

FOR LEASE

# 1900 Euclid Avenue

Cleveland, Ohio

RESTAURANT SPACE

**2,127 SF**

DELI / FOOD & BEV STORE

**~2,200 SF**

TOTAL UNITS AVAILABLE

**2-3**

PRICING

**Call for Pricing & TI**



Downtown Cleveland · CSU Corridor · Playhouse Square Adjacent

# PROPERTY HIGHLIGHTS

- Second generation restaurant space with existing commercial hood system on one side
- 2,127 SF total — can be split into two individual restaurant / food-service units
- Shared private tenant office in the center of the two units provides natural separation for dual tenants
- Resides below 1900 The Lofts — approximately 80 apartment units directly above (built-in customer base)
- ±2,200 SF deli / food & bev store opportunity directly across from Cleveland State University
- CSU campus: 14,000 enrolled students and 1,500 on-campus employees
- Euclid Avenue — primary commuter thoroughfare connecting the eastside to downtown Cleveland
- Adjacent to Playhouse Square — Cleveland's premier theater and entertainment district
- 6,696 VPD on Euclid Ave | 7,486 VPD on E. 21st St | 6,109 VPD on E. 22nd St
- 2–3 total units available | Call for pricing and TI options



# AVAILABLE UNITS

## UNIT 1 — RESTAURANT SPACE



- ±2,127 SF | Splittable into two individual units
- Existing commercial hood system on one side
- Shared private tenant office between units provides natural separation
- Below 1900 The Lofts — ~80 apartment units directly above
- Euclid Avenue frontage — 6,696 VPD
- Second generation build-out — significant TI savings for tenant

## UNIT 2 — DELI / FOOD & BEVERAGE STORE



- ±2,200 SF food & beverage / deli concept space
- Directly across from Cleveland State University
- CSU campus: 14,000+ enrolled students and 1,500 employees
- High foot traffic — Euclid Ave primary eastside commuter corridor
- Adjacent to Playhouse Square — major entertainment destination
- Call for pricing and TI allowance details



## TRAFFIC COUNTS

**6,696 VPD**

Euclid Avenue

**7,486 VPD**

E. 21st Street

**6,109 VPD**

E. 22nd Street

## NEARBY ANCHORS

- Cleveland State University (14,000+ students)
- Playhouse Square — Theater & Entertainment
- Wolstein Center — Arena & Events Venue
- The Edge Apartments
- 1900 The Lofts (~80 units above site)
- Greater Cleveland Partnership
- Cuyahoga County Veterans Service
- Amazon Locker & Retail Hub

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2024 Estimate	18,439	87,567	258,861
2029 Projection	19,724	92,793	260,841
<b>BUSINESS</b>			
2024 Est. Total Businesses	3,367	6,957	12,047
2024 Est. Total Employees	67,251	113,882	173,951
<b>INCOME</b>			
2024 Est. Average Household Income	\$67,354	\$73,992	\$67,821
2024 Est. Median Household Income	\$42,669	\$48,952	\$46,405



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