



# THE ATHLON



1118-1148 EUCLID AVENUE | CLEVELAND, OH 44115

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**CBRE**

# PROPERTY HIGHLIGHTS

- High profile 8,528 SF Euclid Avenue retail space in the heart of Downtown Cleveland.
- The Athlon is currently undergoing a \$62M renovation with 164 new apartment units.
- Potential Drive through access on the east side at East 12th Street.
- Strategically positioned between Playhouse Square and the financial district. Playhouse Square is the largest theatre district outside of New York City with over 1,000 annual events.
- Space is ideal for flagship retail, service retail, fitness, entertainment, co-working, & more. Restaurants are restricted until 2024 due to historic tax credits.
- Neighboring traffic drivers include Heinen's (first full service grocery store), CVS, Geiger's, Yours Truly, Rise Nation, & more!
- The Gateway District, home to the Cleveland Indians and Cleveland Cavaliers is within walking distance.
- Located across the street from The Centennial, 1.3M SF mixed use development.
- The direct area will have 3,000 new residents in the next two years, while the overall downtown population is projected to reach 23,000 residents by 2020.
- The downtown daytime population is 130,000 people with 16.2M SF of office space.



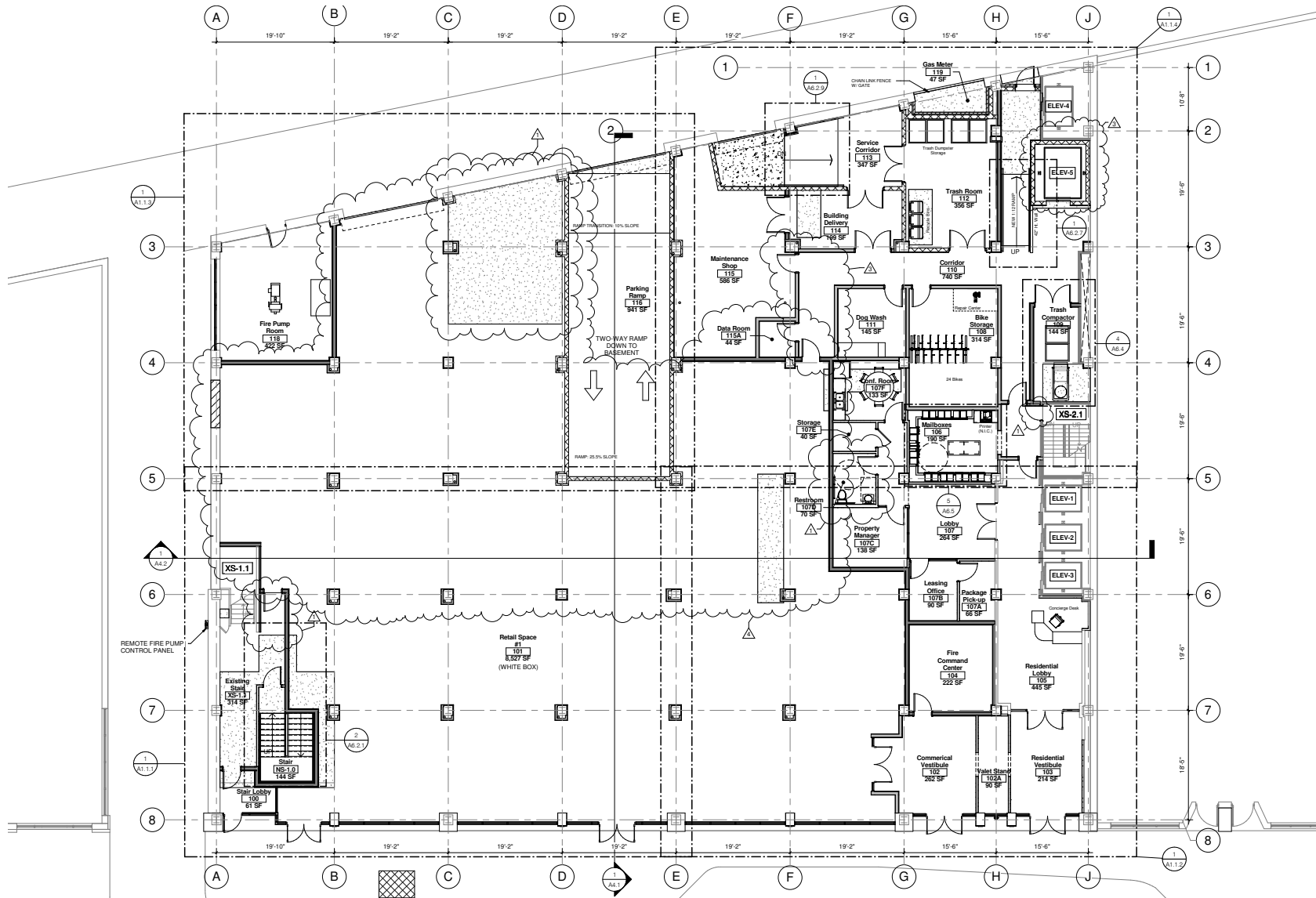


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## FLOOR PLAN





## DOWNTOWN CLEVELAND AMENITIES

- Playhouse Square
- East 4th Street
- Progressive Field
- The Q
- Public Square
- The Arcade
- 5th Street Arcade
- Cleveland Convention Center Medical Mart
- First Energy Stadium
- Rock-n-Roll Hall of Fame
- Great Lakes Science Center
- Northcoast Harbor



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## DOWNTOWN CLEVELAND OVERVIEW



**130,000**  
CBD OFFICE  
EMPLOYEES



**130,000**  
DAYTIME  
POPULATION



**16.2M**  
OFFICE SPACE



**36**  
MEDIAN AGE



**23,000**  
DOWNTOWN RESIDENTS  
BY END OF 2020



**18M**  
ANNUAL  
VISITORS



**\$8.1B**  
TOURISM  
ECONOMIC IMPACT



**200**  
RESTAURANTS &  
CAFES



**16/4,600+**  
HOTELS/ROOMS



**\$6.5B**  
IN INVESTMENTS  
(2008 - 2018)

**95%**

RESIDENTIAL OCCUPANCY

**88.6%**

RETAIL OCCUPANCY

**78.4%**

HOTEL OCCUPANCY

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### Flats East Bank

Opening Soon:  
RASCAL FLATTS

### Warehouse District

### Proposed Lakefront Development

### North Coast Harbor

Proposed Pedestrian Bridge

Major Sports Teams	Hotel	Number of Rooms
	Aloft	150
	Comfort Inn	145
	DoubleTree	379
	Drury Plaza	189
	Hampton Inn	194
	Hilton	600
	Hilton Garden Inn	240
	Holiday Inn Express & Suites	141
	Hyatt Regency	293
	Kimpton Schofield	122
	Marriott at Key Tower	175
	Metropolitan at the 9	156
	Radisson at Gateway	142
	Renaissance	491
	Residence Inn	175
	Ritz-Carlton	205
	The Westin	484
	University Hotel	161
	Wyndham at Playhouse Square	265
	<b>Total Hotel Rooms</b>	<b>Downtown Cleveland</b>

### RESTAURANT HOSPITALITY

### Flats East Bank

### Warehouse District

### Public Square

### Euclid Avenue | East 4th

### Campus District

### Public Square

### Public Square

### Public Square

### The Athlon

### Theatre District

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