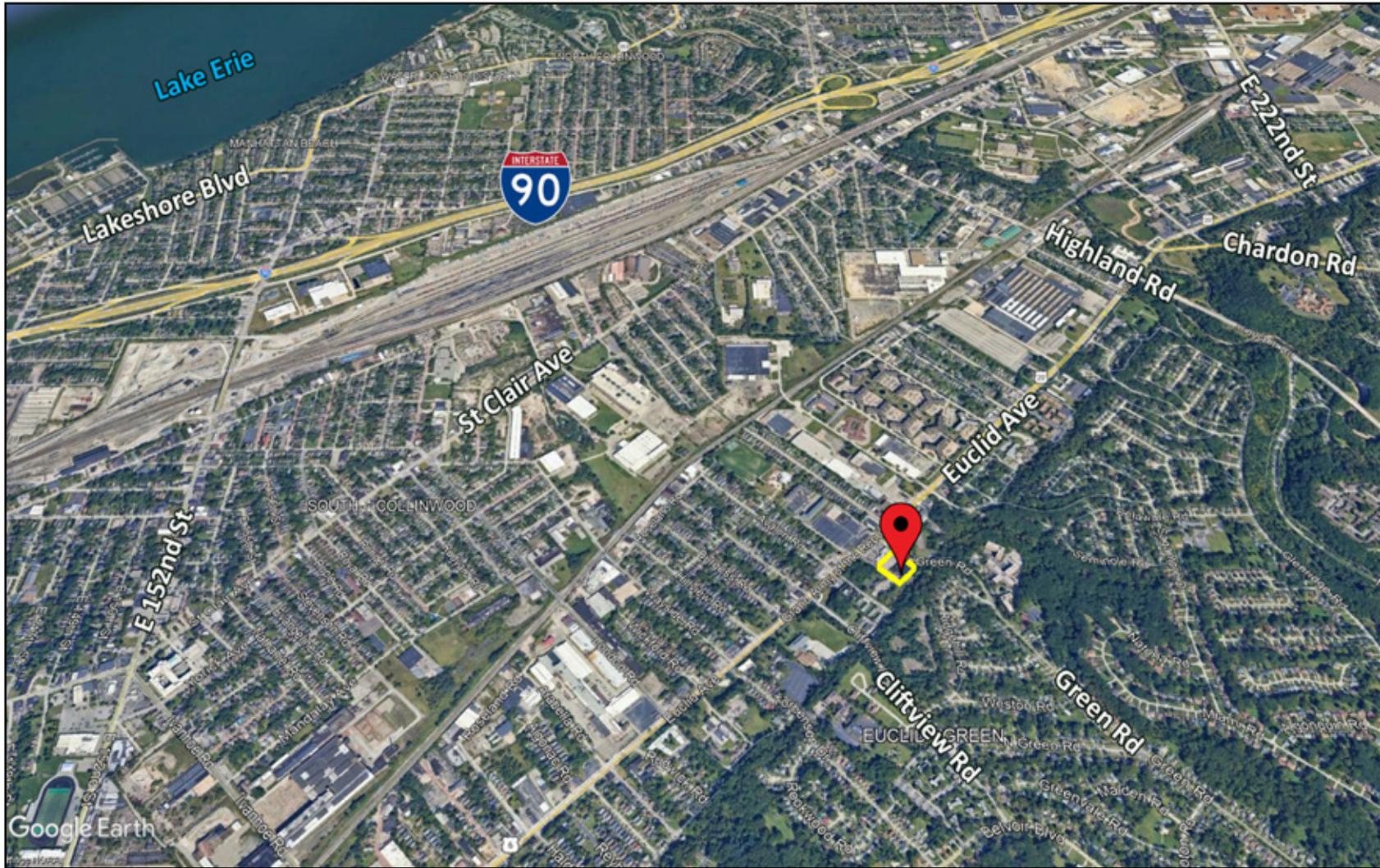
Address:	18310 Euclid Avenue Cleveland, OH 44112
County:	Cuyahoga
PID:	117-27-016
Level:	1 Story
Location:	Between Green Rd and W Belvoir Blvd
Year Built:	1961
Building Size:	28,347 +/- SF
Acreage:	1.66 +/- ac
Sale Price:	\$250,000
Taxes 2025:	\$2,901
Zoning:	GR-D2 - General Retail Business District



Former Bowling Alley For Sale  
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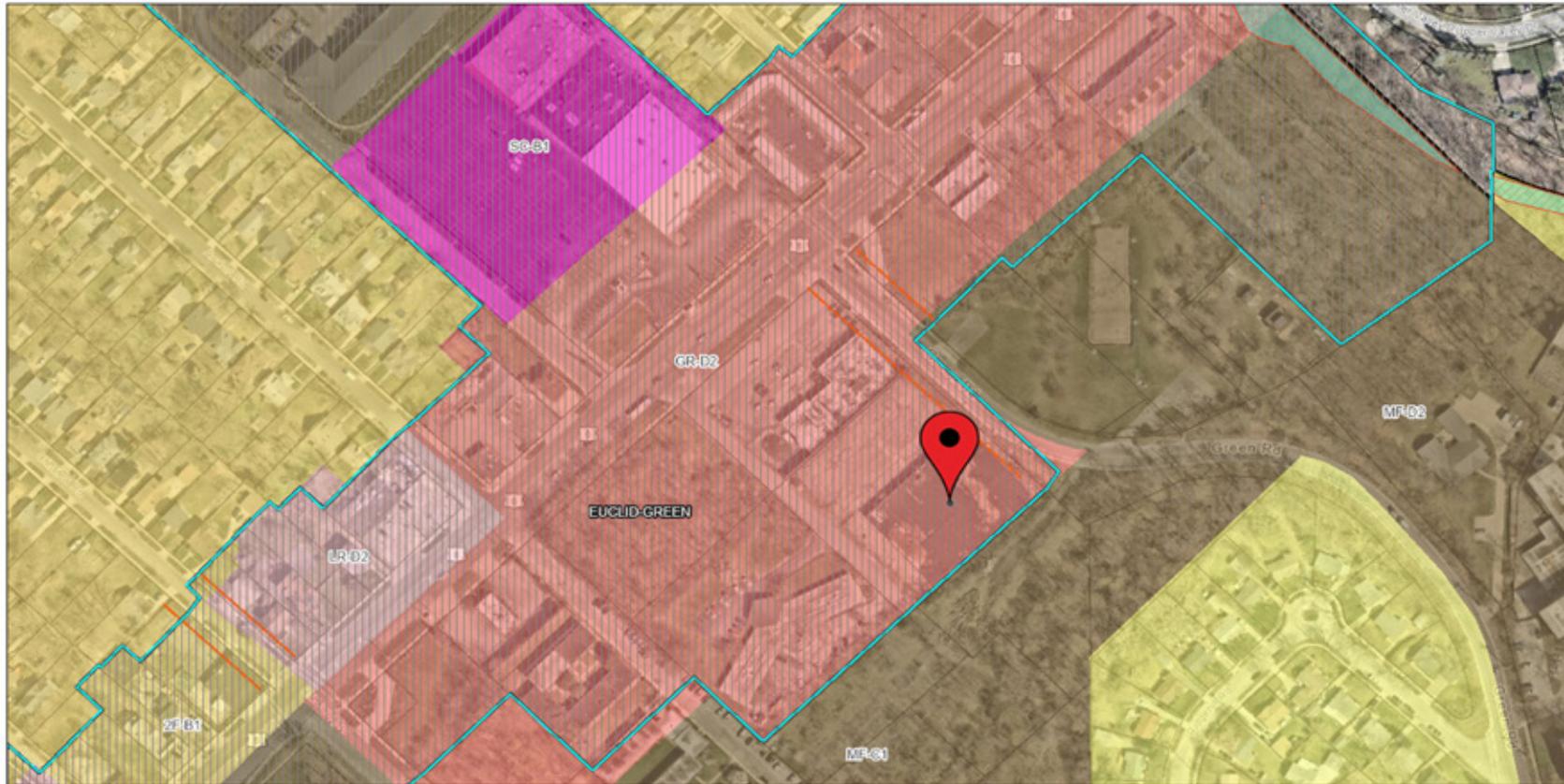






**Great Location!**  
Great access major road  
20 minutes to Downtown Cleveland

CPC Zoning Map Export



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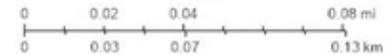
- Cleveland Parcels (MyPlace)
- NearmapSpring2025.mrf
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

- Riparian - Wetland Zones(County)
- Riparian - Setbacks
- Design Review Districts
- Active

- Zoning
- General Retail Business
  - One Family
  - Local Retail Business
  - Multi-Family

- Shopping Center
- Two Family
- City Boundary

1:2,257



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

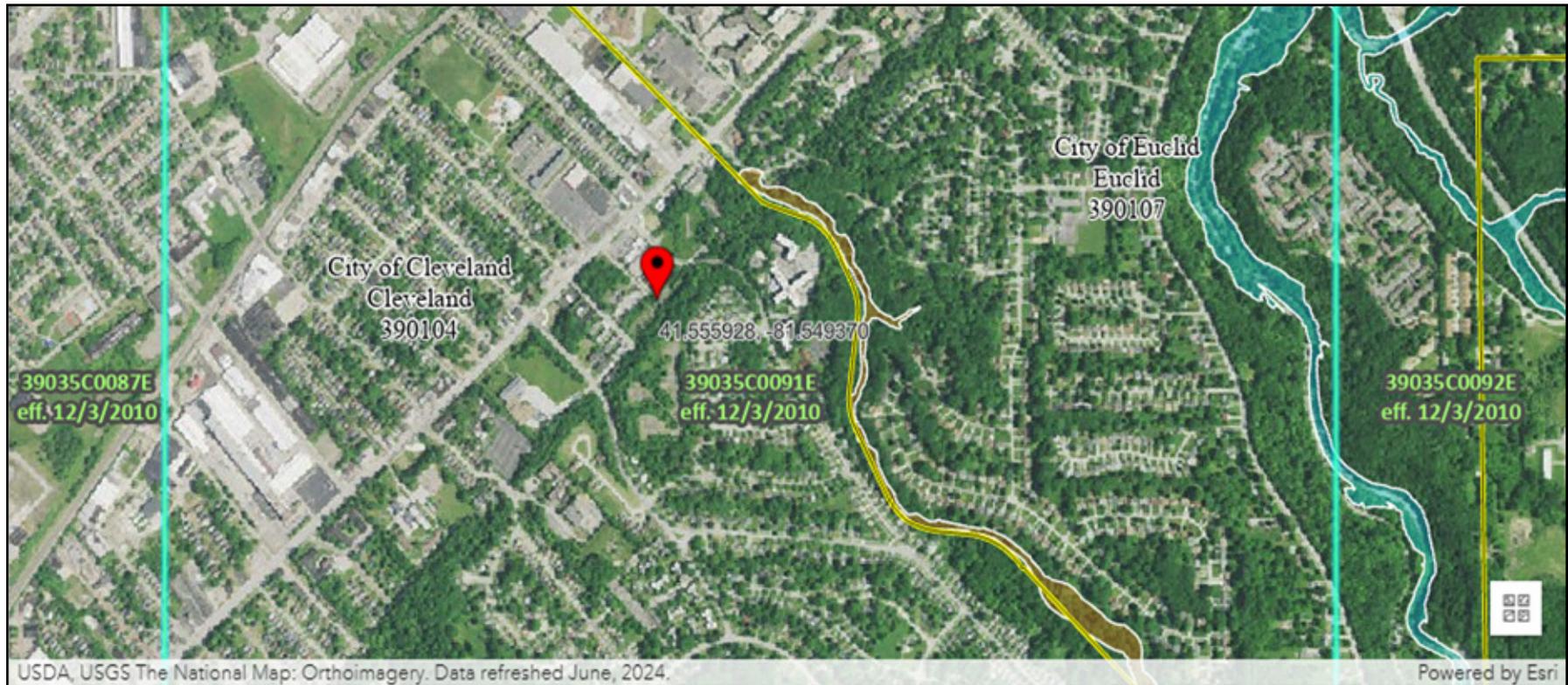
City Planning Commission  
Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS | COFO, CEQS | Sources: Esri, TomTom North America, Inc.; United States Postal Service | COGIS, COFO | F. L. Krause; Flynn, Thomas; Cleveland Public Library | Cleveland Public Library | City of Cleveland Planning Department | Map data ©

[Click here to see zoning text](#)



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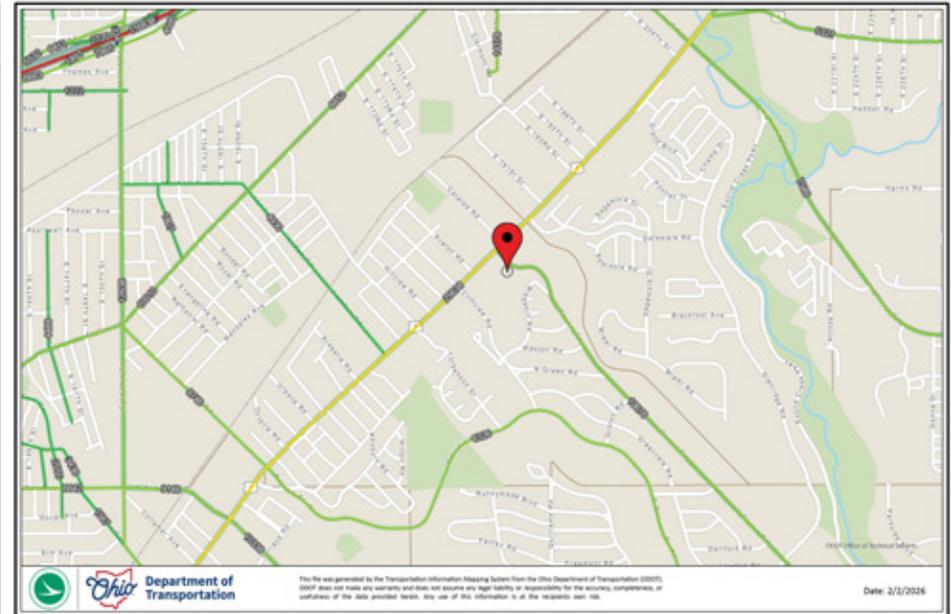
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

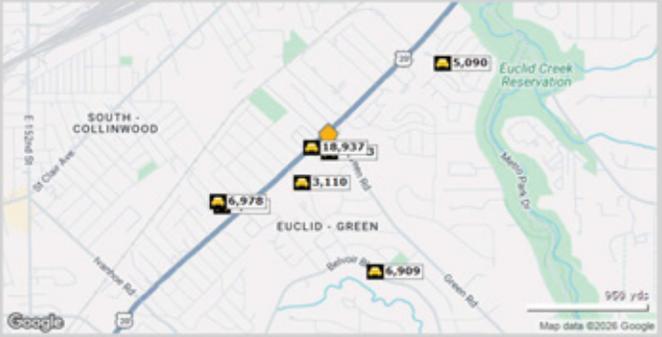


Demographic Summary Report

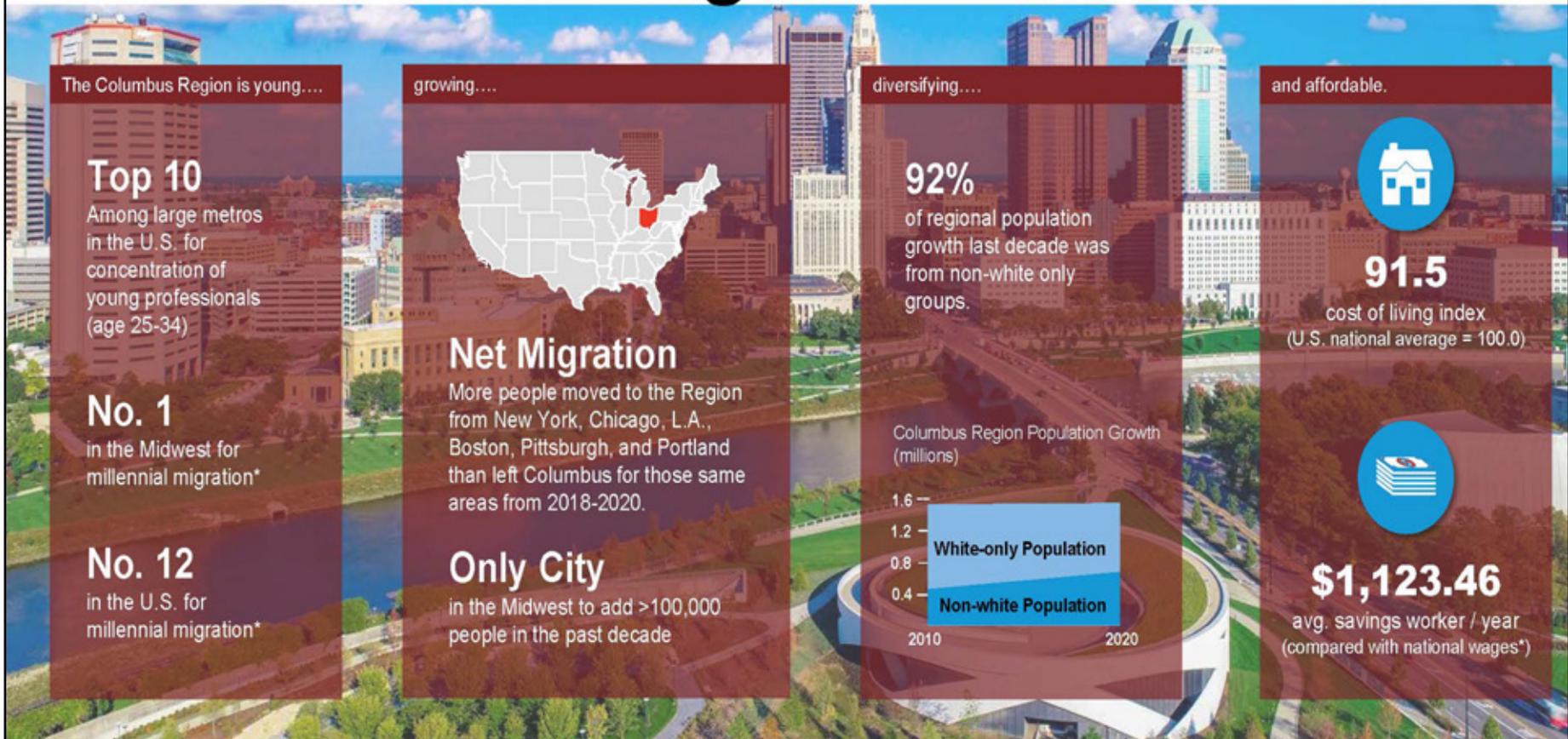
18310 Euclid Ave, Cleveland, OH 44112				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	13,499	105,642	260,185	
2024 Estimate	13,747	106,885	263,191	
2020 Census	13,773	103,577	255,187	
Growth 2024 - 2029	-1.80%	-1.16%	-1.14%	
Growth 2020 - 2024	-0.19%	3.19%	3.14%	
<b>2024 Population by Hispanic Origin</b>	424	2,586	7,499	
<b>2024 Population</b>	13,747	106,885	263,191	
White	1,317 9.58%	23,966 22.42%	97,336 36.98%	
Black	11,537 83.92%	75,153 70.31%	141,383 53.72%	
Am. Indian & Alaskan	5 0.04%	100 0.09%	225 0.09%	
Asian	44 0.32%	1,369 1.28%	7,806 2.97%	
Hawaiian & Pacific Island	3 0.02%	25 0.02%	47 0.02%	
Other	841 6.12%	6,271 5.87%	16,394 6.23%	
U.S. Armed Forces	0	14	95	
<b>Households</b>				
2029 Projection	6,712	48,428	115,784	
2024 Estimate	6,848	49,088	117,163	
2020 Census	6,889	47,730	113,129	
Growth 2024 - 2029	-1.99%	-1.34%	-1.18%	
Growth 2020 - 2024	-0.60%	2.85%	3.57%	
Owner Occupied	2,341 34.19%	23,971 48.83%	57,665 49.22%	
Renter Occupied	4,508 65.83%	25,117 51.17%	59,498 50.78%	
<b>2024 Households by HH Income</b>	6,848	49,090	117,163	
Income: <\$25,000	2,795 40.81%	16,859 34.34%	35,680 30.45%	
Income: \$25,000 - \$50,000	2,145 31.32%	13,356 27.21%	28,143 24.02%	
Income: \$50,000 - \$75,000	756 11.04%	7,032 14.32%	17,048 14.55%	
Income: \$75,000 - \$100,000	561 8.19%	4,884 9.95%	12,014 10.25%	
Income: \$100,000 - \$125,000	253 3.69%	2,653 5.40%	7,893 6.74%	
Income: \$125,000 - \$150,000	202 2.95%	1,679 3.42%	5,502 4.70%	
Income: \$150,000 - \$200,000	92 1.34%	1,587 3.23%	5,395 4.60%	
Income: \$200,000+	44 0.64%	1,040 2.12%	5,488 4.68%	
<b>2024 Avg Household Income</b>	\$42,840	\$54,799	\$67,211	
<b>2024 Med Household Income</b>	\$31,328	\$37,999	\$44,349	



Traffic Count Report

18310 Euclid Ave, Cleveland, OH 44112						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Green Rd	Euclid Ave	0.07 NW	2024	4,470	MPSI	.02
2 Green Rd	Euclid Ave	0.07 NW	2025	4,473	MPSI	.02
3 Euclid Ave	Green Rd	0.04 NE	2024	19,012	MPSI	.09
4 Euclid Ave	Green Rd	0.04 NE	2025	18,937	MPSI	.09
5 Cliffview Rd	Euclid Ave	0.09 NW	2024	3,125	MPSI	.17
6 Cliffview Rd	Euclid Ave	0.09 NW	2025	3,110	MPSI	.17
7 London Road	Euclid Ave	0.10 SE	2025	6,944	MPSI	.53
8 London Rd	Euclid Ave	0.10 SE	2024	6,978	MPSI	.54
9 Belvoir Blvd	Cliffview Rd	0.13 NW	2025	6,909	MPSI	.58
10 Grand Blvd	Lower TerDr	0.06 NW	2025	5,090	MPSI	.68

# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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[www.rweiler.com](http://www.rweiler.com)

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.