3,923 SF Former Restaurant Space in the Superior Arts District!

2112 ROCKWELL AVE | CLEVELAND | OHIO | 44114

FOR LEASE

Rockwell Ave

E 21st St

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CBRE

THE OPPORTUNITY

- 3,923 SF Former Restaurant with 1,507 SF Lower Level in the Superior Arts District in Downtown Cleveland!

- Space has two commercial hoods and is ideal for another restaurant, catering facility, food commissary and more

- Join neighboring retails and restaurants Sichuan Hot Pot, Green Goat Café, Cleveland Cigar and Social Lounge, Enterprise Rent-A-Car, Unrefined and many more

- Located near Cleveland State University with over 14,000 students enrolled

- Dense population with 70,553 people within a 3-mile radius

- Traffic counts of 10,937 VPD on Superior Avenue (Source: ODOT)
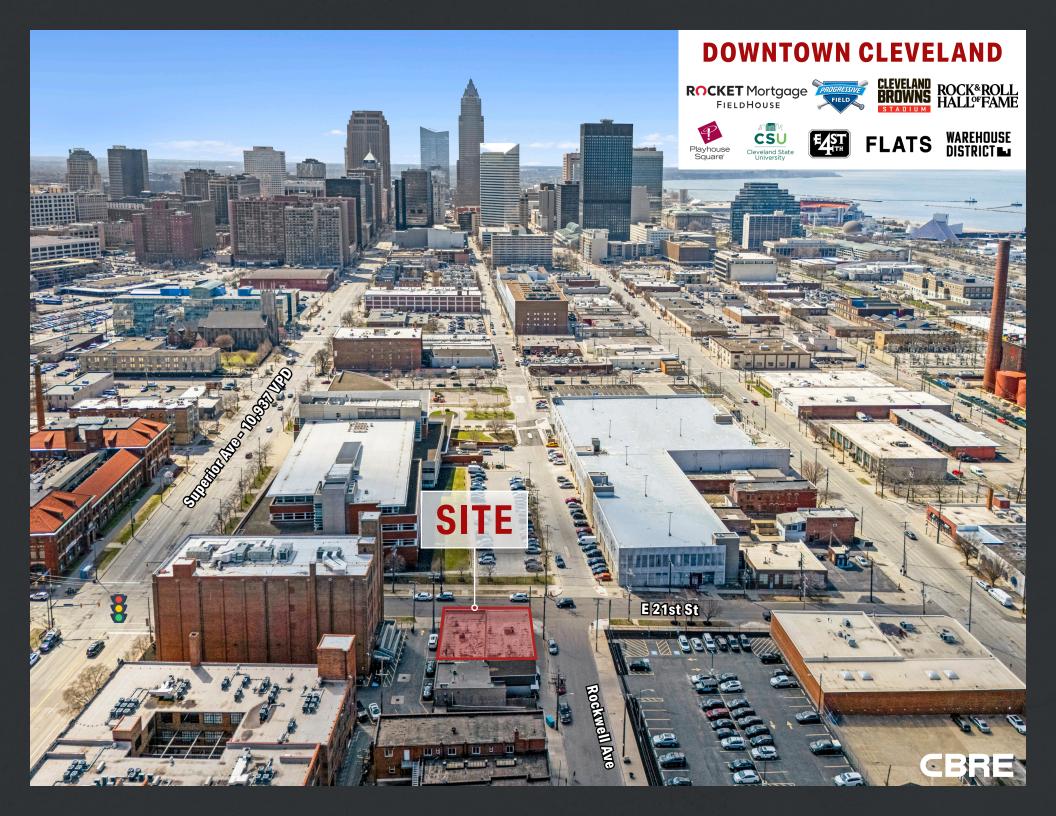

QUICK STATS 3 MILE RADIUS

DAYTIME POPULATION	POPULATION	HOUSEHOLDS	POPULATION 25 & OVER	AVG. HOUSEHOLD INCOME
144,590	70,553	35,427	50,704	$74,118

DOWNTOWN CLEVELAND

ROCKET Mortgage FieldHouse

PROGRESSIVE FIELD

CLEVELAND BROWNS STADIUM

ROCK & ROLL HALL of FAME

Playhouse Square

CSU Cleveland State University

E4ST 4TH

FLATS

WAREHOUSE DISTRICT

Superior Ave - 10,937 VPD

SITE

E 21st St

Rockwell Ave

CBRE

Cleveland State University
CSU

Playhouse Square

PROGRESSIVE FIELD

CROSSCOUNTRY MORTGAGE™

SUPERIOR MIXED USE DEVELOPMENT 43 UNITS

GBX Group

CUYAHOGA COUNTY BOARD OF ELECTIONS

2125 SUPERIOR LIVING
GREEN GOAT CAFE BAR

Superior Ave - 10,937 VPD

SITE

E 21st St

Rockwell Ave

CBRE

Downtown Cleveland
RETAIL TRADE AREA

WORKFORCE & INNOVATION
- 105,000 jobs in Downtown Cleveland
- 31.8 MSF total office space
- Fortune 500 HQ's: Sherwin Williams & KeyBank
- Largest "Job Hub" in Ohio
- #4 in Midwest attracting biomedical investment dollars
- 8th fastest growing market for tech talent

LIVING
- 20,000+ Residents live in downtown
- Largest downtown population in Ohio
- 89% occupancy rate
- Monthly rent for a one bedroom apartment: $818 - $1,934

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

DINING
- Over 250 restaurants and clubs
- Known for award winning cuisine and nationally acclaimed chef's

SPORTS & ENTERTAINMENT
- 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 ATTRACTIONS
- 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

Map Labels

WAREHOUSE DISTRICT
LAZA, ACQUA DI DEA, SUBWAY, BARLEY HOUSE, Johnny's Downtown, CLEVELAND CHOP, TOMO Sushi & Hibachi, Insomnia Cookies, BEYOND, JJ, C, Starbucks, LOST, Camino, Blue Point Grille, the IVY, Nauti Mermaid, Phoenix Coffee

FLATS EAST BANK
AÑEJO, JADE, INFERNO, COLLISION BEND, RUMRUNNERS, FWD, LINDEY'S Lake House, THIRTN THIRTY, PUNCH BOWL SOCIAL, SORA, Logo, COCKY'S, ALLEY CAT

WESTIN Hotels & Resorts, SHAKE SHACK, DUNKIN', Hampton, Holiday Inn Express, DRURY HOTELS, HYATT REGENCY, FedEx, the Y, Al's, MILK+HONEY, POTBELLY, SAUSALITO, Dave's Cosmic Subs, Ohio City Burrito, phoenix

THEATER DISTRICT
RESTORE, WILD EAGLE, PARNELL'S IRISH PUB, CROWNE PLAZA, Zaytoon, DISTRICT, Cibrèo, Starbucks, YOURS TRULY, DIN 210, CORBO'S, US bank, CHASE, SUBWAY

SITE

Emperor's Palace, GREEN GOAT, FAMILY DOLLAR, LI WAH, Mango Mango, ABC Supply Co. inc., bp, ExtraSpace Storage

One Cleveland Center, North Point Tower, NUEVO, GREAT LAKES Science Center, ROCK & ROLL HALL OF FAME, MARRIOTT, Il Venetian, Tower at Erieview, Oswald Center, NOBLE Beast, MASTHEAD BREWING CO., DG, Greyhound, BECKY'S, CONRAD'S, Arby's, Pizza Hut

AECOM Building, Key Tower, 800 Superior, 1100 Superior, PNC Center, HOFBRAUHAUS CLEVELAND, Gittoos, CSU

CLEVELAND BROWNS STADIUM, aloft HOTELS, BROWNSFIT, E & Y Tower, Nautic Waterfront District, Hilton Hotels & Resorts, The BURNHAM, JJ, THE RITZ-CARLTON, W Huron Rd, Betts, heinen's, METROPOLITAN at The 9, US Bank Centre, Comfort INN, RASCAL HOUSE, SUBWAY, Community Medical Services, PULP, KFC, Shell, McDonald's, Central Ave

PUBLIC SQUARE
DTLR, Rainbow, REBOL, boost mobile, JACK, MORTON'S THE STEAKHOUSE, USPS.COM, SANS-SOUCI, OTANI Noodle, CHIPOTLE, balance, DUNKIN

McCarthy's, Greater Cleveland Aquarium, Windows ON THE RIVER, Agave & Rye, SPACES, MULBERRY'S, CASA La Luna, FLAT IRON, SUNOCO, Terminal Tower, 200 Public Square, Fifth Third Center, Starbucks

GATEWAY
orangetheory FITNESS, HOTEL INDIGO, City TAP, RALLY HOUSE, Clevelander, Buffalo Wild Wings, Harry Buffalo, Winkys, THIRSTY PARROT, Hilton Garden Inn, CAVALIERS, QUAKER STEAK & LUBE, THE SALVATION ARMY, Cuyahoga Community College, St. Vincent Charity Community Health Center

E 4TH ST
Residence INN BY MARRIOTT, SCHOFIELD, UJERK, MABEL'S BBQ, Noodle, GOMA, MR. HERO, SOCIETY, RED, CVS pharmacy, barrio, FLANNERY'S Pub, Bar, Beyond, Butcher Brewer, THE CORNER ALLEY

Music Box, SHOOTERS

Traffic counts: 31,230 VPD, 134,473 VPD, 69,861 VPD, 15,861 VPD

Fulton Rd, Lakeside Ave

Highway markers: 2, 6, 90, 20, 77, 422, 14, 10, 42

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	14,310	70,553	217,733
2029 Population - Five Year Projection	14,827	72,289	217,124
2024 Daytime Population	67,264	144,590	367,574
2024 Households - Current Year Estimate	8,034	35,427	102,250
2024 Average Household Income	$70,286	$74,118	$62,842
2029 Average Household Income Projection	$84,809	$87,591	$74,204
2024 Median Household Income	$48,253	$42,914	$36,794
2024 Population 25 and Over	10,080	50,704	149,665

EXCLUSIVE CONTACTS:

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