

10,200 SF FREESTANDING RESTAURANT FOR SALE

IDEAL OWNER-USER OR REDEVELOPMENT OPPORTUNITY

OUTPARCEL TO THE #1 CINEMARK IN OHIO!

5935 CANAL ROAD, VALLEY VIEW, OHIO 44125

FOR SALE



10,200 SF
2.42 ACRES

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CBRE

THE OPPORTUNITY

***CONFIDENTIAL OFFERING:**

BUSINESS IS STILL OPEN AND OPERATING, PLEASE DO NOT APPROACH TENANT/EMPLOYEES. CONTACT CBRE LISTING TEAM FOR ADDITIONAL INFORMATION AND TO REQUEST TOURS.

- 10,200 SF Former Quaker Steak & Lube For Sale Outparcel to the #1 Cinemark in Ohio!
- Price: \$1,399,999
- The Valley View Cinemark is ranked #1 in Ohio and #9 nationally out of 179 locations based on # of visits and sales (Source: Placer.ai)
- The parking lot was resurfaced in 2024
- Average household incomes of \$111,659 within a 1-mile radius
- Positioned minutes from Rockside Road which features over 4M SF of office space and Top Golf
- One of the most centrally located sites in the market; easily accessible to downtown Cleveland, Independence, Western suburbs and Eastern suburbs
- Dense population of 201,497 with daytime population of 190,553 in a 5 mile radius
- Positioned minutes from the redeveloped 750,000 SF Highland Park business park
- Multiple industrial distribution centers constructed in the Valley over the past few years
- Over 3.5 M SF industrial/flex space in the Valley View corridor (Source: Costar)



QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

67,551



POPULATION

55,859



HOUSEHOLDS

23,226



POPULATION
25 & OVER

39,695



AVG. HOUSEHOLD
INCOME

\$88,987

PROPERTY INFORMATION



Address

5935 Canal Road,
Valley View, Ohio 44125

Parcel ID

571-17-015

Total Building Area

10,200 SF

Land Area

2.42 Acres

Year Built

1998

Parking

Asphalt
(152 total striped spaces)

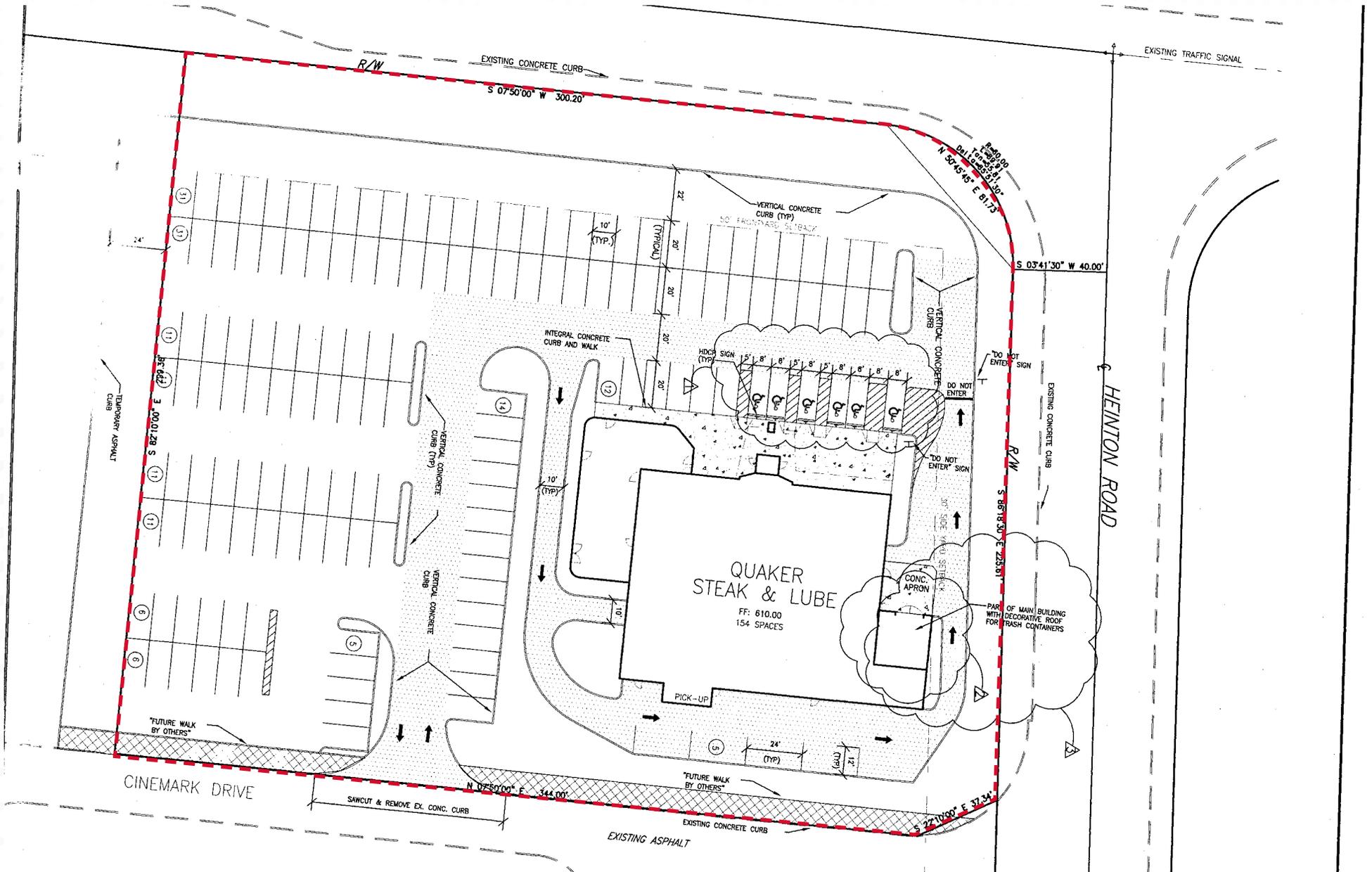
Zoning

Industrial District
(Village of Valley View)

Lease Expiration

June 2026
(no lease renewal options)

SITE PLAN



AERIAL

CINEMARK™
TOP PERFORMING
CINEMARK IN
ALL OF OHIO
(18 TOTAL LOCATIONS)
(NAP - SEPARATE
OWNERSHIP)

SITE
10,200 SF / 2.42 AC

the OAK BARREL
Brewery & Taproom

RANGE USA

CINEMARK™
MAIN ENTRANCE

HEINTON RD

CANAL RD - 11,370 VPD



AERIAL



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**RANGE
USA**



amazon HIGHLAND PARK
750K+ SF
NEW INDUSTRIAL PARK

HEINTON RD

CANAL RD - 11,370 VPD

CINEMARK™
MAIN ENTRANCE

AERIAL



Cleveland

amazon

HIGHLAND PARK
750K+ SF
NEW INDUSTRIAL PARK

480

157,883 VPD

SITE
10,200 SF / 2.42 AC

CINEMARK
TOP PERFORMING
CINEMARK IN
ALL OF OHIO
(18 TOTAL LOCATIONS)
(NAP - SEPARATE
OWNERSHIP)

the
OAK BARREL
Equipment & Supplies

HEINTON RD

RANGE
USA

CANAL RD - 11,370 VPD

INDEPENDENCE / ROCKSIDE RD RETAIL TRADE AREA



DEMOGRAPHICS WITHIN 3 MILES



50,451
Population



20,914
Total Households



67,439
Daytime Population



3,421
Total Businesses



\$73,515
Median HH Income



53,850
Total Employees

MAJOR EMPLOYERS

1	MetroHealth	1,200
2	Weltman Weinberg & Reis	1,000
3	Safeguard Properties	1,000
4	Sirva	600
5	Koinonia Homes	500

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	728	55,859	199,006
2025 Daytime Population	7,805	67,551	187,961
2025 Households - Current Year Estimate	359	23,226	86,523
2025 Average Household Income	\$111,659	\$88,987	\$77,494
2030 Average Household Income Projection	\$131,109	\$101,291	\$87,700
2025 Median Household Income	\$76,925	\$66,504	\$57,959
2025 Per Capita Income	\$46,666	\$36,866	\$33,817
2025 Population 25 and Over	512	39,695	142,753

CONTACT US

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