

3-LEVEL 4,790 SF FLATS EAST BANK SPACE FOR LEASE

1050 OLD RIVER ROAD, CLEVELAND, OHIO 44113

CBRE

EXCLUSIVE CONTACTS:

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LEVEL 3
1,265 SF
(1,418 SF ROOFTOP)

LEVEL 2
2,847 SF

LEVEL 1
678 SF

COWBOYS

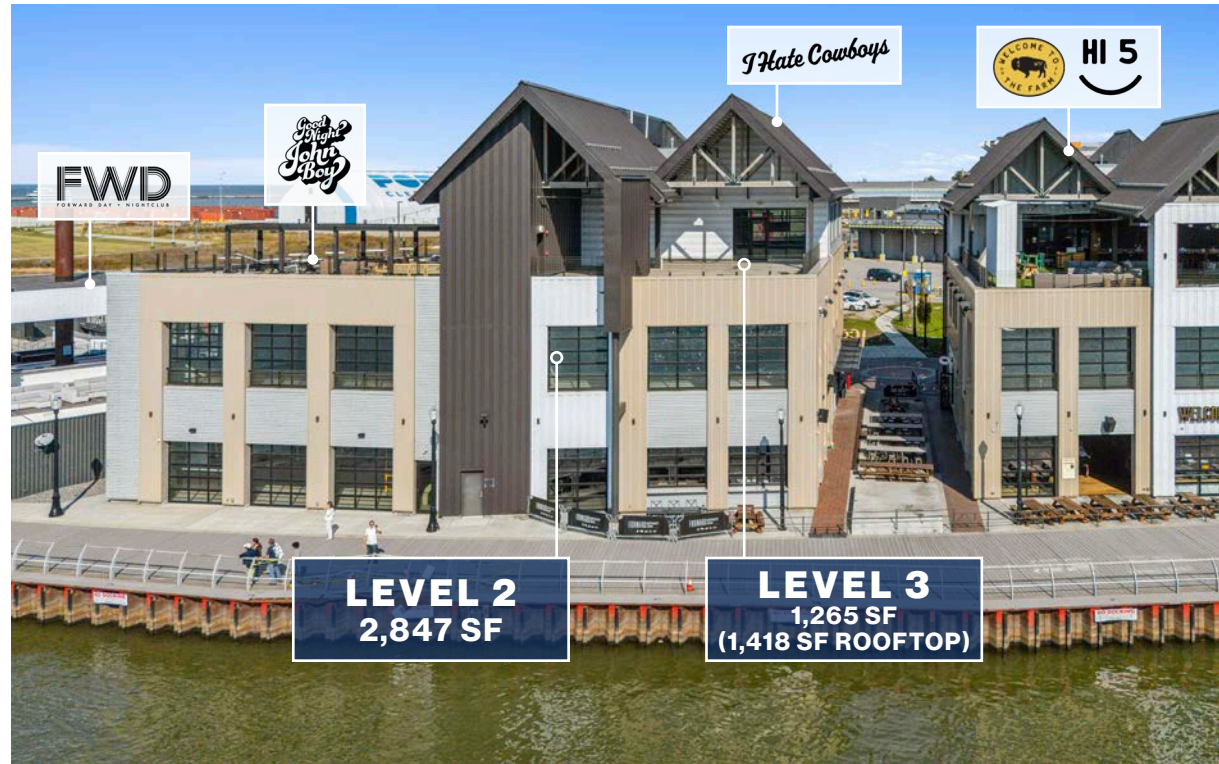
*Good Night
John Boy*

SPACE
FOR LEASE
CALL:
216.452.8934

FORWARD OPPORTUNITY

THE OPPORTUNITY

- Multi-level 4,790 SF Retail/Office Space including a Riverfront Rooftop located in the Flats East Bank!
- Join nearby restaurants and bars Welcome to the Farm, I Hate Cowboys, Good Night John Boy, Alley Cat, Inferno, FWD Day + Night Club, Margaritaville, Punch Bowl Social and Many More!
- Located across from the 240-unit Flats at East Bank Apartments and 480,000 SF Oswald Tower!
- Located minutes from the Sherwin Williams Global Headquarters!
- Strong Average Household Income of \$105,378 within a 1 mile radius
- Dense Daytime Population with 155,942 people within a 3-mile radius



Quick Stats - 1 Mile Radius



DAYTIME
POPULATION
49,107



POPULATION
13,143



HOUSEHOLDS
8,067

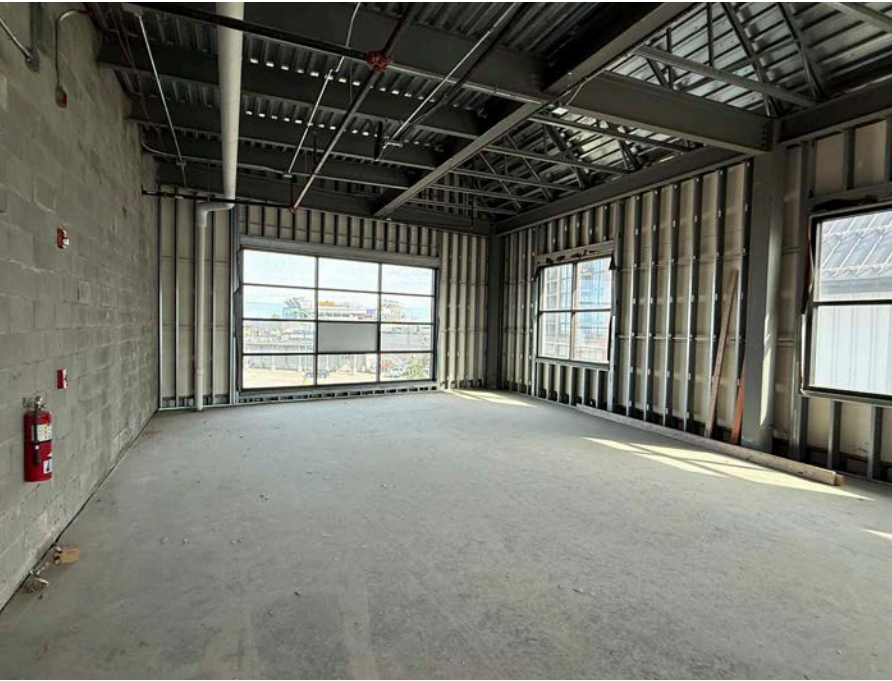


POPULATION
25 & OVER
10,336

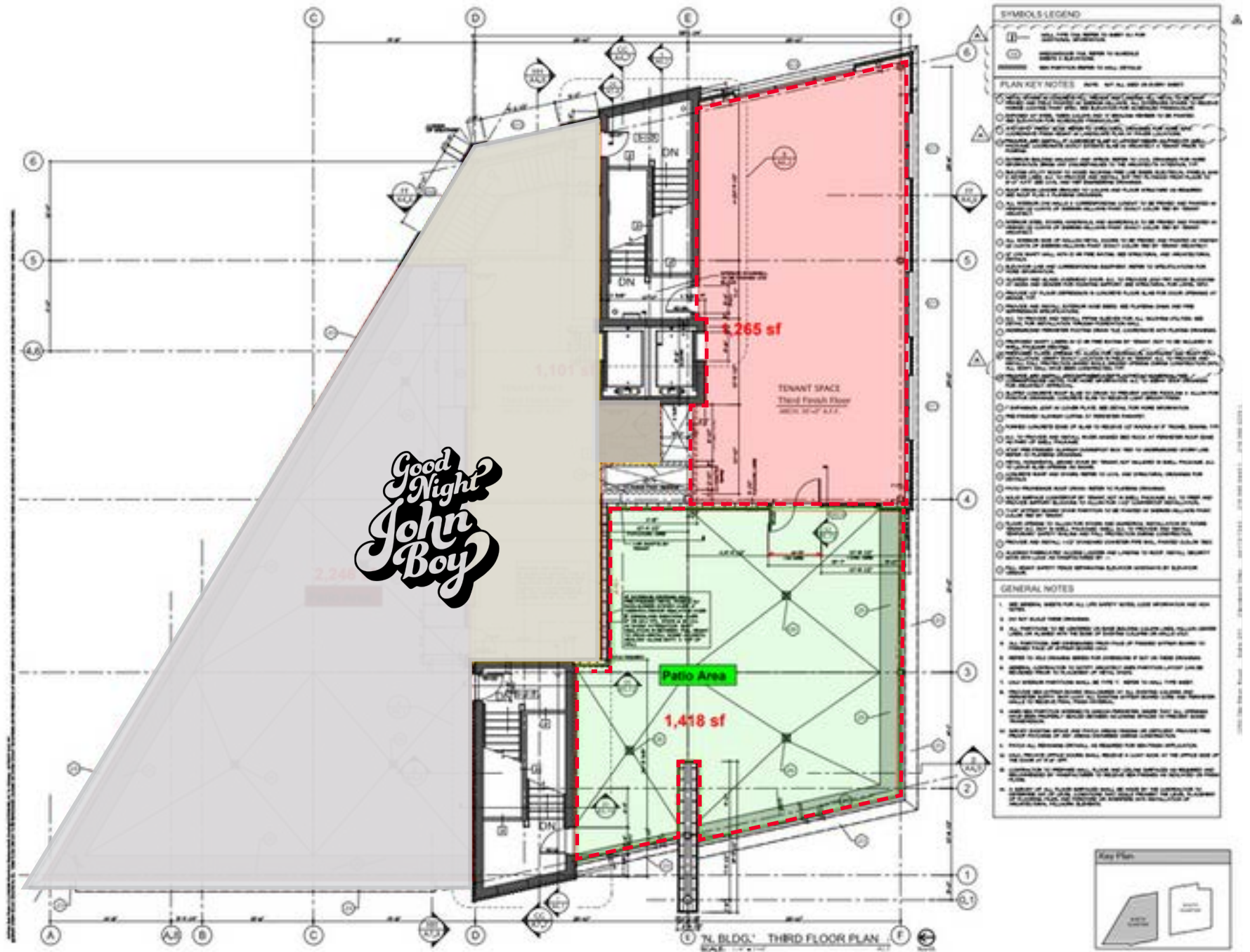


AVG. HOUSEHOLD
INCOME
\$105,378

INTERIOR PICTURES



FLOOR PLANS



AERIAL VIEW



AERIAL VIEW



TREMONT

SCRANTON PENINSULA
600+ APARTMENT UNITS

JACOBS
PAVILION

2

IRISHTOWN BEND

THE FLATS • CLEVELAND, OHIO
COLLISION BEND
BREWING COMPANY

Music Box
Supper Club

SITE

Shooters
Cleveland, Ohio

AllenCat
Cleveland, Ohio

FLATS
at EAST BANK
APARTMENTS
GOCKY'S

WELCOME TO
THE FARM

HI 5

Good Time
John's Bar
I Hate Cowboys

FWD
FORWARD DAY • NIGHTCLUB

OHIO CITY

QUARTER INTRO



Amba



THE DEXTER
APARTMENTS

TOWN HALL



CHVRCH
+ STATE



Cleveland Clinic
Lutheran Hospital

bright side

BAR-ARCADE

CBRE

Downtown Cleveland

RETAIL TRADE AREA



WORKFORCE & INNOVATION

- 105,000 jobs in Downtown Cleveland
- 31.8 MSF total office space
- Fortune 500 HQ's: Sherwin Williams & KeyBank
- Largest "Job Hub" in Ohio
- #4 in Midwest attracting biomedical investment dollars
- 8th fastest growing market for tech talent

LIVING

- 20,000+ Residents live in downtown
- Largest downtown population in Ohio
- 89% occupancy rate
- Monthly rent for a one bedroom apartment: \$818 - \$1,934

HOSPITALITY MARKET

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

DINING

- Over 250 restaurants and clubs
- Known for award winning cuisine and nationally acclaimed chefs

SPORTS & ENTERTAINMENT

- 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 ATTRACTIONS

- 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

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	13,143	87,118	233,376
2029 Population - Five Year Projection	14,465	89,581	234,683
2024 Daytime Population	49,107	155,942	342,013
2024 Households - Current Year Estimate	8,067	42,363	110,446
2024 Average Household Income	\$105,378	\$75,785	\$68,266
2029 Average Household Income Projection	\$115,403	\$85,605	\$76,978
2024 Median Household Income	\$71,103	\$47,749	\$46,100
2024 Population Over 25	10,336	60,681	162,862

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