



BRIDGEVIEW APARTMENTS

BAR & RESTAURANT



# OLD RIVER ROAD DISTRICT

1313 Old River Road, Cleveland, Ohio 44113

# FOR LEASE

Prime Restaurant Space

# OLD RIVER ROAD DISTRICT

1313 Old River Road | Cleveland, OH 44113



## HIGHLIGHTS

- ▶ 3,902 SF Restaurant Space with FF&E and Patio
- ▶ Equipped Kitchen includes a grill, fryer, hood system, walk-in cooler & freezer, and a hand sink
- ▶ Fixtured Bar includes beverage coolers, draft system, and a large secondary walk-in cooler

- ▶ Located in the vibrant Flats East Bank neighborhood offering a robust food scene, entertainment and nightlife, and lifestyle amenities
- ▶ The bustling community boasts green spaces, a dog park, luxurious apartments, live music venues, and is home to major corporate offices
- ▶ Neighboring Businesses include Aloft Cleveland, Punch Bowl Social, Collision Bend Brewing, LAGO, Lindey's Lake House, Beerhead Bar & Eatery, Alley Cat Oyster Bar, Good Night John Boy, MGK's 27 Club Coffee, Browns Fit, and many more



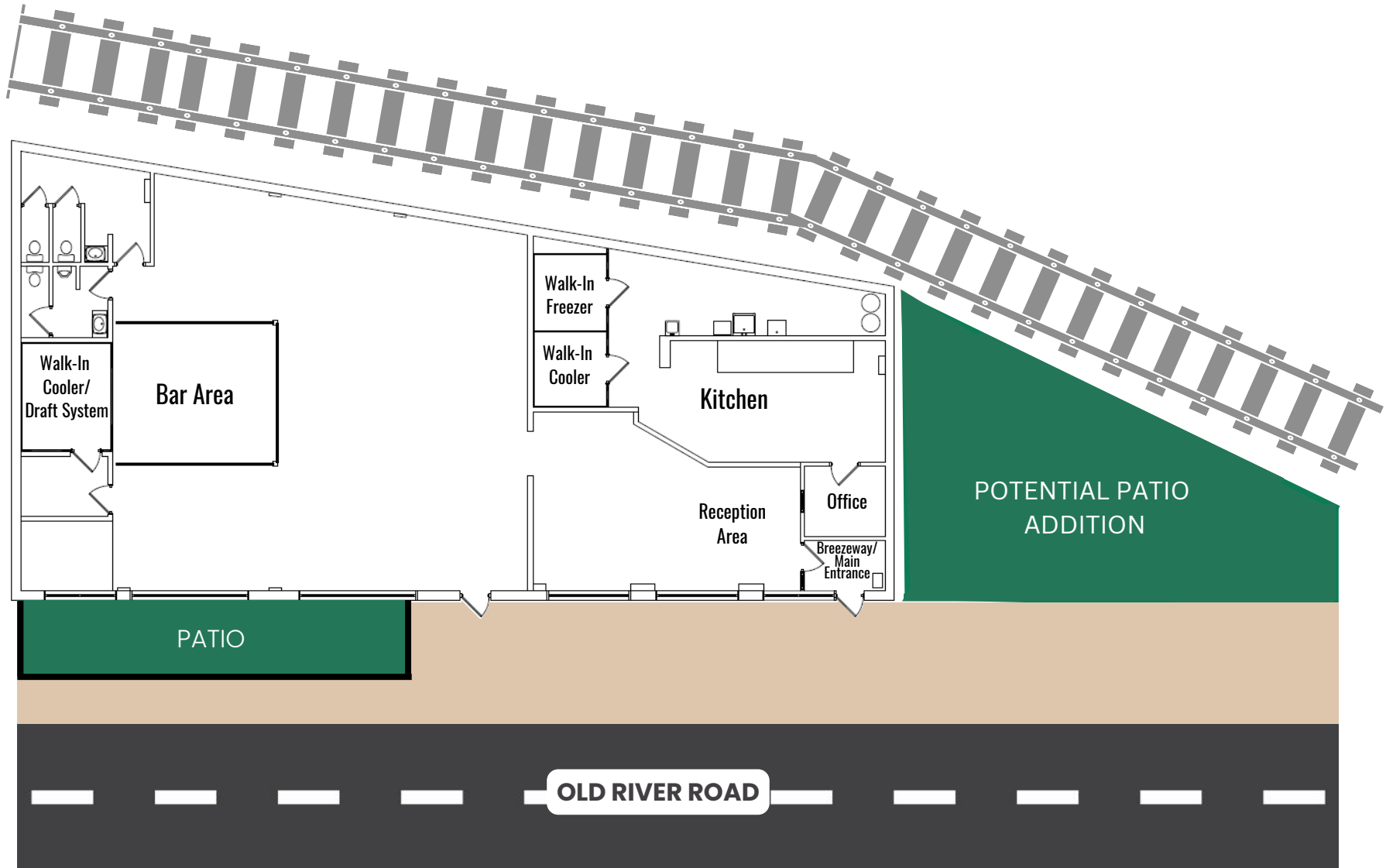
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**AR** | **ANCHOR**  
**RETAIL**

**REALTY**  
**RESOURCES**  
MEMBER

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1	2	3	4	5	6	7	8	9	10	11
12	13	14	15	16	17	18	19	20	21	22
23	24	25	26	27	28	29	30	31	32	33
34	35									

**1313 Old River Road**

**WAREHOUSE DISTRICT**

**THE ODEON**

**THIRTY THIRTY**

**COLLISION BEND**

**FLATS**

**aloft BROWNS FIT**

**SHERWIN WILLIAMS New Global HQ 2024 Occupancy**

**FirstEnergy CLEVELAND BROWNS STADIUM**

**Hilton**

**Marriott**

**Public Square**

**Jack Cleveland Casino**

**Tower City Center**

**Progressive Field Guardians**

**CVS Pharmacy**

**Hampton**

**Drury Plaza Hotel**

**Westin Hotels & Resorts**

**Huntington Convention Center of Cleveland**

**US Federal Building**

**Cleveland City Hall**

**US Court House**

**Cuyahoga County Justice Center**

**Frank J. Lausche State Office Building**

**The Ritz-Carlton**

**Public Square**

**East 4th**

**Residence Inn**

**Hotel Indigo**

**Rocket Mortgage Fieldhouse**

**Cleveland Cavaliers**

**Ohio Savings Bank**

**FedEx**

**PNB**

**Huntington**

**CVS Pharmacy**

**Heimens**

**Metropolitan**

**Ischofield**

**East 4th**

**Residence Inn**

**Hotel Indigo**

**Rocket Mortgage Fieldhouse**

**Cleveland Cavaliers**

**Progressive Field Guardians**

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## 2023 Downtown Cleveland, Inc.'s Mid Year Review



### Foot Traffic

27M Visits in H1  
Peak 87% Recovery



### Housing

91% Occupancy  
+1700 Units Under Construction



### Office

81.9% Overall Occupancy  
61% Return to Office



### Development

17 Projects  
\$1 Billion+ Underway



### Hospitality

54.2% Occupancy  
Peak 68.8% in June

## RETAIL

In total, 27 storefront businesses joined the market in the first half of 2023, with many more set to open by the end of summer. Overall, Downtown Cleveland has 2.9 million square feet of retail inventory, approximately 80% of which is currently occupied. High profile business openings like Five Iron Golf and Fahrenheit signal the promise of unique, experience-based concepts for populating Downtown's storefronts.

## OFFICE

Office-based employers including Sherwin-Williams, CrossCountry Mortgage, Benesch, Cleveland Cliffs, and others continue to invest in office space. Steady occupancy in the Class A market and declining occupancy in the Class B market reflect the trend of office tenants migrating to amenity-rich buildings. These buildings also enjoy a higher rate of return among office workers.

### 2023 RETAIL DEMAND GENERATORS

**7,400** Downtown Households  
**15,680,000** Downtown Visitors\*  
**45,200** Downtown Employees  
**416,000** Trade Area Households

\*Visitors constitute a unique regional or national visitor that does not work or live in Downtown

### DESTINATION

DESTINATION	Visits in Last 12 Months
Rocket Mortgage FieldHouse	4.6 M
Playhouse Square	3 M
Progressive Field	2.5 M
First Energy Stadium	1.4 M
Rock Hall of Fame	761.7k
Huntington Conv. Center	734.5k
Greater CLE Aquarium	500k
Great Lakes Science Center	319.5k
House of Blues	292.9k
FWD Day+ Nightclub	250.1k
Jacob Pavilion at Nautica	165.6k

### RECENT EXPANSIONS



**SHERWIN WILLIAMS**

New Headquarters  
3,100+ jobs

**ROCKET**  
Mortgage

700 new jobs



100+ jobs



New Headquarters  
600+ jobs

[Click HERE for full report](#)



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### HOUSING & DEVELOPMENT

By the end of 2024, new buildings will bring life to former surface parking lots in critical parts of Downtown – Euclid Avenue (City Club Apartments) and Public Square (Sherwin-Williams HQ). The Bell, a national model for converting a 1980s office building, will add hundreds of residents to the Erievue Historic District. MRN’s Residences at the Guardian and Knez’s Avenue Townhomes are meeting demand for for-sale housing. Somera Road’s Ten60 and 1020 Bolivar projects are revitalizing an entire block in the Gateway District. Playhouse Square is completing the conversion of Bulkley Buildings offices into apartments. The City’s North Coast Connector Lakefront Plan, Bedrock’s Cuyahoga River Master Plan, Cleveland State University’s Master Plan, and other major planning efforts signal that Downtown Cleveland is building for an exciting and equitable future.



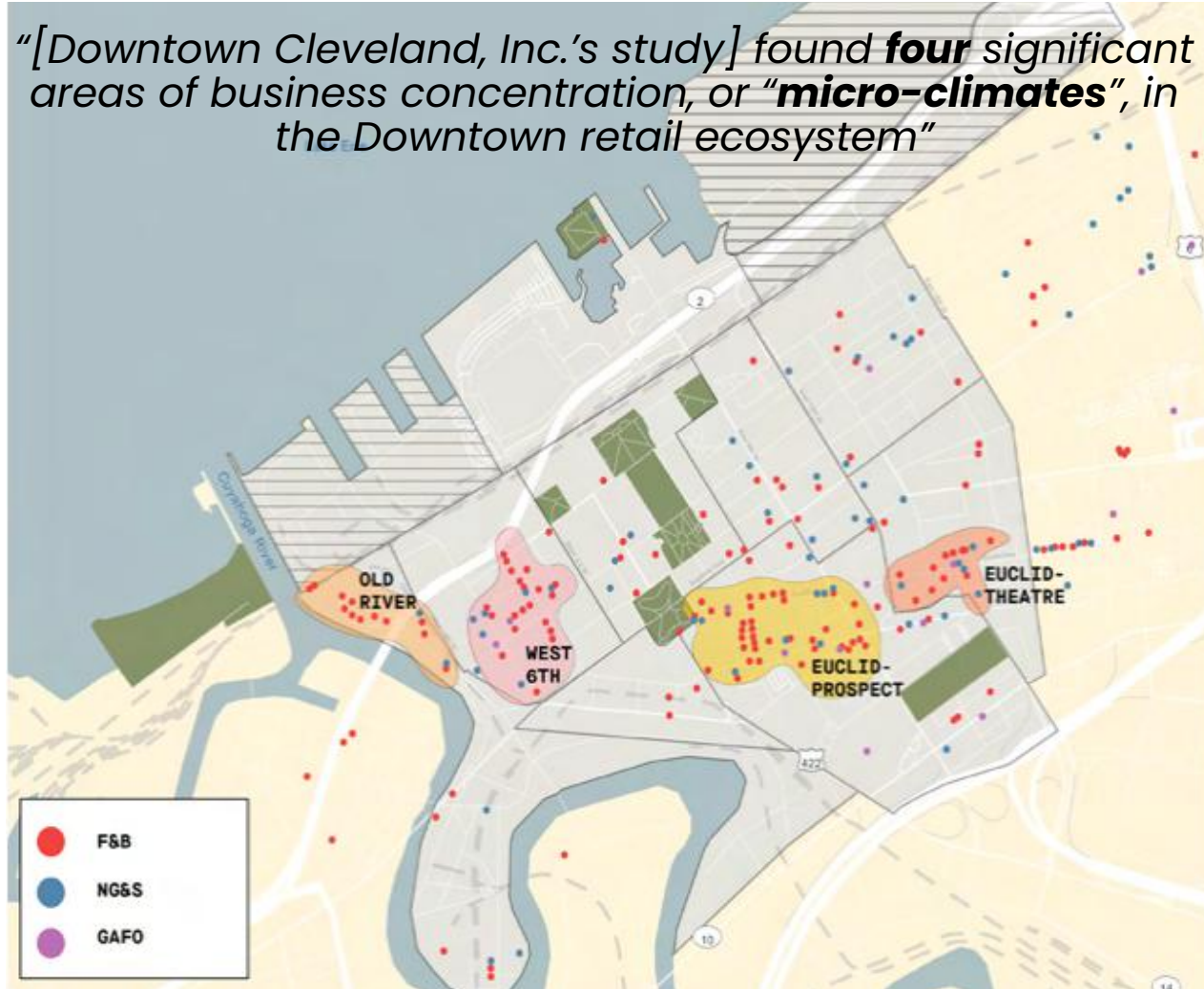
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2023 Downtown Cleveland, Inc.'s

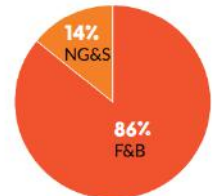
**Micro-Climate** CHARACTERISTICS

"[Downtown Cleveland, Inc.'s study] found **four** significant areas of business concentration, or "**micro-climates**", in the Downtown retail ecosystem"



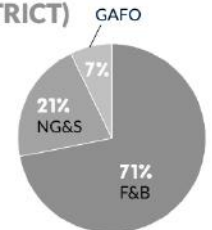
**OLD RIVER (THE FLATS)**

**14** Retail Stores  
**589K** Retail SF  
**\$30-35** Asking Rent per SF



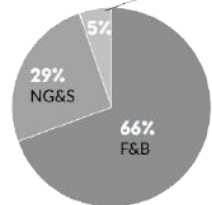
**WEST 6TH (WAREHOUSE DISTRICT)**

**28** Retail Stores  
**195K** Retail SF  
**\$18-20** Asking Rent per SF



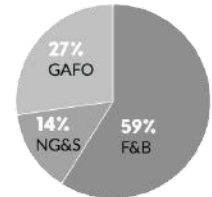
**EUCLID-THEATRE (PLAYHOUSE SQUARE)**

**17** Retail Stores  
**222K** Retail SF  
**\$20-25** Asking Rent per SF



**EUCLID-PROSPECT (GATEWAY DISTRICT)**

**73** Retail Stores  
**942K** Retail SF  
**\$25-30** Asking Rent per SF



**F&B** = Food & Beverage  
**NG&S** = Neighborhood Goods & Services  
**GAFO** = General Merchandise, Apparel & Accessories, Furniture & Other Sales



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### 0-15 Minute Walk-Time

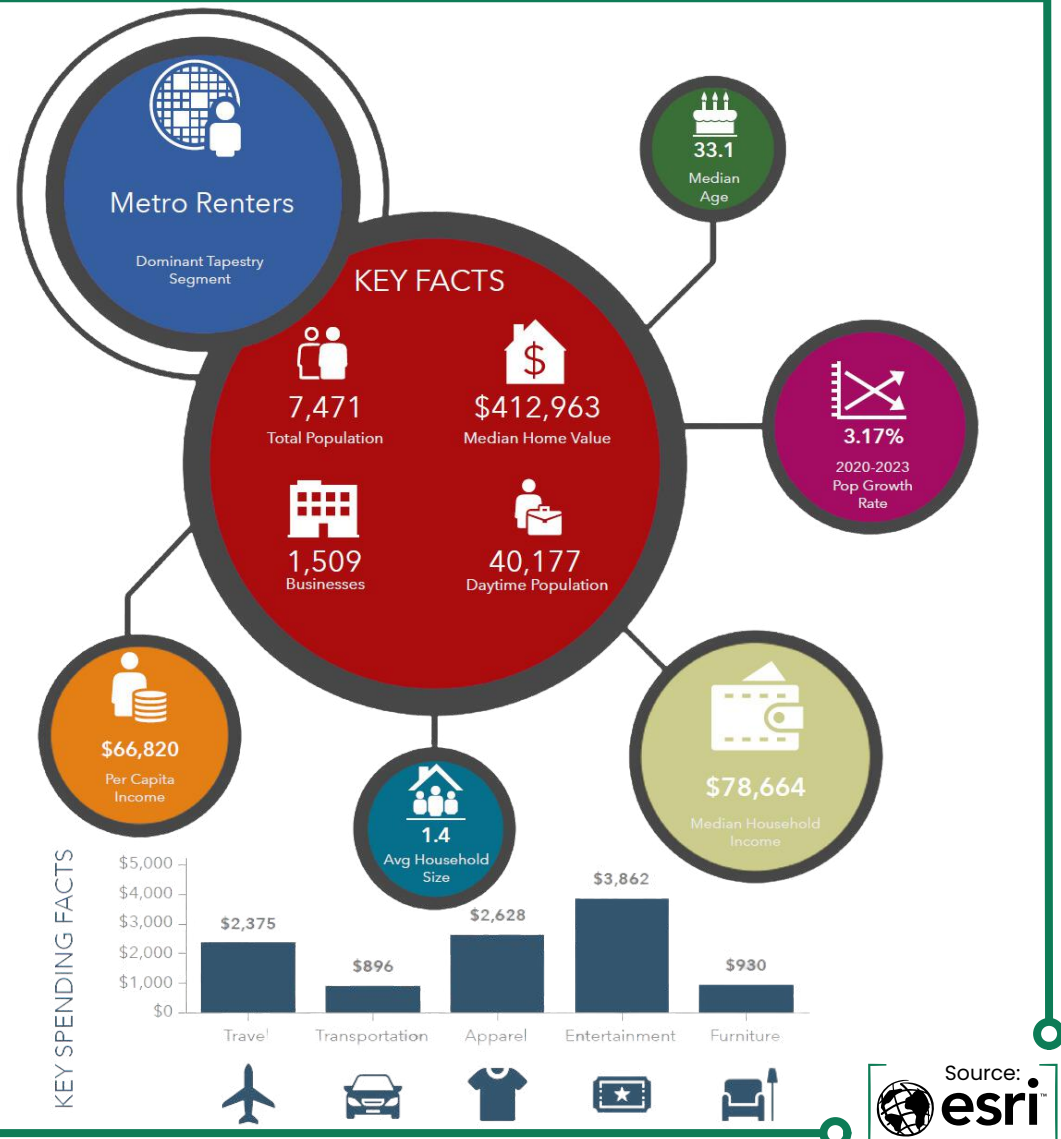
# FLATS EAST BANK



**WALK SCORE: 88**  
Very Walkable  
Most errands can be accomplished on foot

**TRANSIT SCORE: 78**  
Excellent Transit  
Transit is convenient for most trips

**BIKE SCORE: 69**  
Bikeable  
Some bike infrastructure  
Source: [Walk Score](#)



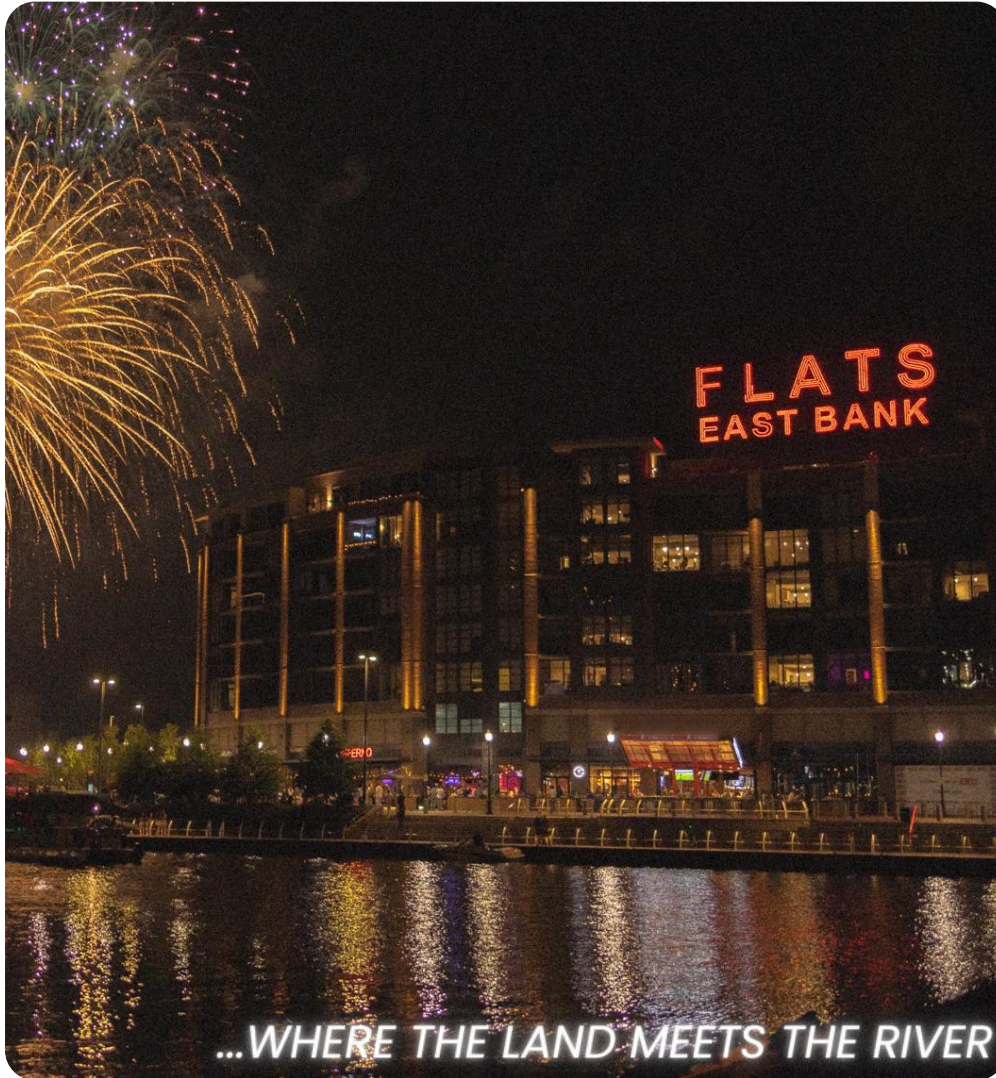
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## About **FLATS EAST BANK**



...WHERE THE LAND MEETS THE RIVER

Photo taken from [www.flatseastbank.com](http://www.flatseastbank.com)

The Flats East Bank in Downtown Cleveland represents a dynamic and evolving urban landscape, epitomizing the city's resurgence and rejuvenation. Situated along the scenic banks of the Cuyahoga River, this mixed-use development has undergone a remarkable transformation from its industrial roots to become a vibrant destination for locals and tourists alike. Anchored by an array of restaurants, bars, and entertainment venues, the Flats East Bank offers a diverse culinary and nightlife experience, catering to a range of tastes and preferences. Its waterfront location provides not only picturesque views but also opportunities for outdoor recreation, from leisurely strolls along the riverfront to kayaking excursions. Additionally, the presence of residential properties adds a residential dimension, attracting residents seeking urban living with easy access to amenities and cultural attractions. With its blend of commercial vitality, recreational opportunities, and residential offerings, the Flats East Bank stands as a testament to Cleveland's ongoing urban renewal and serves as a dynamic hub within the city's downtown landscape.

### Neighboring Tenants



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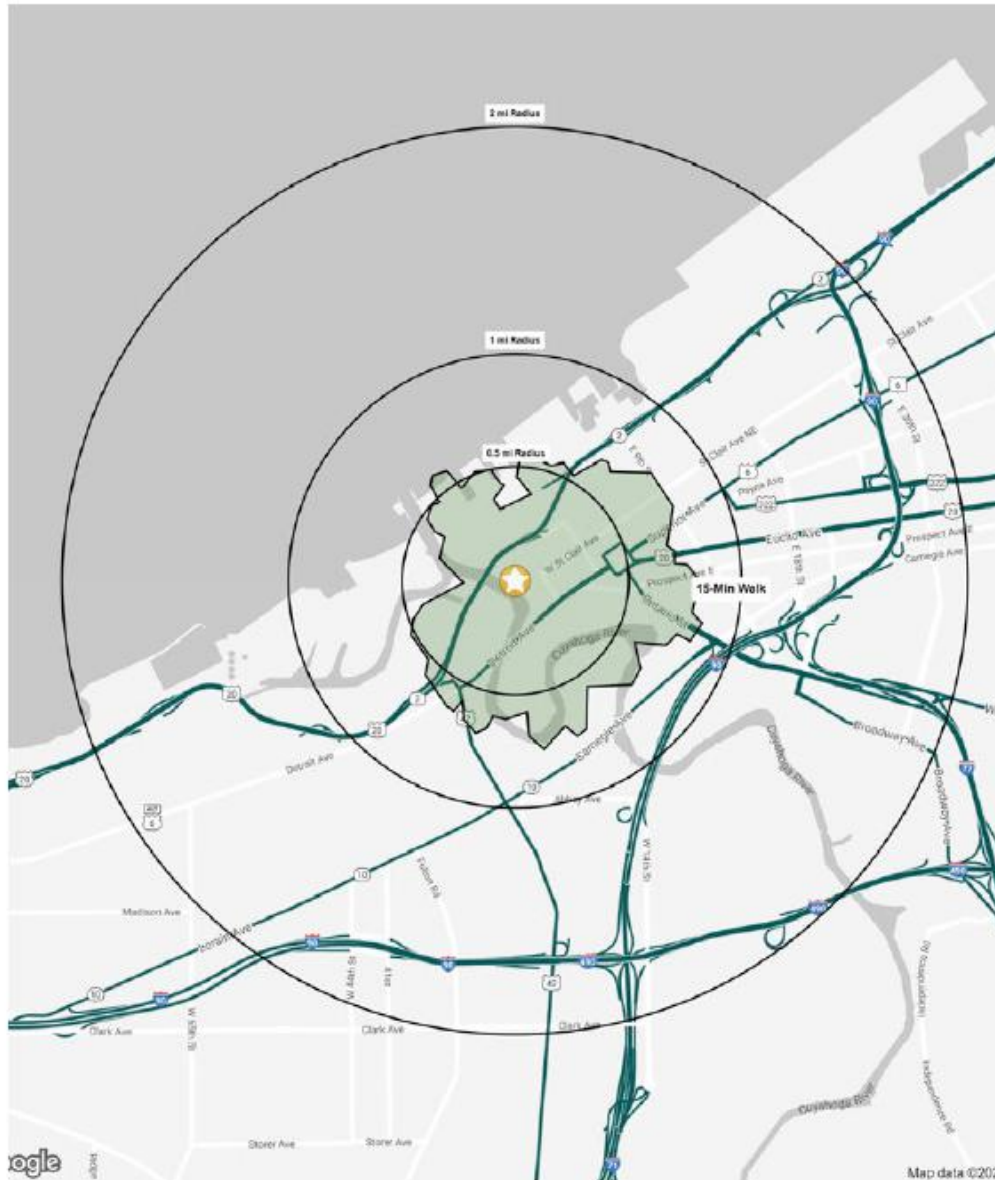
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### DEMOGRAPHIC SNAPSHOT

	1/2 MILE	1 MILE	2 MILES	15 MIN WALK
POPULATION	5,750	17,290	47,209	7,823
HOUSEHOLDS	3,678	11,482	26,362	5,229
MEDIAN AGE	29.6	32.7	33.3	29.9
AVERAGE HH INCOME	\$115,819	\$71,753	\$71,464	\$95,626
MEDIAN HH INCOME	\$91,877	\$66,335	\$59,974	\$85,299
BUSINESSES	905	2,772	4,686	1,586
EMPLOYEES	16,359	49,120	81,132	30,132
EDUCATION: BACHELORS +	55.7%	34.3%	27.2%	27.4%



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FOR MORE INFORMATION, PLEASE CONTACT:

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