

**FOR SALE**  
**\$1,400,000**

**1688 Fulton Road**  
**Cleveland, Ohio 44113**

**Fabi Miller**

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**Colliers**

# Property Summary

- Franklin Circle Christian Church for Sale in the heart of Ohio City.
- This beautiful and well-maintained property is a local landmark, in one of the fastest growing neighborhoods of Cleveland with over 2,000 new/under construction residential units.
- Located on the Southside of Franklin Circle and Fulton Road, across the street from Cleveland Clinic Lutheran Hospital, just a few blocks from several restaurants, breweries, and the historic West Side Market.
- The church is approximately 25,000 SF total, featuring a two story sanctuary, event rooms, classrooms, offices, gymnasium, and a full kitchen.
- The church is still operating until 1Q 2025, please do not disturb, scheduled tours only. Buyers will be responsible for buyer's agent commission.

<b>Address:</b>	1688 Fulton Rd, Cleveland, OH 44113
<b>Jurisdiction:</b>	City of Cleveland
<b>Landmarks/Design Review District:</b>	Ohio City – Local Landmark District  Franklin Circle Christian Church (1874-83) – Local Landmark Building  Ohio City Preservation District - National Historic District  Near West – Design Review
<b>Lot Size:</b>	0.69 Acres
<b>Parcel Numbers:</b>	00332005, 00332009, and 00332010
<b>Parking:</b>	Approximately 30 spaces
<b>Zoning District 343.01:</b>	LR-D2 – Local Retail Business District

# Demographics



## Population

1 mile - 17,231  
3 mile - 90,039  
5 mile - 154,935



## Daytime Population

1 mile - 19,486  
3 mile - 151,070  
5 mile - 194,076



## Average Household Income

1 mile - \$103,443  
3 mile - \$65,418  
5 mile - \$67,467



## Median Household Income

1 mile - \$69,772  
3 mile - \$42,806  
5 mile - \$49,250



## Median Age

1 mile - 33.4  
3 mile - 33.0  
5 mile - 38.8

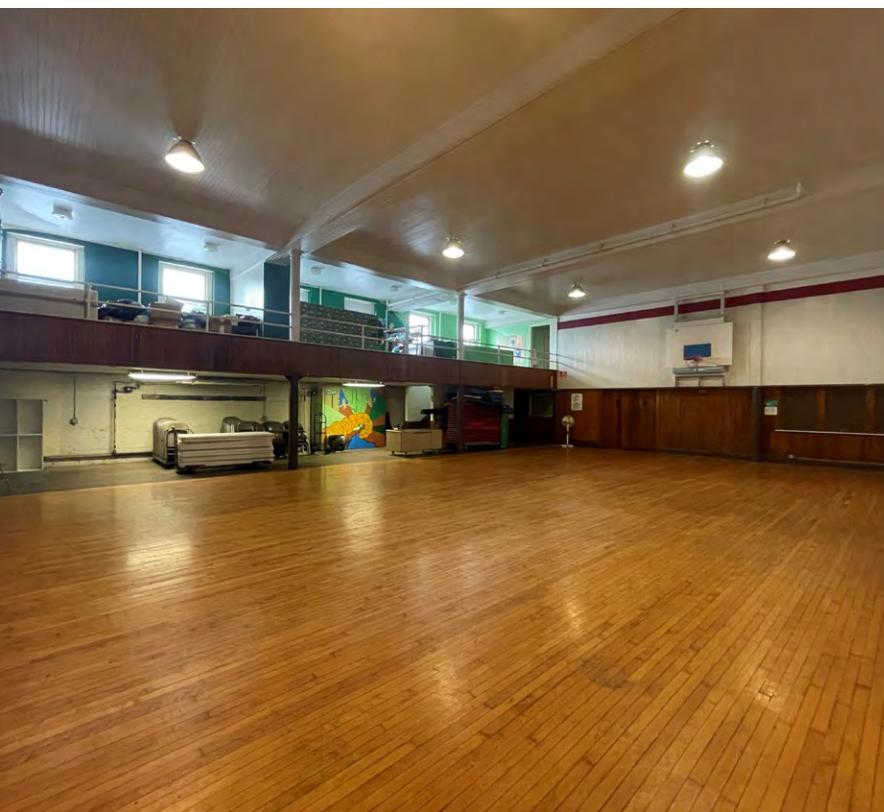


## Estimated Households

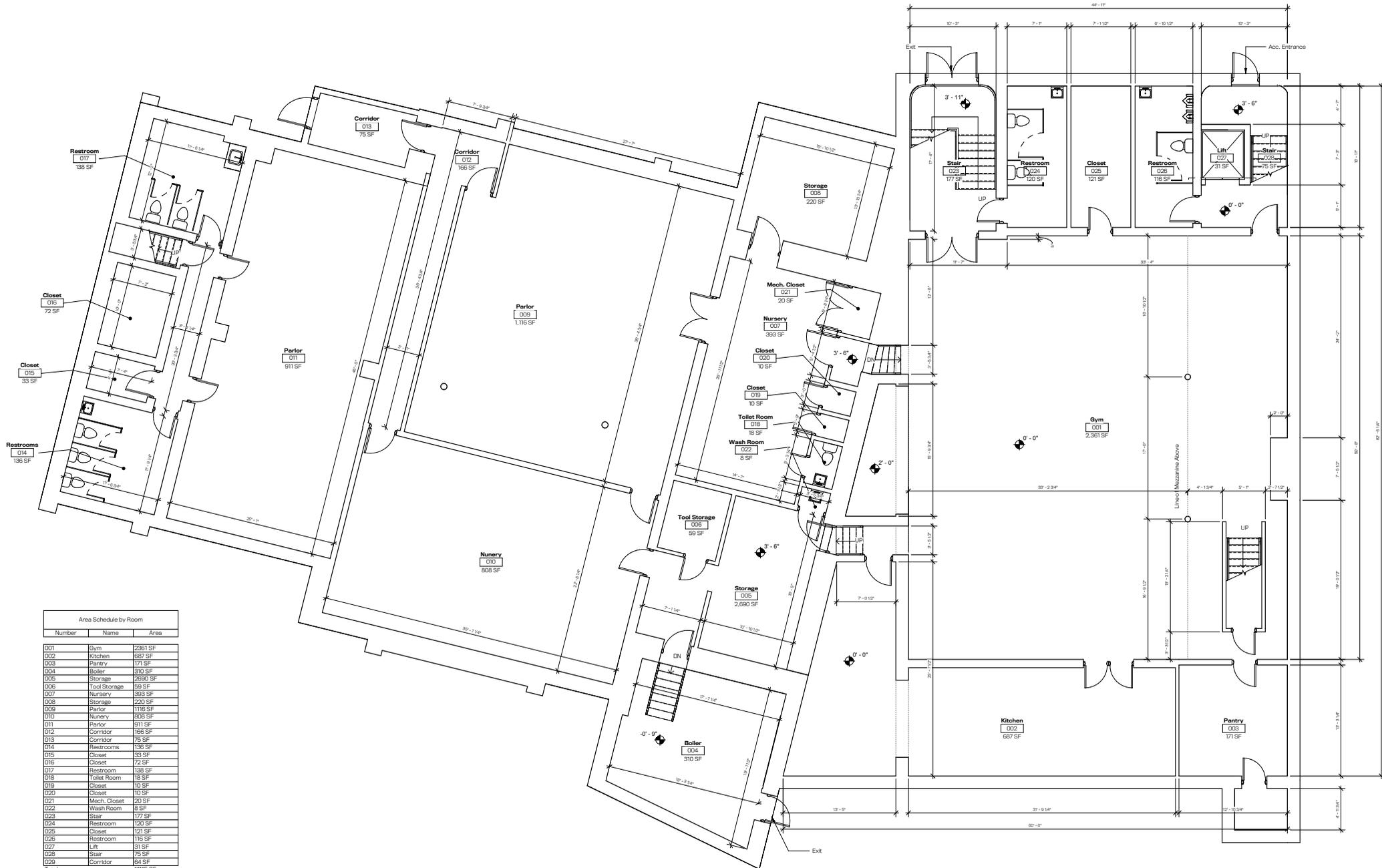
1 mile - 9,874  
3 mile - 40,627  
5 mile - 72,505

[Full Demographic Report](#)





Existing Conditions  
**Franklin Circle Church**  
1699 Fulton Rd  
Cleveland, OH 44113



Area Schedule by Room		
Number	Name	Area
001	Gym	2,361 SF
002	Kitchen	657 SF
003	Pantry	171 SF
004	Boiler	310 SF
005	Storage	2,690 SF
006	Tool Storage	99 SF
007	Nursery	353 SF
008	Storage	220 SF
009	Parlor	1,116 SF
010	Nursery	808 SF
011	Parlor	911 SF
012	Corridor	166 SF
013	Corridor	75 SF
014	Restrooms	138 SF
015	Closet	33 SF
016	Closet	72 SF
017	Restroom	138 SF
018	Toilet Room	18 SF
019	Closet	10 SF
020	Closet	10 SF
021	Mech. Closet	20 SF
022	Wash Room	8 SF
023	Stair	177 SF
024	Restroom	120 SF
025	Closet	121 SF
026	Restroom	116 SF
027	Lift	31 SF
028	Stair	75 SF
029	Corridor	64 SF
Totals		11,115 SF

① Existing Basement Floor Plan  
3/16" = 1'-0"

SEAL:

**NOT FOR CONSTRUCTION**

Drawn By:	Edited By:	Checked By:
Author	Designer	Checker

REVISIONS:

- ▲
- ▲
- ▲
- ▲
- ▲

DATE:  
07.11.2024

PROJECT NUMBER:  
5703

OWNER / CLIENT:  
Rob McDonough

DRAWING TITLE:  
**EXISTING PLAN -  
BASEMENT FLOOR**

DRAWING NUMBER:  
**EX101**

Existing Conditions  
**Franklin Circle Church**

16888 Fulton Rd  
Cleveland, OH 44113

SEAL

**NOT FOR CONSTRUCTION**

Drawn By: Author  
Edited By: Designer  
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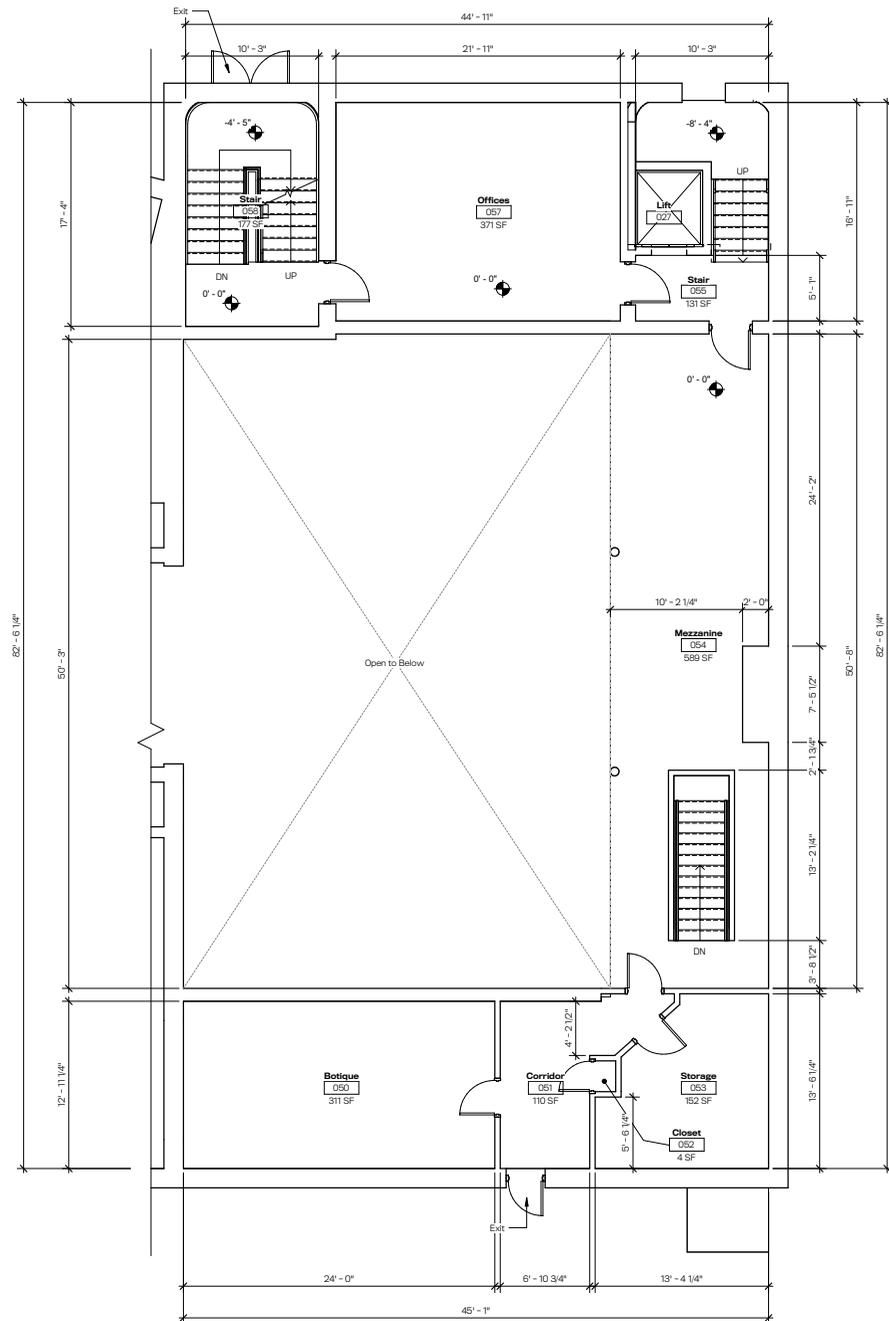
DRAWING TITLE:

**EXISTING PLAN -  
MEZZANINE**

DRAWING NUMBER:

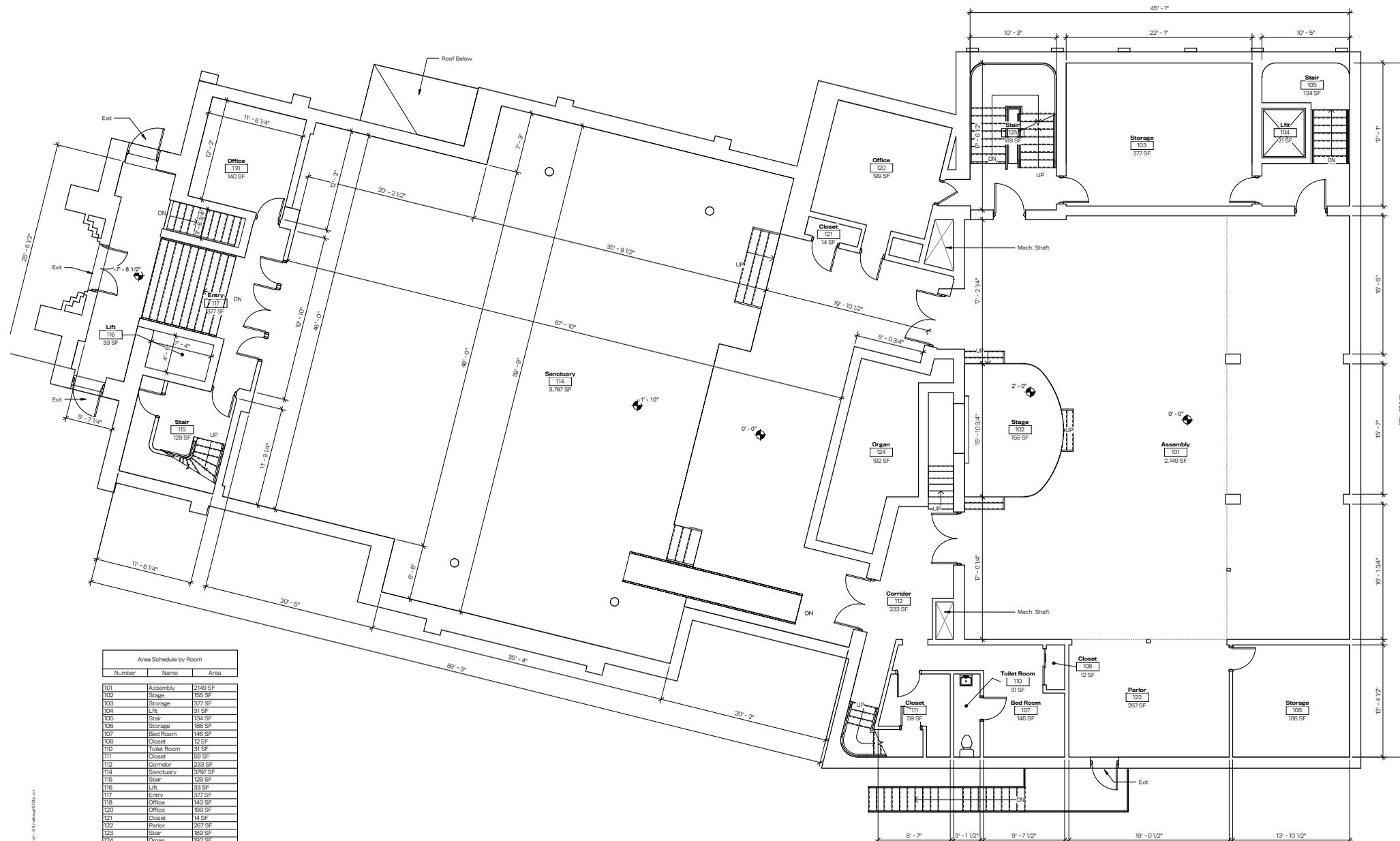
**EX102**

Area Schedule by Room		
Number	Name	Area
027	Lift	31 SF
028	Stair	76 SF
050	Botique	311 SF
051	Corridor	110 SF
052	Close	4 SF
053	Storage	152 SF
054	Mezzanine	589 SF
055	Stair	131 SF
057	Offices	371 SF
058	Stair	177 SF
Totals		1950 SF



① Existing Mezzanine Plan  
3/16" = 1'-0"

Existing Conditions  
**Franklin Circle Church**  
1699 E. Wren Rd  
Cleveland, OH 44113



Area Schedule by Room		
Number	Name	Area
101	Assembly	2,148 SF
102	Stage	155 SF
103	Storage	377 SF
104	Lift	31 SF
105	Stair	134 SF
106	Storage	186 SF
107	Bed Room	146 SF
108	Closet	12 SF
110	Toilet Room	31 SF
111	Closet	33 SF
112	Corridor	233 SF
114	Sanctuary	3,797 SF
115	Stair	129 SF
116	Lift	33 SF
118	Entry	377 SF
119	Office	140 SF
120	Office	199 SF
121	Closet	14 SF
122	Parlor	267 SF
123	Stair	199 SF
124	Organ	192 SF
Totals		8851 SF

1 Existing First Floor Plan  
3/16" = 1'-0"

SEAL:

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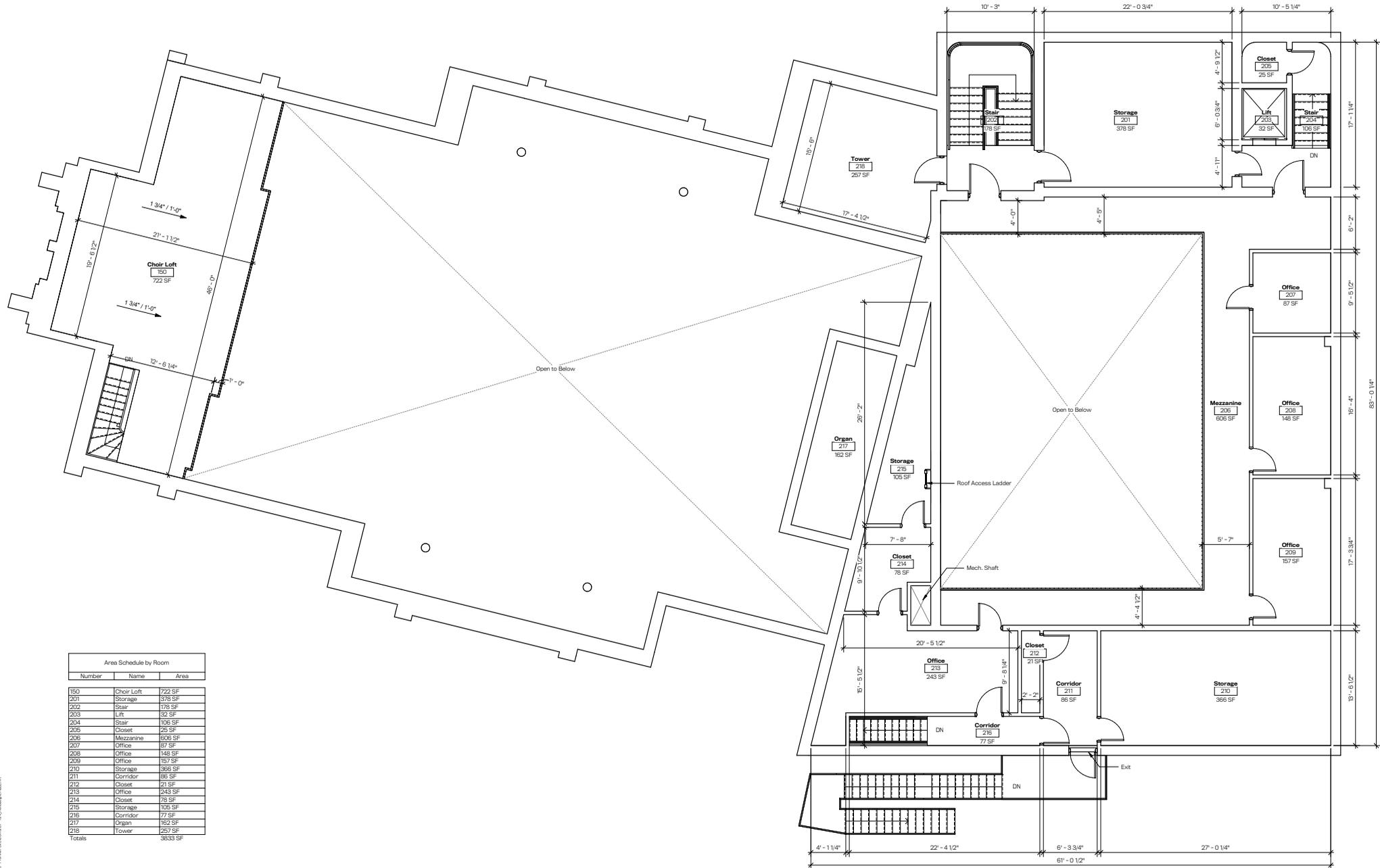
Rob McDonough

DRAWING TITLE:

**Existing Plan - First Floor**

DRAWING NUMBER:

**EX103**



Area Schedule by Room		
Number	Name	Area
150	Choir Loft	722 SF
201	Storage	378 SF
202	Stair	178 SF
203	Lift	32 SF
204	Stair	106 SF
205	Closet	25 SF
206	Mezzanine	606 SF
207	Office	87 SF
208	Office	148 SF
209	Office	157 SF
210	Storage	366 SF
211	Corridor	86 SF
212	Closet	21 SF
213	Office	243 SF
214	Closet	78 SF
215	Storage	105 SF
216	Corridor	77 SF
217	Choir	152 SF
218	Tower	257 SF
Totals		3833 SF

1 Existing Second Floor Plan  
3/16" = 1'-0"

Existing Conditions

# Franklin Circle Church

1688 Fulton Rd  
Cleveland, OH 44113

SEAL:

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Author	Designer	Checker

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DRAWING TITLE:  
**EXISTING PLAN -  
SECOND FLOOR**

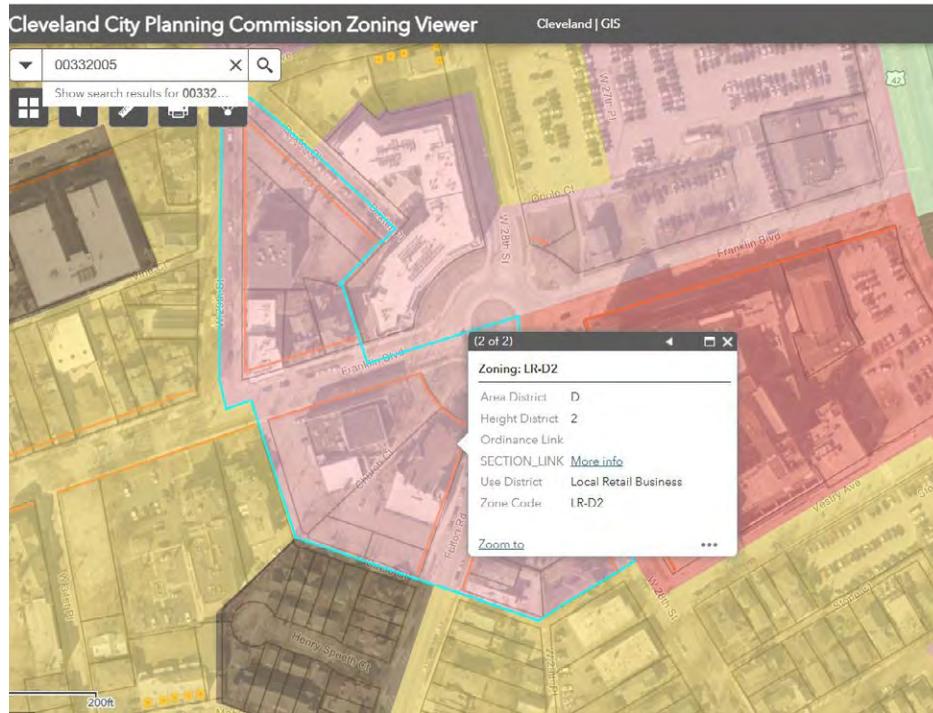
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**EX104**

# Zoning Map *desmone*

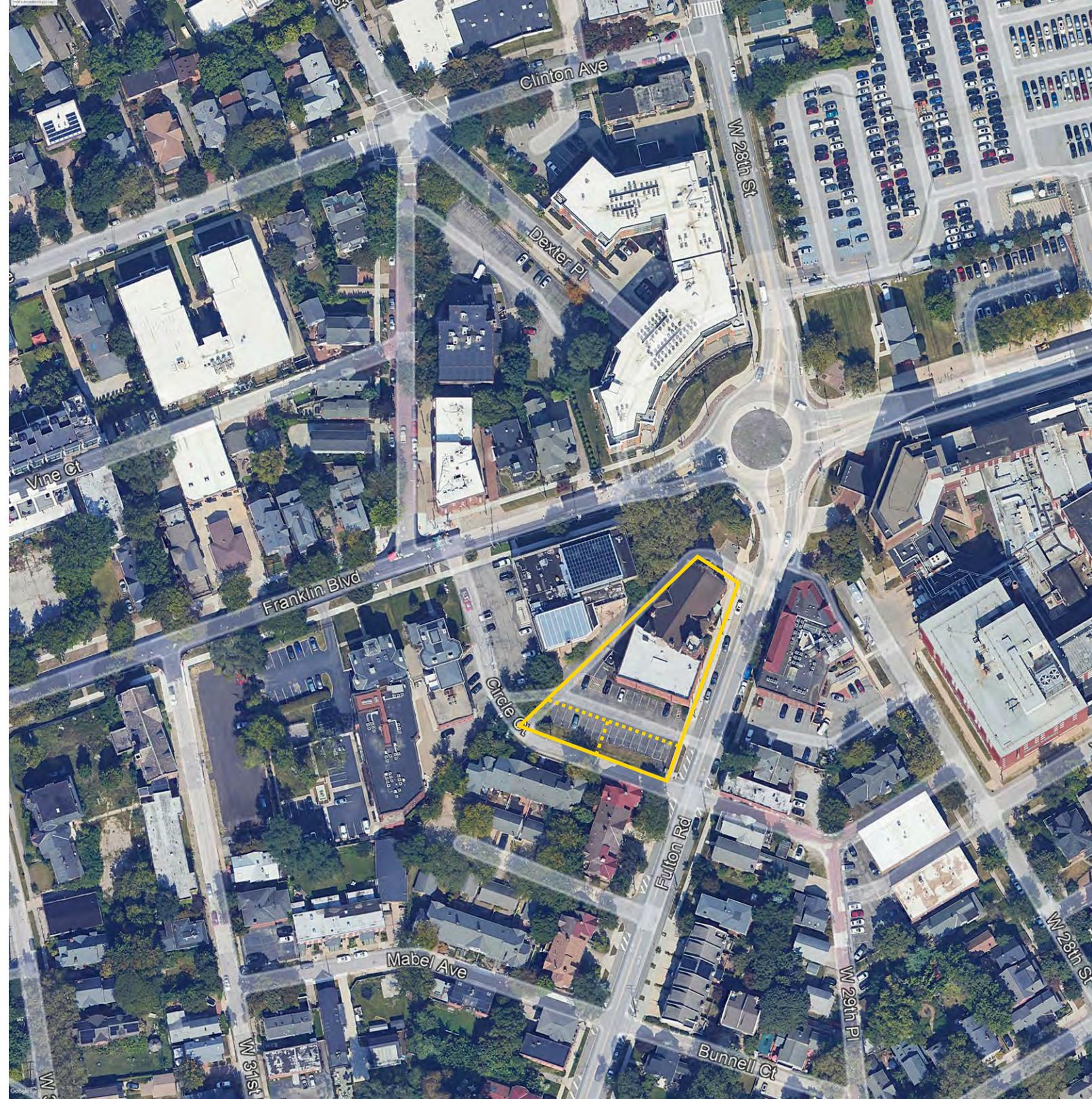
## EXISTING USE(S)

- Religious Assembly
- Recreation Facility
- Education
- Boarding House
- Kitchen



[CLICK HERE](#) to view more about the Cleveland City Planning Commission

[CLICK HERE](#) to view the Cleveland City Planning Commission Zoning Viewer



# DOWNTOWN CLEVELAND



# THE FLATS



Cleveland Memorial Shoreway

Detroit Superior Bridge



# IRISHTOWN BEND



QUARTER

Subject Property



W 25 St



Fulton Rd

# OHIO CITY



Google Earth

TerraMetrics, NOAA, Landsat/Google Earth



Lorain Ave



# History

Franklin Circle Christian Church is a landmark in Ohio City, Cleveland, located at the intersection of Franklin Boulevard and Fulton Road. Established by the Disciples of Christ in 1842, it holds a unique place in history: and former President James A. Garfield served as a pastor here in 1857. The current building, an architectural landmark, was designed by the Cleveland firm Cudell and Richardson and constructed between 1874 and 1875. Its rich heritage and architectural significance make it a notable site within Cleveland's historical landscape.

For more historical information [click here](#).

## Fabi Miller

Vice President

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