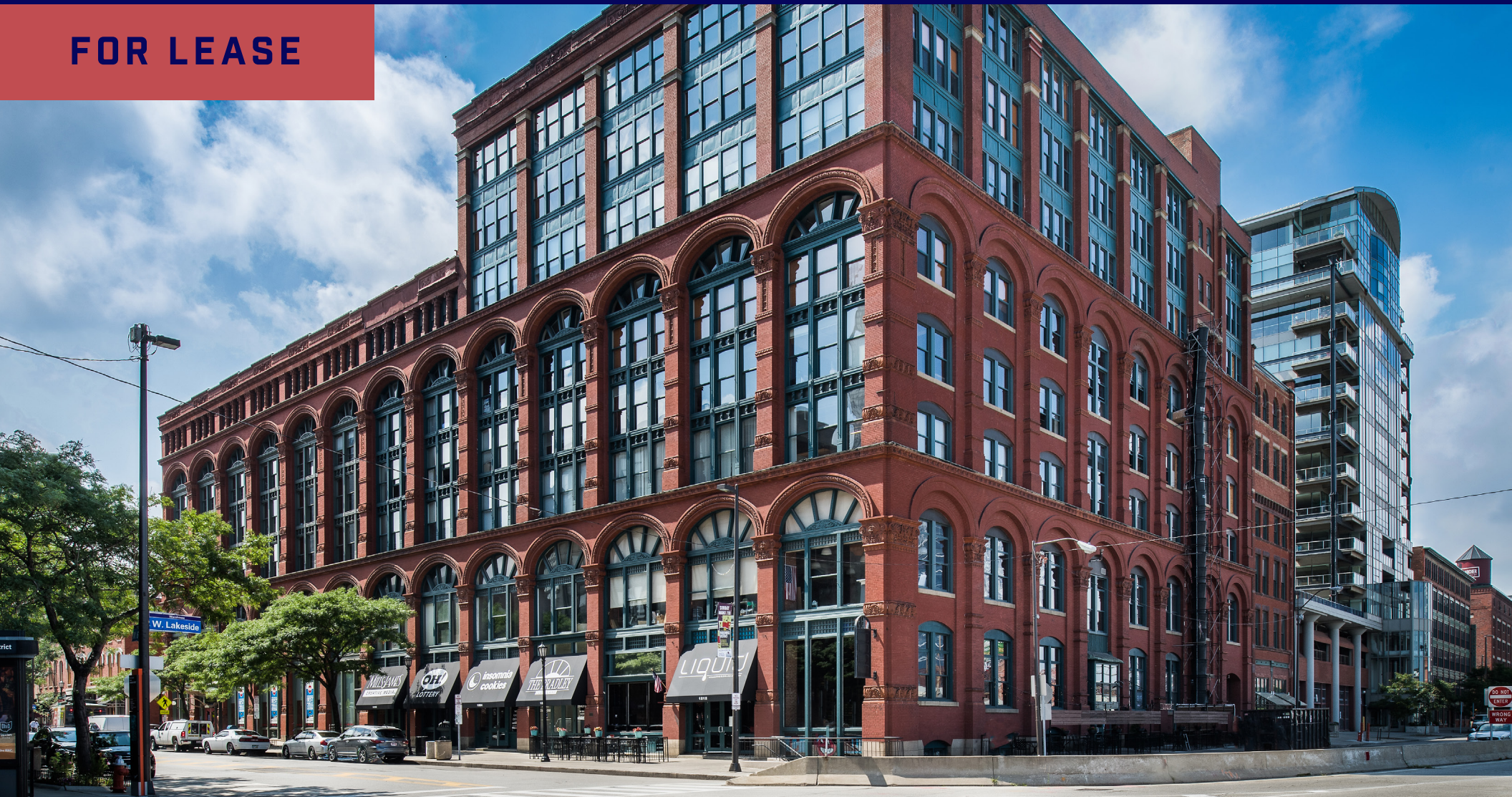


4,237 SF RETAIL/OFFICE SPACE AT THE BRADLEY BUILDING! 1228 W 6TH ST, CLEVELAND, OHIO 44113

FOR LEASE



LOCATED IN THE HEART OF THE
WAREHOUSE DISTRICT AND NEAR
SHERWIN WILLIAMS GLOBAL HQ

CONTACT:

Vince Mingo
Senior Associate
216 535 0188
vince.mingo@cbre.com



CBRE

THE OPPORTUNITY

- 4,237 SF of Retail or Office space available in the heart of Cleveland's Warehouse District!
- Additional 2,162 SF Lower Level space
- Located on the ground floor of the 8-floor, 139,822 SF mixed-use Bradley Building.
- The Warehouse District is home to close to 3,000 residents
- Join neighboring retailers and restaurants including Barley House, Ivy, Dive Bar, Starbucks, Acqua Di Luca, Blue Point Grille, Insomnia Cookies, Cleveland Chop, Surroundings Home Décor and many more!
- Located a block from the new Sherwin Williams Global Headquarters!
- Excellent downtown traffic counts of 10,664 VPD along W 6th Street (Source: ODOT TIMS)
- Great daytime population with 81,998 people within a 1-mile radius



QUICK STATS - 1 MILE RADIUS



DAYTIME
POPULATION

81,998



2023
POPULATION

17,708



2023
HOUSEHOLDS

9,673



2023
POPULATION
25 & OVER

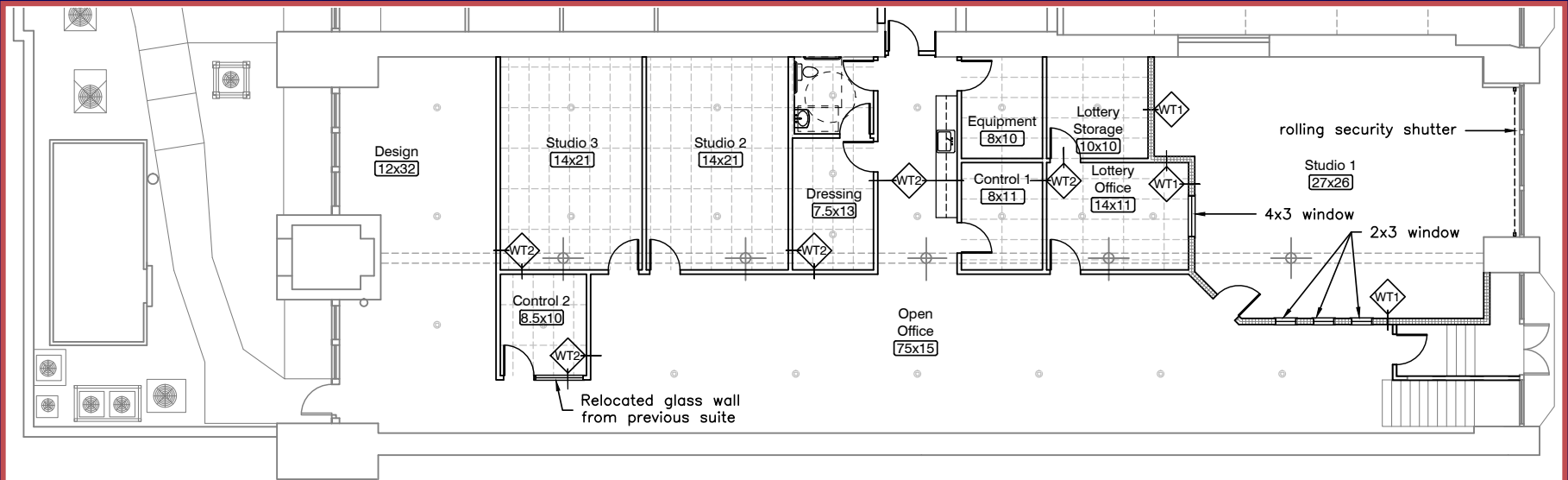
12,522



2023
AVG. HOUSEHOLD
INCOME

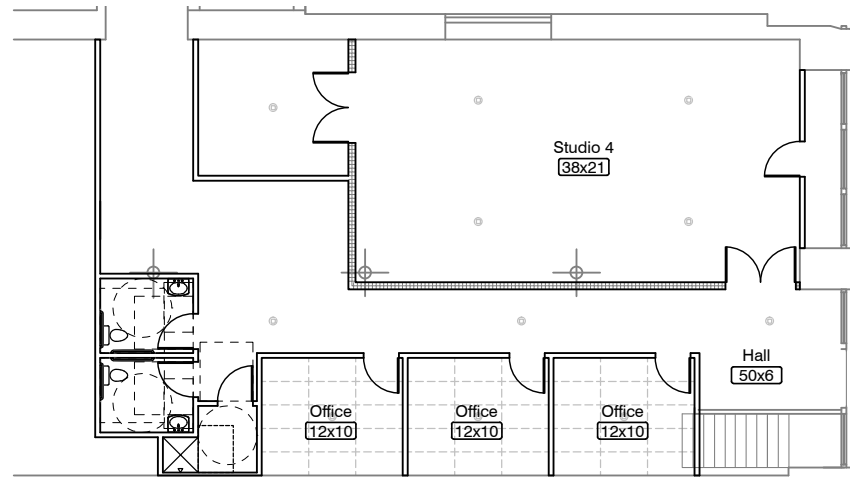
\$81,632

FLOOR PLAN



1st FLOOR PLAN

3/32" = 1'-0"



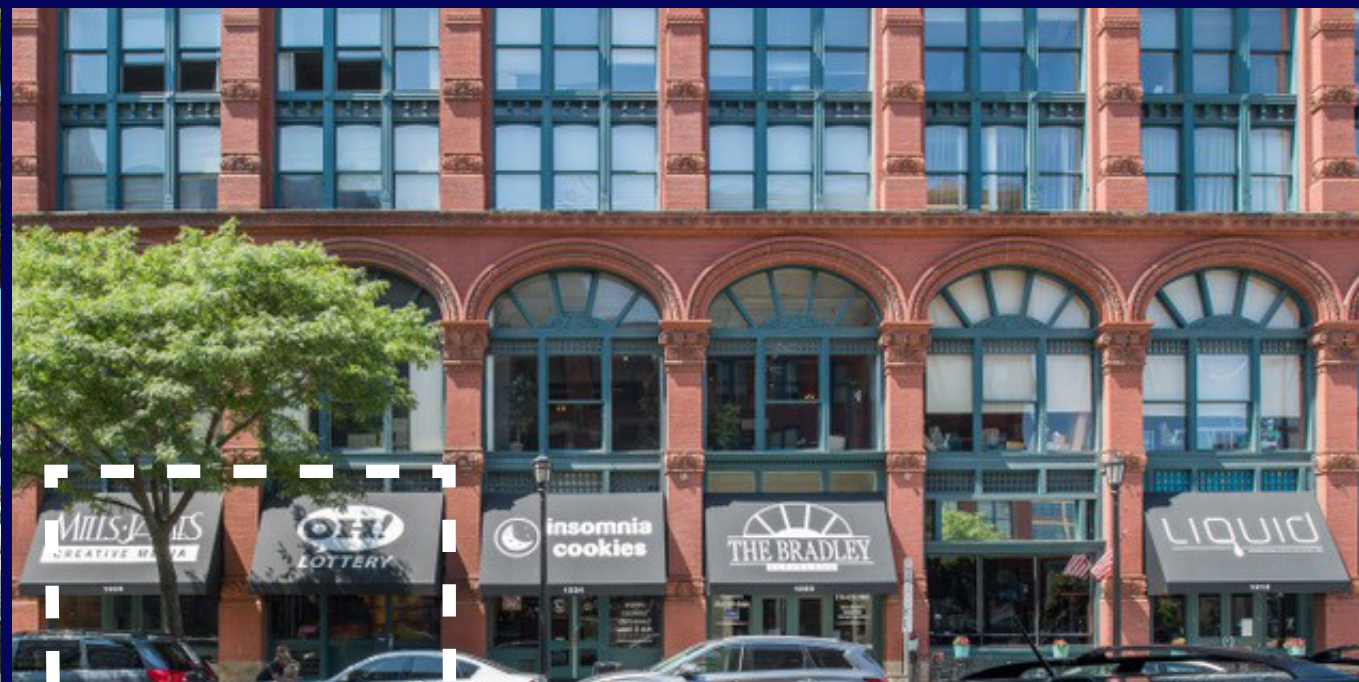
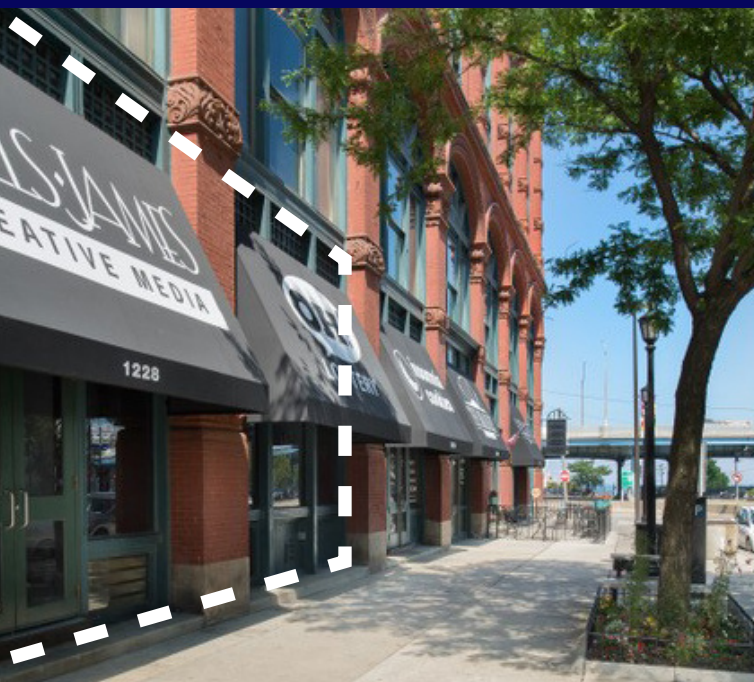
BASEMENT PLAN

3/32" = 1'-0"

4,237 SF RETAIL/OFFICE



4,237 SF RETAIL/OFFICE



RETAIL TRADE AERIAL

DOWNTOWN CLEVELAND RETAIL TRADE AREA



WORKFORCE & INNOVATION¹

- 105,000 jobs in Downtown Cleveland
- 31.8 MSF total office space
- Fortune 500 HQs: Sherwin Williams & KeyBank
- Largest "Job Hub" in Ohio
- #4 in Midwest attracting biomedical investment dollars²
- 8th fastest growing market for tech talent³

LIVING¹

- 20,000+ Residents live in downtown
- Largest downtown population in Ohio
- 89% occupancy rate
- Monthly rent for a one bedroom apartment: \$818-\$1934

HOSPITALITY MARKET¹

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

DINING³

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

SPORTS & ENTERTAINMENT³

- 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 ATTRACTIONS³

- 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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Updated: February 29, 2024.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	15,655	80,109	230,439
2028 Population - Five Year Projection	16,696	81,708	229,891
2023 Daytime Population	68,520	172,520	382,772
2023 Households - Current Year Estimate	9,900	38,369	106,632
2023 Average Household Income	\$91,078	\$69,865	\$60,526
2028 Average Household Income Projection	\$105,687	\$82,163	\$70,778
2023 Median Household Income	\$60,216	\$40,790	\$37,768
2023 Per Capita Income	\$54,055	\$33,797	\$28,258
2023 Population 25 and Over	11,968	53,334	154,950

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