

# First Floor Retail at The Avenue

For Lease | 1211 St Clair Avenue, Cleveland, Ohio 44114





# The Avenue

- ±3,486 SF of retail space on corner of E 12th & St. Clair
- Newer construction with modern glass storefronts in white box condition, ready for immediate build-out
- Residential units above = built-in customer base
- Strong daytime population from surrounding office and government buildings
- Great location just 2 blocks from Playhouse Square and 5 minutes from Rocket Mortgage Fieldhouse, Progressive Field, and Huntington Bank Stadium
- Within walking distance to the Rock & Roll Hall of Fame, Erievue Tower, and Cleveland State University
- Ideal for coffee shop/café, fitness or wellness concept, boutique retail or service retail
- Can accommodate tenant's employee parking on site 10-15 spots available

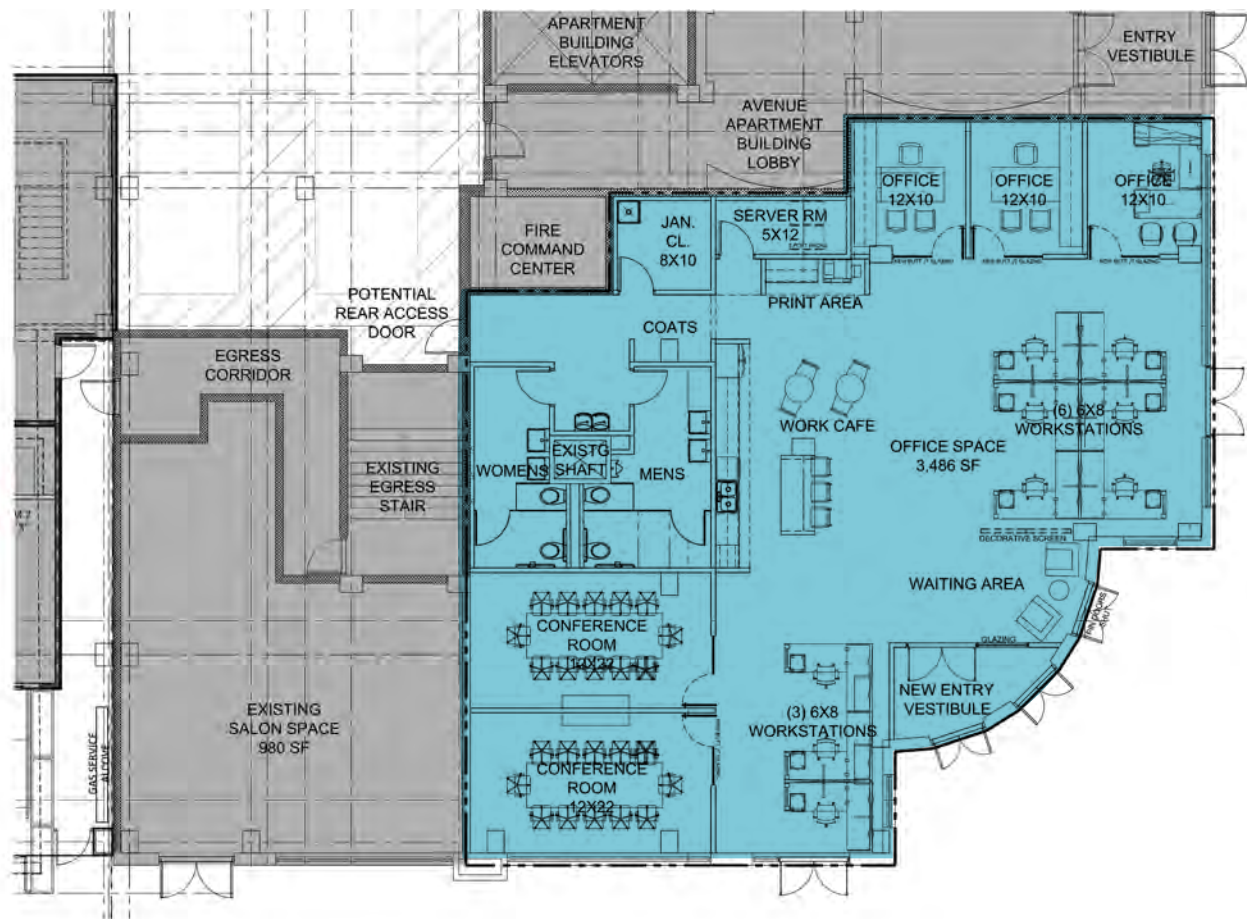
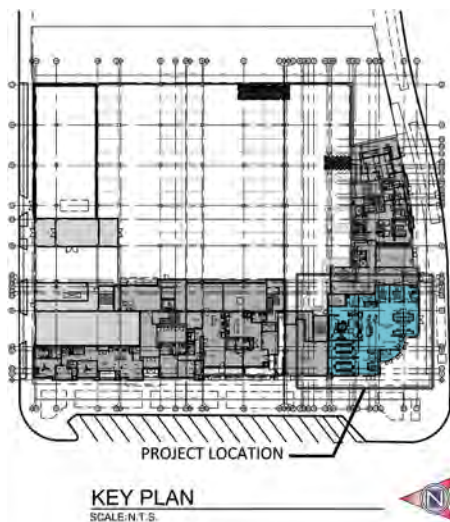


## Quick Stats

Available Space	± 3,486 SF
Year Built	2009
Building Type	Class A
Public Transit	Bus Route 1, 77 & 90
To University Circle	15 Min Walk to Public Square
Lease Rate	\$18.50 MG



# Floor Plan | Max Contiguous ± 3,486 SF





# Parking

1. 1111 Superior Garage  
509 spots  
\$20/day  
\$220/monthly (reserved 3rd floor space)
2. 1701 E. 12th Garage (Reserve Square Garage)  
955 spots  
\$13/day  
\$155/month
3. 1411 E. 9th Garage (Cathedral Plaza Garage)  
562 spots  
\$8/day  
\$177.50/month
4. 1801 E. 12th Garage (The Luckman)  
\$8/day  
\$172.80/month
5. 999 Chester Ave (Huntington Garage)  
1128 spots  
\$13/day  
\$179/month | \$222/month (reserved)
6. 801 Rockwell Ave Garage  
457 spots  
\$8/day  
\$175/month | \$205/month (reserved)
7. 1258 St Clair Lot  
152 spots  
\$8/day  
\$160/month
8. 1100 Rockwell Ave Lot  
102 spots  
\$8/day
9. 1506 Superior Ave Lot  
350 spots  
\$5/day  
\$85/month







**1211 ST CLAIR AVENUE  
CLEVELAND, OHIO 44114**

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