

4,550 SF GROUND FLOOR RETAIL/OFFICE ACROSS FROM CLEVELAND CLINIC MAIN CAMPUS

FOR LEASE

FENWAY MANOR | 10651 EUCLID AVENUE, CLEVELAND, OH 44106



BROKER BONUS:

1% BROKER BONUS FOR ANY LOI SIGNED
BY YEAR END WITH QUALIFIED TENANTS!

KEVIN MOSS

SENIOR VICE PRESIDENT

+1 216 363 6453

kevin.moss@cbre.com

VINCE MINGO

SENIOR ASSOCIATE

+1 216 535 0188

vince.mingo@cbre.com

CBRE

PROPERTY INFORMATION

- High Profile 4,550 SF Retail/Office space available across from Cleveland Clinic Main Campus!
- Adjacent to the Circle Square mixed-use development
- Join the new Enterprise Rent A Car opening soon!
- Strategically positioned between Cleveland Clinic Main Campus and University Hospitals Main Campus.
 - » Cleveland Clinic Main Campus is the largest hospital in the state as a 173-Acre site with over 6,665 beds.
- Dense daytime population with 432,162 people

QUICK STATS

5 MILE RADIUS



AVERAGE HOUSEHOLD INCOME

\$70,030



POPULATION

305,063



AVG HOUSING VALUE

\$195,597



DAYTIME POPULATION

432,162



HOUSEHOLDS

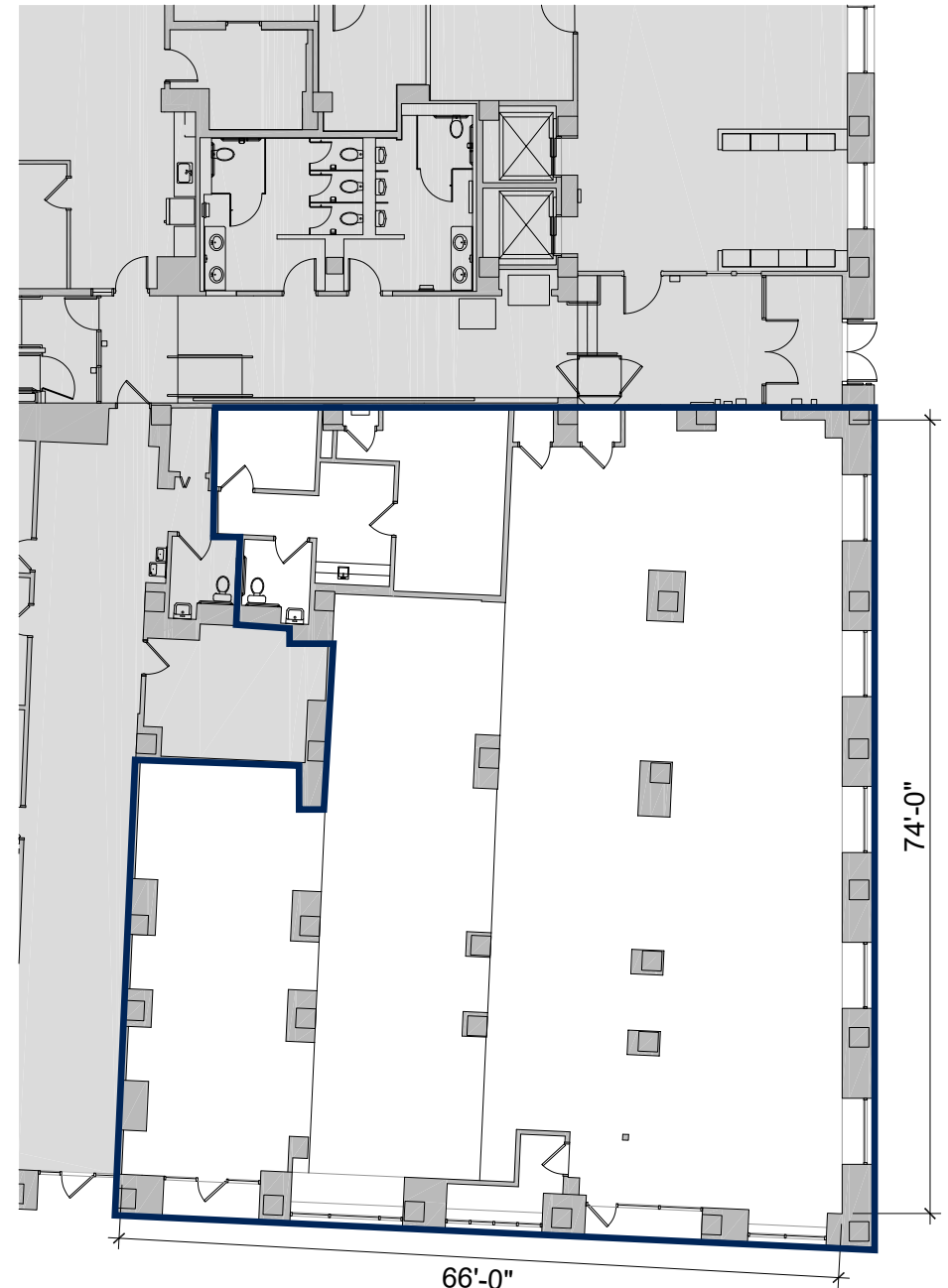
138,941



POPULATION 25 AND OVER

206,591

FLOOR PLAN



AERIAL VIEW





INTERIOR

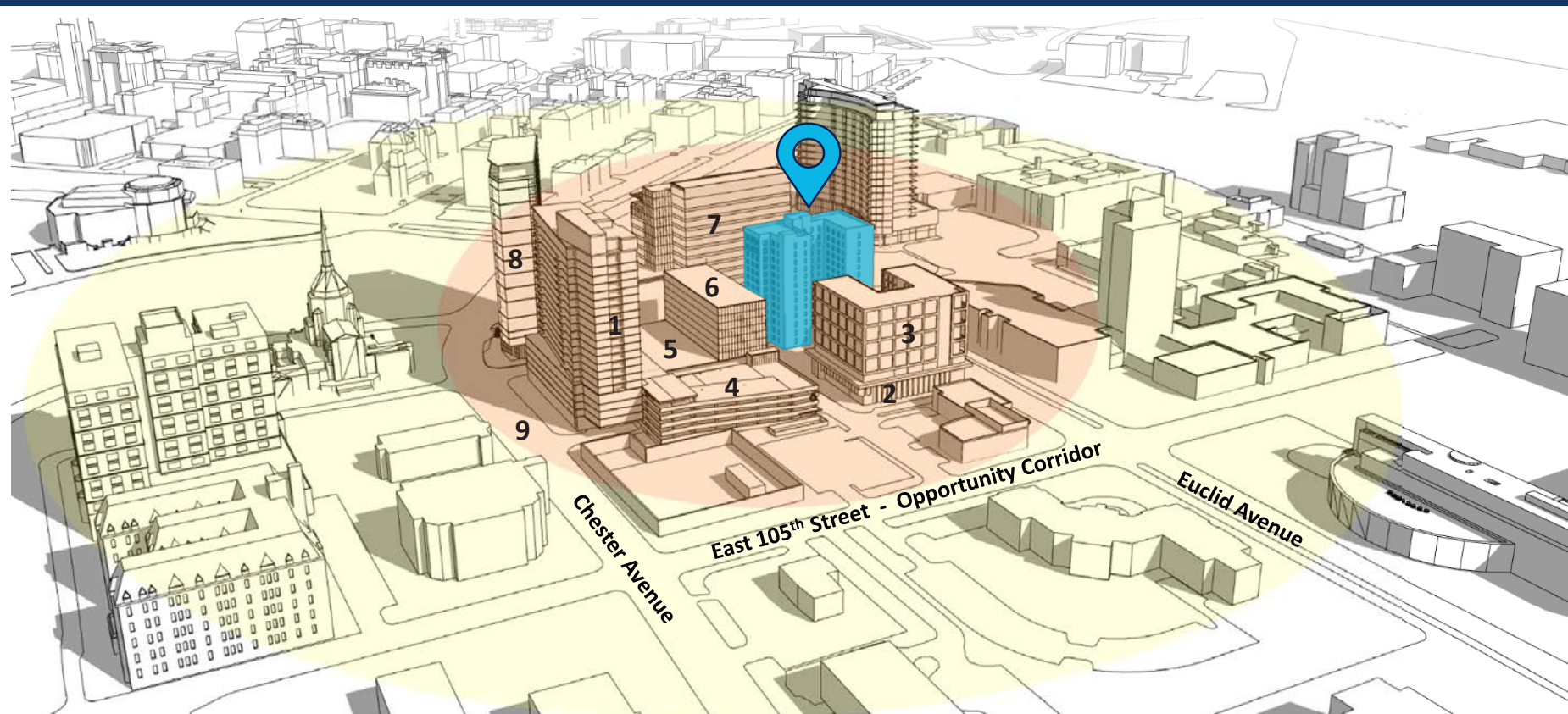




Envisioning a mixed-use neighborhood district

Completed Development Plan for Neighborhood





Circle Square District Developments

- | | |
|--|---|
| 1. Artisan Residential Apartments
Artisan Stage 1 Parking Garage
Main Block North -Street Level Retail | 5..Main Block North Stage 3
Parking Garage |
| 2. Martin Luther King Jr. Public Library | 6. Main Block North Hotel |
| 3. Library Lofts Residential Apartments | 7. City Circle Office Tower |
| 4. Main Block North Stage 2
Parking Garage | 8. Chester Tower |
| | 9. Infrastructure & Streetscape |

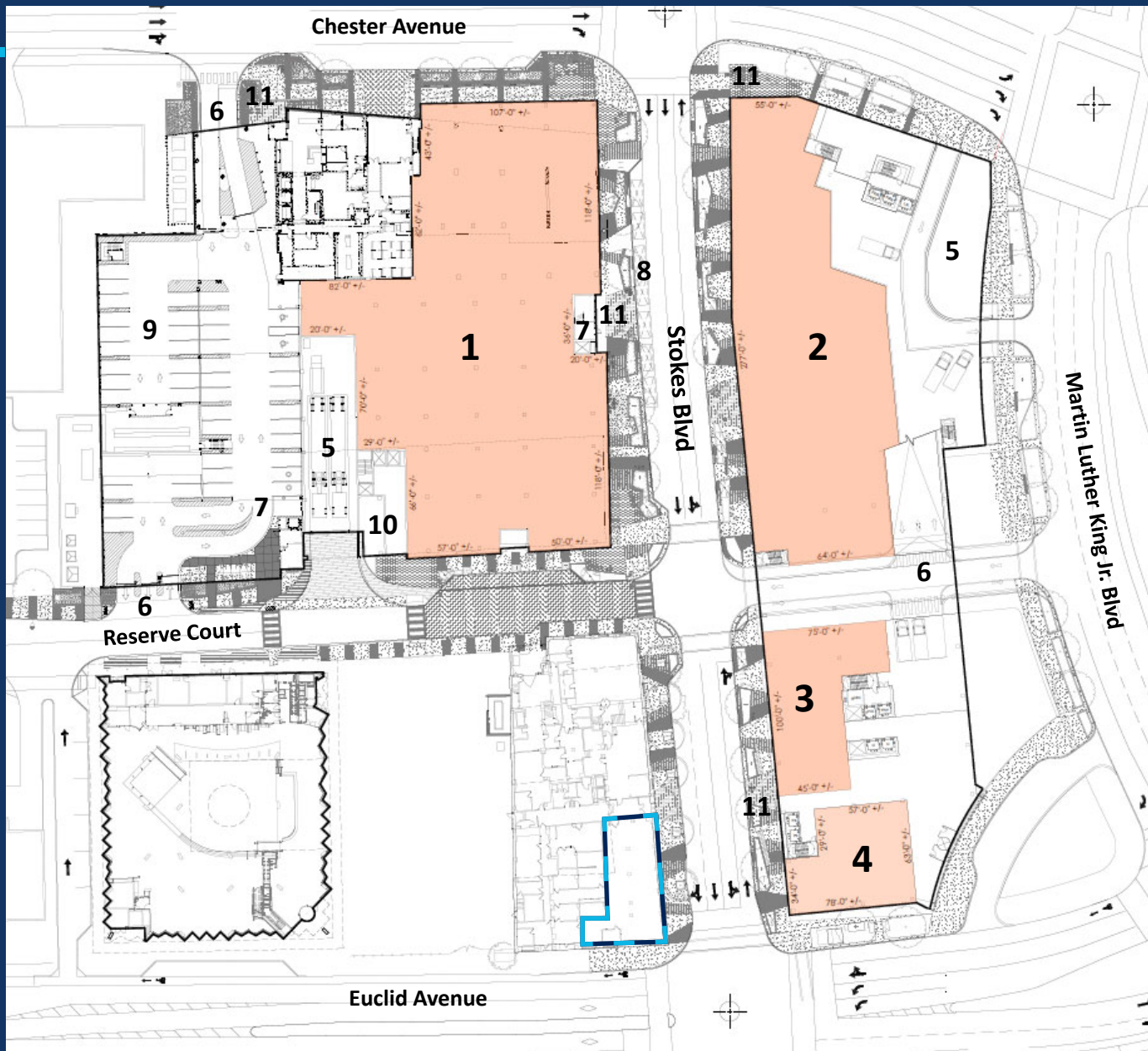
Currently Planned Programming

Residential:	797 living units
Retail:	66,040 s.f. street level shopping
Hotel:	125 – 160 rooms
Library:	27,810 s.f. on 2 levels
Parking Garages:	1,525 public and reserved spaces



Cleveland's University CIRCLE receives a New Urban SQUARE
A City Center at the Center of the City's Cultural District





GROUND FLOOR RETAIL AND DISTRICT SERVICING OPERATIONS PLAN

1. Main Block north retail
35,775 sf
2. East Stokes Block north retail
21,495 sf
3. East Stokes Block south A retail
5,410 sf
4. East Stokes Block south B retail
4,245 sf
5. Service/loading/trash Area
6. Garage entrances
7. Public elevators to garage
8. Parcel pick-up lane
9. On-line retail spaces
10. Hotel lobby
11. Residential entrances

66,040 sf of ground level retail space providing the ability to design eclectic storefronts

Retail Space West Availability Estimated 4th Quarter 2025

Street Level Retail Space



4,550 SF GROUND FLOOR RETAIL/OFFICE ACROSS FROM CLEVELAND CLINIC MAIN CAMPUS

FENWAY MANOR | 10651 EUCLID AVENUE, CLEVELAND, OH 44106



	1 MI	3 MI	5 MI
2024 TOTAL POPULATION	19,726	133,232	303,602
2029 TOTAL POPULATION PROJECTION	20,403	133,450	304,236
2024 TOTAL DAYTIME POPULATION	99,876	213,398	422,231
2024 POPULATION 25 AND OVER	11,125	88,830	207,143
2024 TOTAL HOUSEHOLDS	8,326	61,591	138,941
2024 AVERAGE HOUSEHOLD INCOME	\$61,455	\$65,198	\$78,669
2029 AVERAGE HOUSEHOLD INCOME PROJECTION	\$68,263	\$73,077	\$88,433
2024 MEDIAN INCOME	\$33,323	\$37,210	\$47,668
2029 MEDIAN HOUSEHOLD INCOME PROJECTION	\$38,434	\$41,920	\$53,479

KEVIN MOSS

SENIOR VICE PRESIDENT

+1 216 363 6453

kevin.moss@cbre.com

VINCE MINGO

SENIOR ASSOCIATE

+1 216 535 0188

vince.mingo@cbre.com

CBRE

©2025 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.