

17,624 SF Redevelopment Opportunity with Turnkey Restaurant

1293 W 9TH ST | CLEVELAND | OHIO



**PRIME
REDEVELOPMENT
OPPORTUNITY**

Kevin Moss
First Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo
Senior Associate
216 535 0188
vince.mingo@cbre.com

CBRE

THE OPPORTUNITY

- For Sale: 17,624 SF Building with 3,780 SF Turnkey Restaurant
- Sale Price: \$3,500,000
- All restaurant furniture, fixtures and equipment plus full D5/D6 Liquor License included with the sale
- Great opportunity for redevelopment in the heart of the historic Warehouse District which is home to close to 3,000 residents
- Located a block from the new Sherwin Williams Global Headquarters
- Excellent walking traffic with a 1-mile daytime population of 68,213 people
- Over 21,000 residents living in Downtown Cleveland



QUICK STATS 1 MILE RADIUS



DAYTIME
POPULATION
68,213



POPULATION
16,075



HOUSEHOLDS
10,054

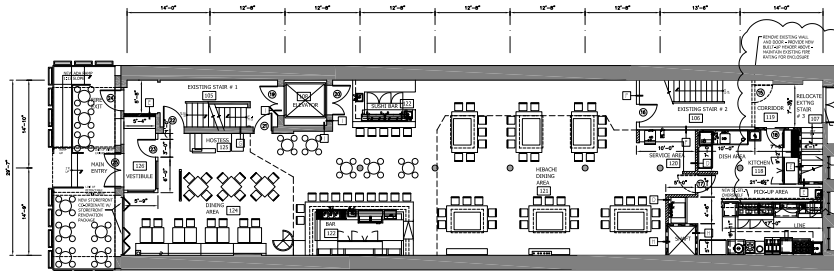


POPULATION
25 & OVER
12,361



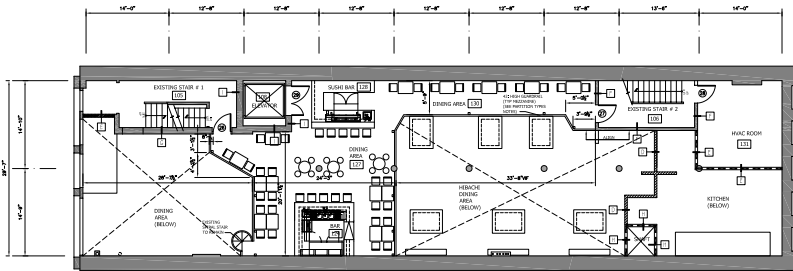
AVG. HOUSEHOLD
INCOME
\$92,957

FLOOR PLANS



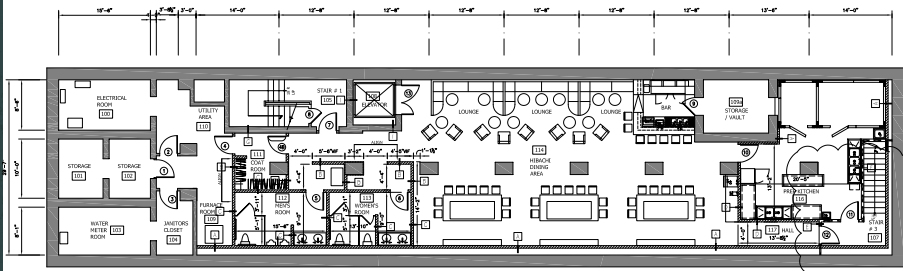
1 GROUND FLOOR PLAN

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



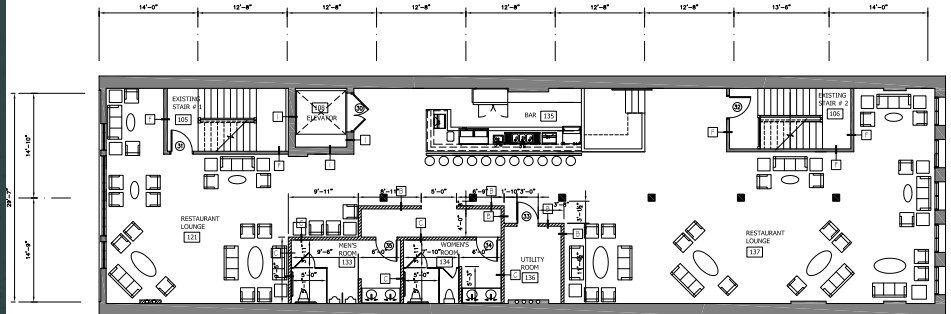
2 MEZZANINE FLOOR PLAN

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



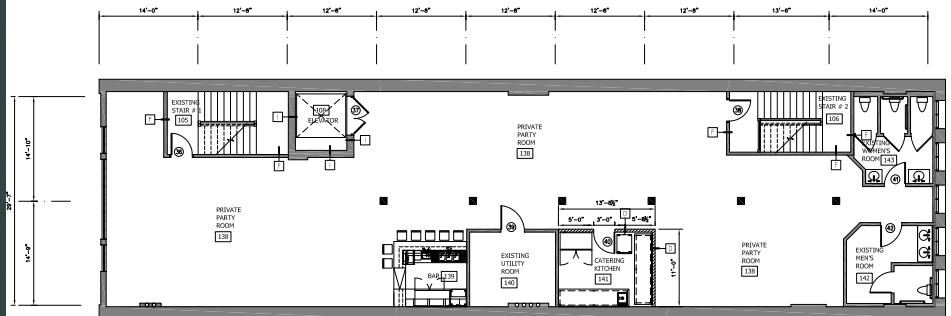
3 LOWER LEVEL FLOOR PLAN

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



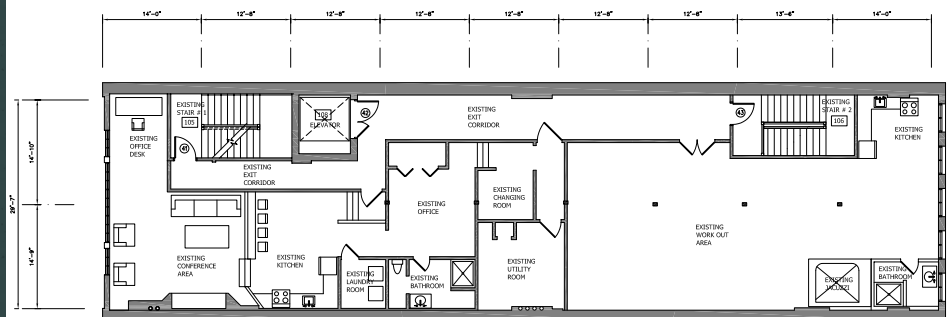
1 SECOND FLOOR PLAN

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



2 THIRD FLOOR PLAN

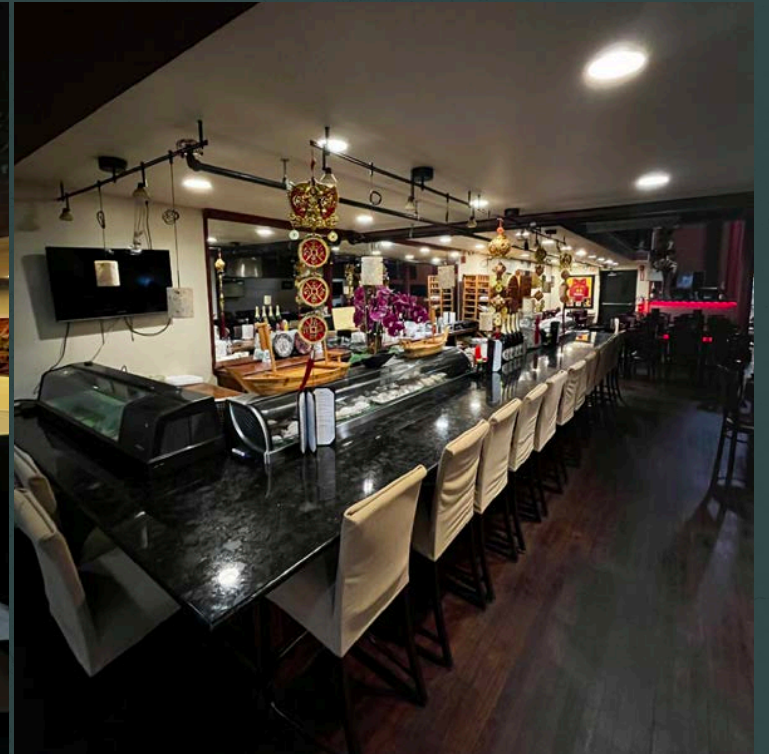
SCALE: 1/8"=1'-0"



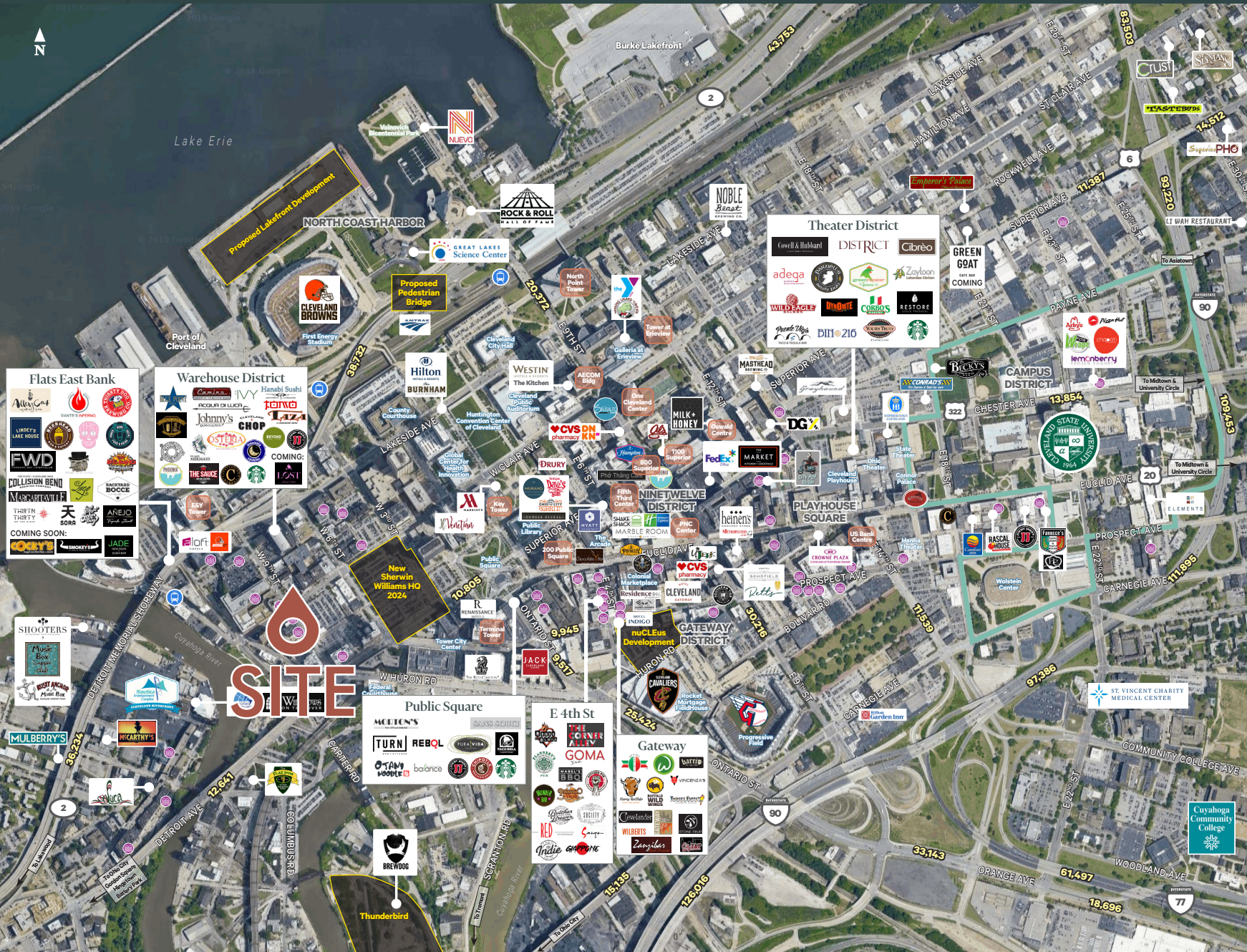
3 FOURTH FLOOR PLAN

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





RETAIL TRADE AREA



Downtown Cleveland RETAIL TRADE AREA

- WORKFORCE & INNOVATION¹**
- 105,000 jobs in Downtown Cleveland
 - 31.8 MSF total office space
 - Fortune 500 HQs: Sherwin Williams & KeyBank
 - Largest "Job Hub" in Ohio
 - #4 in Midwest attracting biomedical investment dollars²
 - 8th fastest growing market for tech talent³

- LIVING¹**
- 20,000+ Residents live in downtown
 - Largest downtown population in Ohio
 - 89% occupancy rate
 - Monthly rent for a one bedroom apartment: \$818-\$1934

- HOSPITALITY MARKET¹**
- 19 Hotels totaling 4,853 rooms
 - Average daily room rate - \$183.25
 - Two AAA Four Diamond Hotels

- DINING³**
- Over 250 restaurants and clubs
 - Known for award winning cuisine and nationally acclaimed chef's

- SPORTS & ENTERTAINMENT³**
- Three pro sports teams: Cleveland Browns, Cleveland Indians, Cleveland Cavaliers
 - Jack Casino: 13M annual visitors
 - Rocket Mortgage Fieldhouse: 2M visitors and over 200 events per year

- MAJOR ATTRACTIONS³**
- Playhouse Square: Second largest theater district in the U.S.
 - Rock n' Roll Hall of Fame
 - Cleveland Aquarium
 - Great Lakes Science Center
 - Huntington Convention Center: \$90-\$100 million of economic impact

Sources:
 1. Downtown Cleveland Alliance
 2. BioEnterprise
 3. CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Licensed Real Estate Broker.
 Updated: June 24, 2024

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	16,075	83,106	233,904
2028 Population - Five Year Projection	17,160	84,610	233,259
2023 Daytime Population	68,213	174,125	384,839
2023 Households - Current Year Estimate	10,054	39,888	108,292
2023 Average Household Income	\$92,957	\$69,404	\$60,913
2028 Average Household Income Projection	\$107,542	\$81,617	\$71,253
2023 Median Household Income	\$61,124	\$40,464	\$38,156
2023 Per Capita Income	\$55,025	\$33,580	\$28,439
2023 Population 25 and Over	12,361	55,305	157,707

EXCLUSIVE AGENTS:

Kevin Moss

First Vice President

216 363 6453

kevin.moss@cbre.com

Vince Mingo

Senior Associate

216 535 0188

vince.mingo@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

CBRE