



RARE NEW-CONSTRUCTION RETAIL OPPORTUNITY IN OHIO CITY

Two Ground-Floor Suites: 3,250 SF & 5,410 SF
2800 Franklin Boulevard, Cleveland, OH 44113

Lease Rate | \$25.00/SF

NEWMARK

CONTACT



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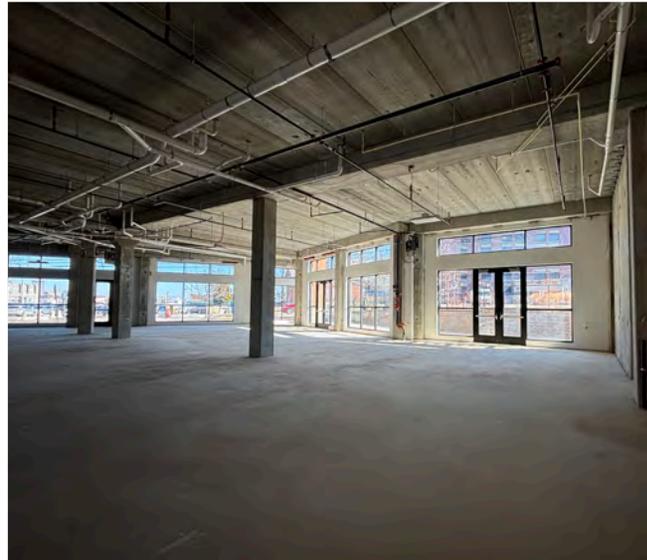


FEATURES

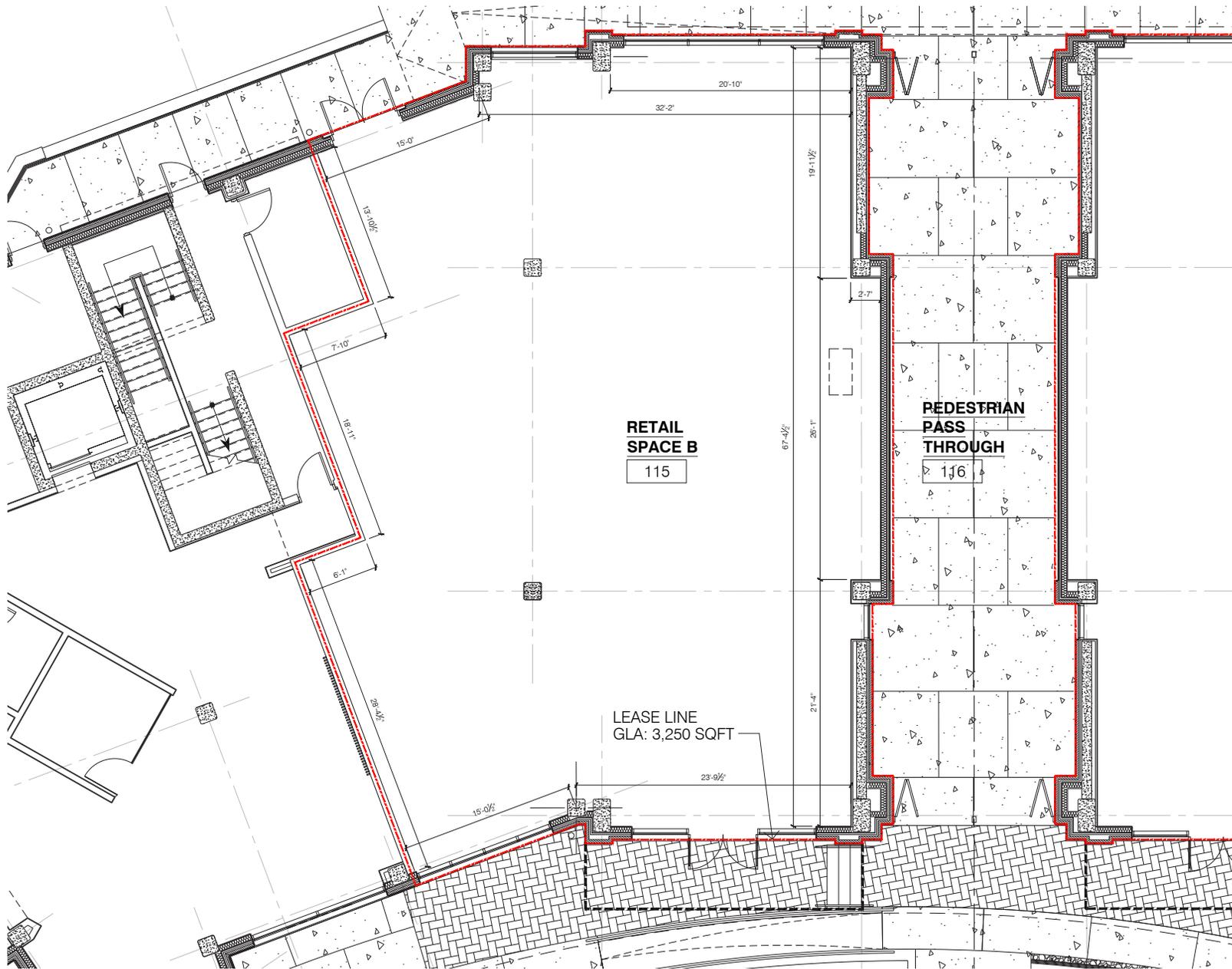
- Exceptional Visibility on Franklin Blvd., Franklin Circle, and W. 28th St.
- Outdoor Patio Space Available
- Ventilation for HVAC and Hood/Exhaust Available
- Tenant Improvement Allowances Available
- Connectivity to the W. 25th Street and Hingetown/Detroit Ave. commercial corridors
- Located across from Lutheran Hospital/Cleveland Clinic with 1,300 employees
- Proximity to West Side Market with over 1 million annual visitors and over 10,000 visitors every Saturday
- Prime space ideal for specialty retail, salons, boutique fitness, fast casual dining, cafés, professional services, studios, and other concepts seeking flexible design options.



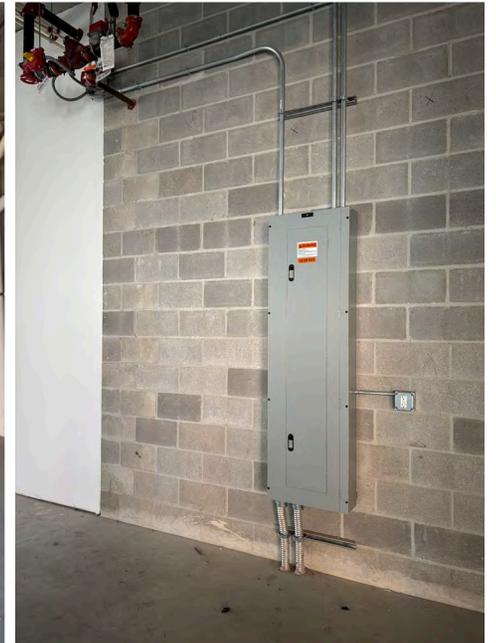
RETAIL SPACE A IMAGES



RETAIL SPACE B SITE PLAN: 3,250 SF



RETAIL SPACE B IMAGES



SITE AERIAL



Lake Erie

C&P Ore Docks
Whiskey Island

THE FLATS
EAST BANK
THE FLATS
WEST BANK

IRISHTOWN BEND PARK

JACOBS PAVILION
Cleveland Aquarium
Music Box Supper Club

Edgewater Park
Edgewater Yacht Club
Edgewater Beach

Garrett Morgan School of Engineering & Innovation
Gateway to the World

The Music Settlement

LEKK

BEERIE'S WARE

PATRON SAINT
JUKEBOX RESTAURANT

THE HARP
IRISH PUB AND RESTAURANT

Amba
Modern Indian Cuisine

BANANA BLOSSOM
THAI CUISINE

2800 Franklin Blvd.

Cleveland Clinic
Lutheran Hospital

Residential Developments

- 1 The Dexter
115 units
- 2 Clinton West
70 units
- 3 The Vine
\$480K+ condominiums
- 4 32 West
62 units
- 5 Church and State
161 units
- 6 Edge 32
60 units
- 7 West 25th Street Lofts
83 units
- 8 Hingetown Lofts
19 units
- 9 The Quarter
273 units
- 10 One West Twenty
500 units
- 11 Nautica Waterfront
664 units -Stonebridge
- 12 Waterfront
204 units
- 13 The Edison
306 units
- 14 Battery Park
526 residents
- 15 Grove Court
44 Units

save a lot
BLUE HATIANERO
SUBWAY
WYNE
Brewnuts
goodwill

ASTORIA

Cleveland
BAGEL

RISE AND STAR
Larder

Dave's
Culsons

Peck's
CAFE

SAINT
IGNATIUS
Cleveland, June 1890

W. 25TH STREET
AREA RETAIL

WEST SIDE MARKET
CLEVELAND'S PUBLIC MARKET

MICHELLE'S
HOMEMADE
MARKET GARDEN
BREWERY
clandestine
CHIPOTLE
MEXICAN GRILL

NANO BREW

PINS
MECHANICAL COMPANY

TOWN HAL

CHSLAH
Bartleby

OHIO CITY

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