

# GRAND RIVER WALK

LIVE | EAT | ENTERTAIN

PAINESVILLE, OHIO

LAKE COUNTY'S NEWEST  
PREMIUM MIXED-USE  
DEVELOPMENT

GRAND RIVER WALK

**MAROUS**  
DEVELOPMENT  
GROUP

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# NOW PRE-LEASING • 2025

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.

## Commercial Retail

- Restaurant or retail up to 4,100 SF
- Retail spaces open to rear patio overlooking the river and park
- Rear patio leads to a new amphitheater hosting live music and community events

## Living | 110 Apartments

- Luxurious apartments above retail amenities



## Newly Designated 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

## Drive-Times

- 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



# NEARBY PROJECTS



THE TOWER - LEC  
STUDENT HOUSING



ENTERTAINMENT DISTRICT



KIWANIS RECREATIONAL PARK

HIGHLAND PARK -  
NEW RESIDENTIAL  
DEVELOPMENT

VICTORIA PLACE - MIXED-  
USE REDEVELOPMENT

SITE

GRAND RIVER



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



## 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 2024

## 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 designated entertainment district
- New \$2M amphitheater (Summer 2024) at Grand River Walk
- New splash park, dog park, revamped skate park, baseball and soccer fields
- SR-44 Interchange Project

## Major Employers

- Avery Dennison
- Cintas
- Government/County
- Mar-Bal
- Lake Erie College
- Lubrizol
- Dyson



NOW LEASING!

Grand River Walk  
Painesville, Ohio



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