

Taylor Tudor Plaza

1932-1946 S Taylor Road | Cleveland Heights, OH 44118

Retail Space
Available For Lease



MATTHEWS™

Project Summary

Project Background

The Taylor Tudor Plaza Redevelopment is the first phase in the creation of Cain Park Village, a holistic commercial district revitalization effort currently underway along South Taylor Road in the City of Cleveland Heights. This project will have a transformational impact through a combination of historic preservation, adaptive reuse, new mixed-use construction, public gathering spaces and infrastructure improvements.

Taylor Tudor Plaza is comprised of three architecturally significant 1920s Tudor-Revival buildings. By introducing a vibrant mix of residential units, live/work spaces, and street-level retail uses, the development anchors the commercial corridor. It also sets the stage for the subsequent phases as well as public investments in infrastructure that improve pedestrian and cyclists accessibility and create connections to Cain Park, a nationally recognized arts and entertainment asset. These private and public investments solidify the district as a premier cultural hub, positioning Cain Park Village for sustained economic vitality and growth.



Cain Park Village Development Summary

Phase I: Taylor Tudor Plaza Redevelopment

Historic preservation of three mixed-use buildings

44 apartments

8 live-work units

11,239 SF of commercial space

Phase II.A: 1970 South Taylor Road

Adaptive reuse of historic former synagogue and school

20 apartments

11,914 SF Center for Performing Arts & Event Center

7 new construction for-sale townhomes

Phase II.B: Cain Park Village New Mixed-Use

New construction of mixed-use building and parking structure

215 apartments

40,790 SF of commercial space (office and retail)

464-space parking structure.

Leasing Summary

Property Highlights

Phase I: Taylor Tudor Plaza Redevelopment

- Historic preservation of three mixed-use buildings
 - 44 Apartments
 - 8 Live-Work Spaces
 - ±11,239 SF of Retail Space
- Walkable Neighborhood adjacent to Cain Park
- Currently under construction
- Estimated date of completion: Summer 2026

±11,239 SF of Retail Space

±595 - 1,337 SF Range per Space

Negotiable Asking Rent



Aerial View



Building 1

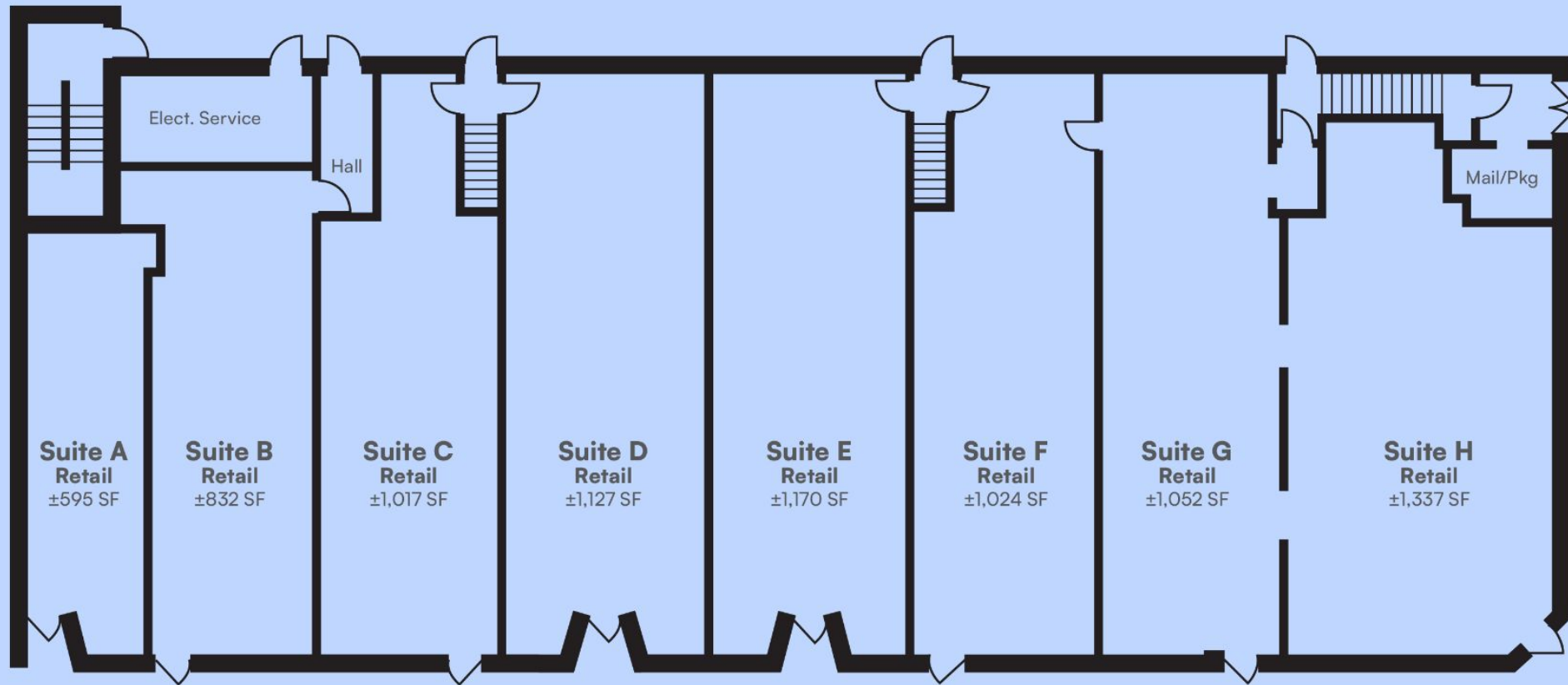
Building 2

Building 3

South Taylor Rd

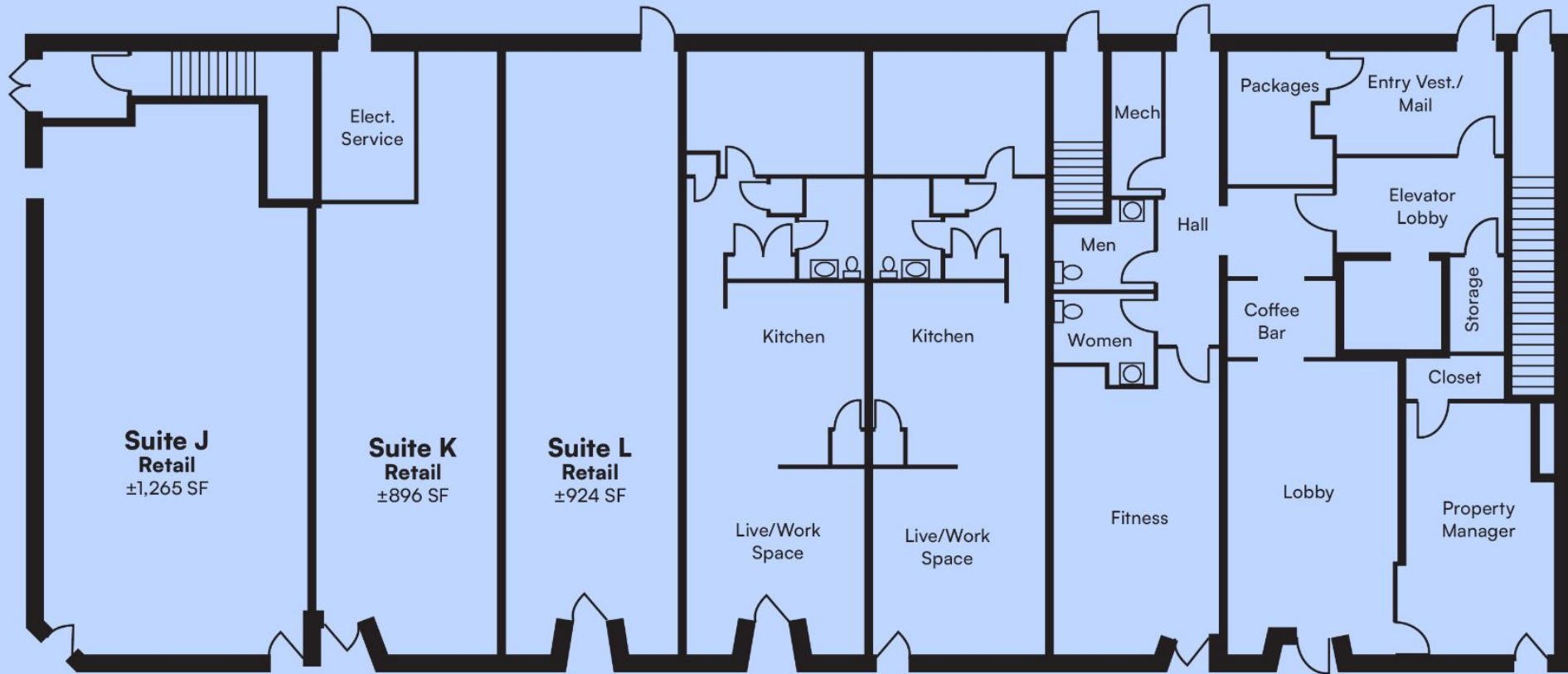
Cain Park

Building 1 Floor Plan (First Floor)



Taylor Rd ± 11,000 VPD

Building 2 Floor Plan (First Floor)



Taylor Rd ± 11,000 VPD

QUINTANA'S
SPEAKEASY
BARBERSHOP & DREAM SPA

RISING STAR
COFFEE ROASTERS

Mister Brisket
The highest quality meat, poultry and seafood delivered right to your door!

Cleveland Cinemas
CEDAR LEE
THEATRE

nubeigel

BOSS DOG
BREWING COMPANY

MARKET
on Lee

Kensington

CLE urban winery

The BottleHouse
Brewing Company

A BUN DANCE

DAVE'S

tommy's
restaurant

La Ruta del
cilantro
taqueria

phoenix
coffee co.



Lake Erie Ink
A writing space for youth

Gilantro

THE HAUNTED HOUSE

Cleveland Heights High
±1,600 Students

THE CORNERSTONE
LOUNGE & GRILLE

Cumberland Park

Essex Morley Apartments
±105 Units

Cain Park

Hebrew Academy of Cleveland
±1,200 Students

Boulevard Elementary
±277 Students

Cedar Rd ±21,200 VPD

Subject Property

PIZZA BO GO

The CLEVELAND CHESS CENTER

GRAND COFFEE

Oak Brook
SYSTEMS ANY HOSPITAL

Kensington Place
±200 Units

Taylor Rd ±11,000 VPD

Severance Tower
±200 Units

MASTERWORKS
AUTOMOTIVE & TRANSMISSION

MetroHealth Cleveland Heights Medical Center
±112 Beds



Little Italy

Etna *Guarino's*
Restaurants & Wine Bar

VR *VALERIO'S*
RISTORANTE
Little Italy

La Dolce Vita
Bistro

Severance Town Center

Marshalls *DAVE'S*

CITITRENDS

OfficeMax

SUBWAY

THE HOME DEPOT

Taylor Rd
± 11,000 VPD

Walgreens

PET SMART

planet fitness



Marc's
Fresh Savings. Smart Living.

Subject Property



Case Western Reserve University
±5,150 Students

Walmart

FAMOUS footwear

TJ-maxx HomeGoods



Cedar Rd ± 21,200 VPD

Cleveland Cinemas
CEDAR LEE
THEATRE

mud & gel

BOSS DOG
BREWING COMPANY

MARKET
on Lee

Kensington

CLE urban winery

SHERWIN WILLIAMS

ANYTIME FITNESS
Get to a healthier place.

FAMILY DOLLAR

WHOLE FOODS MARKET

CVS pharmacy

DOLLAR TREE

goodwill



THE CLEVELAND MUSEUM OF ART

Shaker Square

COYOACAN
TACQUERIA & BISTRO

Cafe Indigo

CLEVELAND BREAKFAST CLUB
LUNCH & LUNCH

SASA

BARROCO
arepa bars

UnBAR
CAFE

La Pecora
PIZZERIA

poppy

Lee Rd ± 11,000 VPD



John Carroll University
±2,864 Students

Cleveland Heights , OH

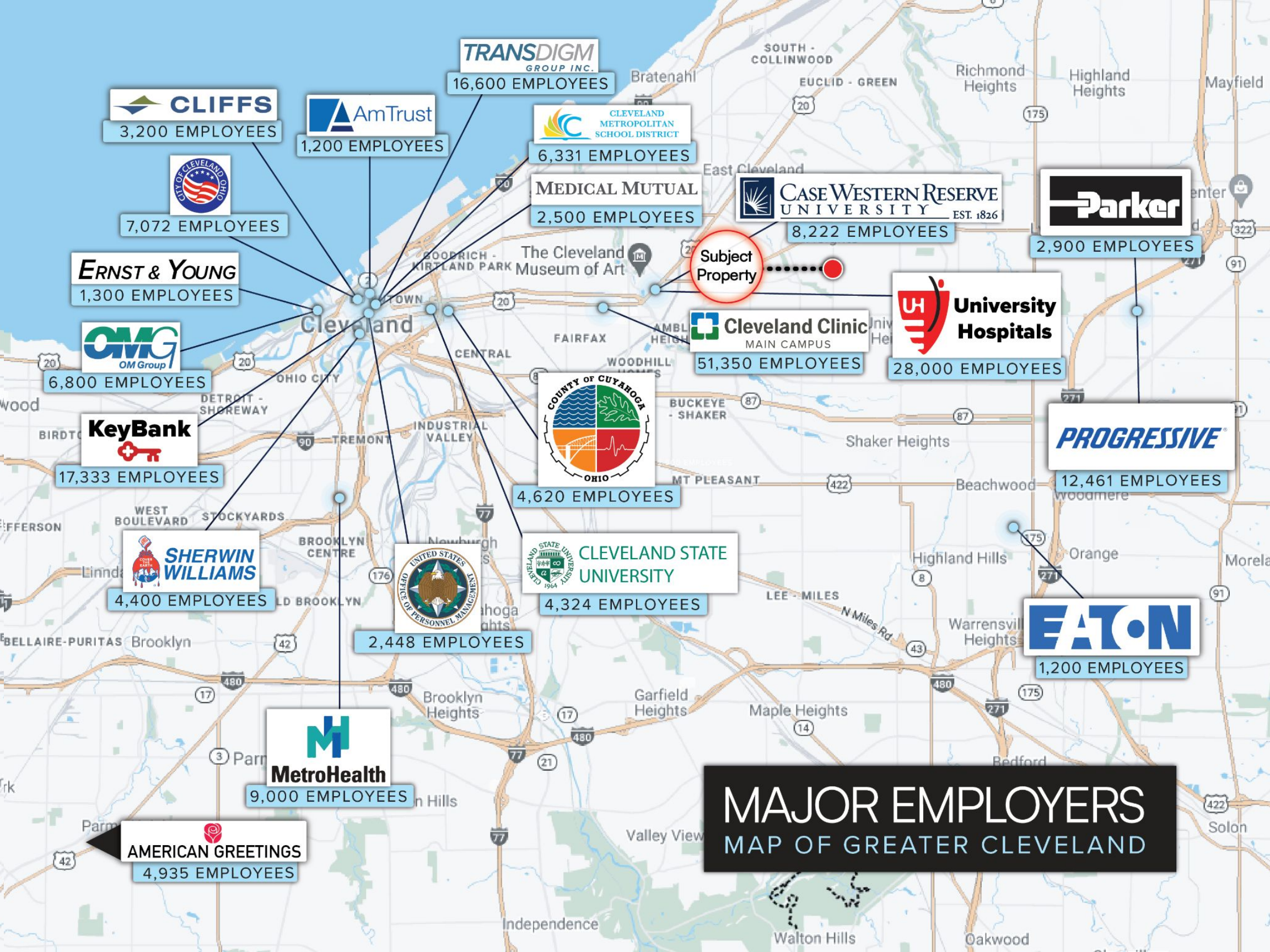
Local Market Overview

The Taylor Tudor Plaza Redevelopment contributes to the continued growth of Cleveland Heights by building upon a strong and well-established residential and retail base that has been reinforced by recent mixed-use developments such as the Marquee at Cedar Lee and The Ascent at Top of the Hill. Additional projects in the immediate vicinity slated to break ground in 2026—including Park Arts, the redevelopment of Severance Town Center, and the largest infill housing project in the city’s history—further underscore the scale of reinvestment occurring throughout the community. Supported by proximity to multiple walkable neighborhoods and strong local and regional connectivity, the Taylor Tudor Plaza Redevelopment is well positioned to attract retail tenants that serve both neighborhood residents and visitors. Retail fundamentals across the greater Cleveland market remain solid, with Northeast Ohio vacancy rates holding in the mid-single digits and asking rents continuing to trend upward; recent market reports place the regional retail vacancy rate at approximately 7.9 percent. The property’s prominent visibility along South Taylor Road enables it to capture consistent traffic and visitor activity, while ongoing corridor planning efforts focused on pedestrian and bicycle improvements further enhance the trade area’s appeal.

The site also benefits from its adjacency to Cain Park, a major cultural destination that attracts more than 50,000 visitors annually and has experienced over 20 percent year-over-year growth in attendance and ticket sales following the pandemic. Recent City investments in Cain Park total several million dollars and include \$1.5 million in improvements to the South Taylor Road entrance with hillside seating and ADA-compliant pathways, \$1.0 million in upgrades to administrative and artist support facilities, new roofing and seating at Evans Amphitheater, state-of-the-art audio and visual systems for both the Evans Amphitheater and Alma Theater, and the addition of a new skate park—further strengthening the area’s role as a year-round cultural and activity hub.



Population	1-Mile	3-Mile	5-Mile
2020 Population	20,082	147,241	326,344
2025 Population	19,779	151,160	331,468
2030 Population Projection	19,369	149,250	326,599
Households	1-Mile	3-Mile	5-Mile
2020 Households	8,432	63,614	144,542
2025 Households	8,221	65,807	147,025
2030 Household Projection	8,023	64,994	144,733
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$84,670	\$80,477	\$69,328



MAJOR EMPLOYERS
 MAP OF GREATER CLEVELAND

Major Employers

The MetroHealth System

A large nonprofit healthcare provider in the region; healthcare is identified as a key employment sector in Cleveland Heights.



Cleveland Heights–University Heights City School District

As the local public school district, it represents a stable employment base in education and related services.

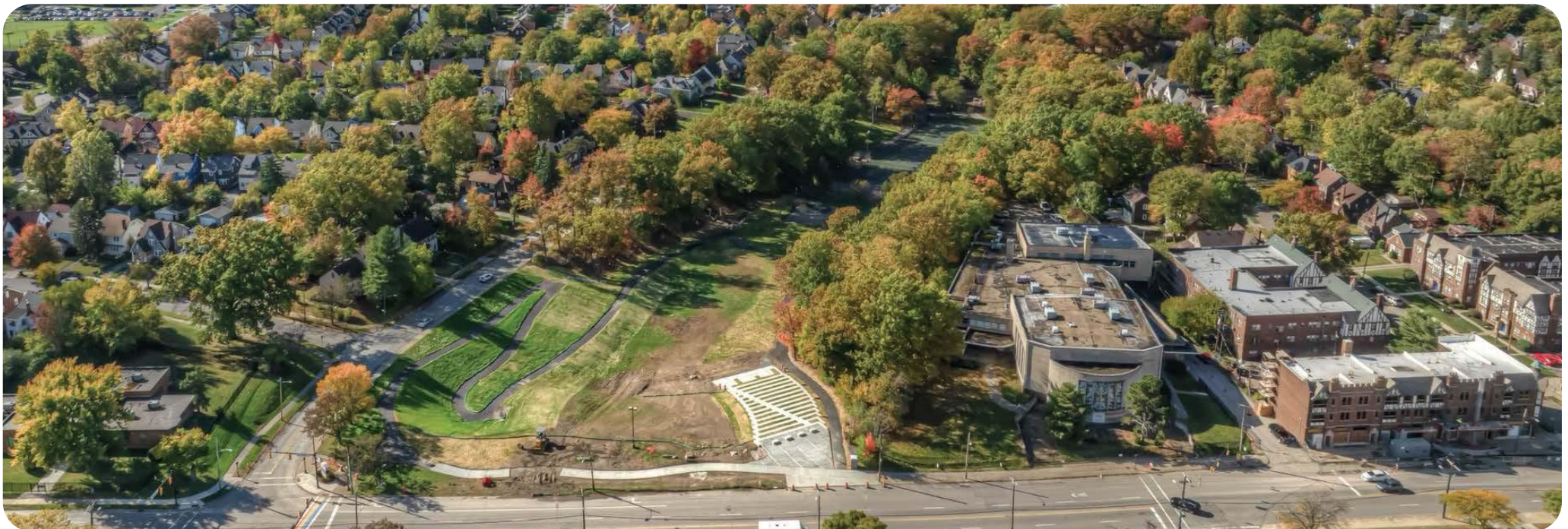


Local government and municipal services

City-level employment (e.g., for the city of Cleveland Heights itself) appears as a noted employer in local job-market overview.

Small businesses, retail and neighborhood commercial services

While not always “major” in terms of size, these comprise a substantial portion of local employment in commercial districts such as the area’s shopping and service corridors.



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