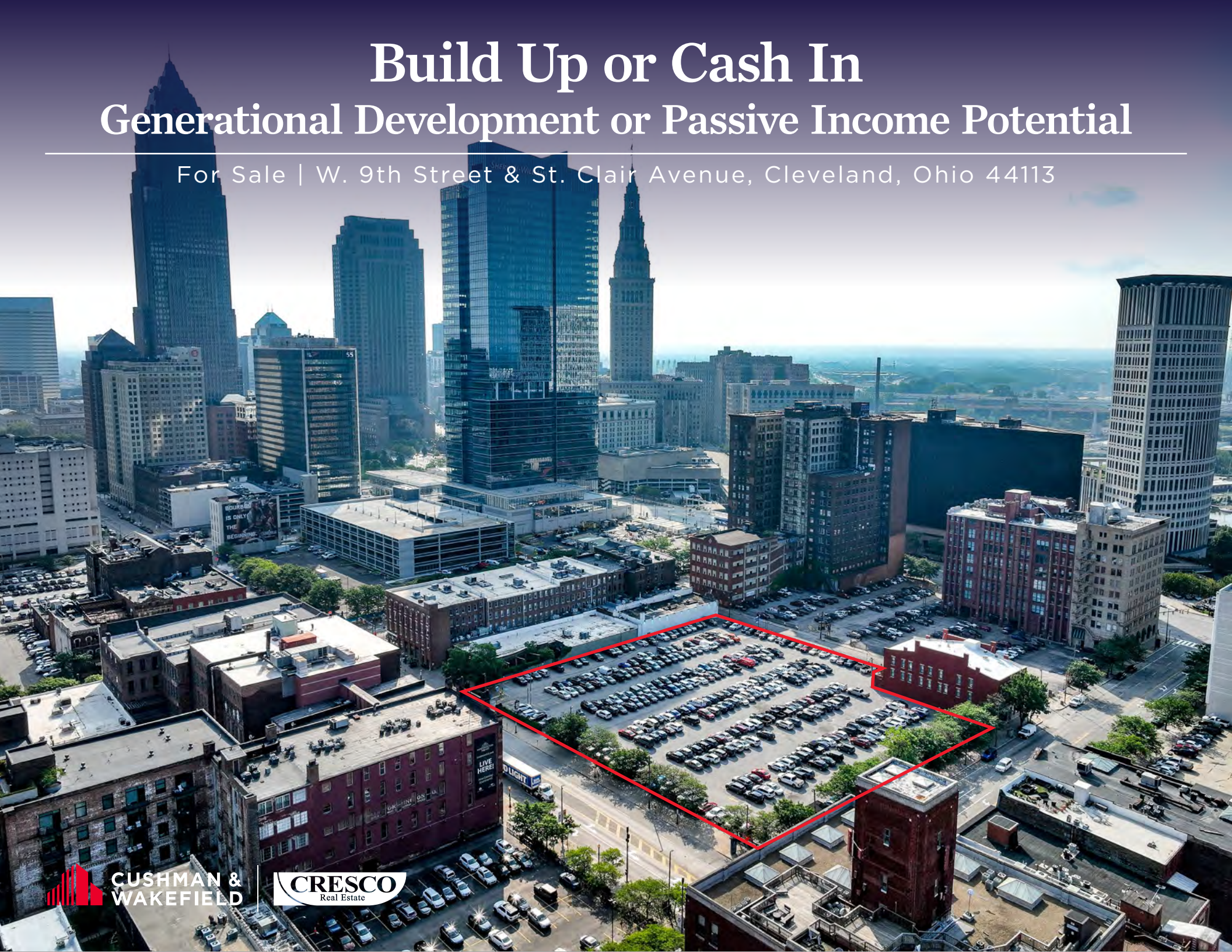


# Build Up or Cash In Generational Development or Passive Income Potential

For Sale | W. 9th Street & St. Clair Avenue, Cleveland, Ohio 44113





# W. 9th St & St. Clair Ave

- Rarely available parcels ideally suited for large-scale commercial or mixed-use projects
- Approximately 350 on-site parking spaces provide immediate value and flexibility for future uses
- Outstanding Vertical Development Potential in a high-demand urban core
- Unmatched surroundings walkable to some of the city's best dining, retail, hospitality, office, and residential destinations
- Strategic Adjacencies positioned next to the new Sherwin-Williams Global HQ and Bedrock's highly anticipated Rock Block development

**Sale Price: Contact Broker**



## Quick Stats

Available Space	2.27 AC Lot
Parking Spaces	-350 Surface
Zoning	LLR-D5, Limited Retail Business
Parcels	101-10-020, 021, 022, 023, 024, 025, 026



# Snapshot of Financials



## Sherwin Williams HQ

- 3,100 new employees to public square
- Only 920 parking spaces controlled in new Sherwin Williams Garage
- Returning to 100% in office January 2026

## Value Add Generators

- Daily/hourly parking
- Valet parking lot
- Self operation



**\$1.1M**

2025 Annual Revenue



**\$1.3M**

2026 Projected  
Revenue



**350**

Parking Spaces



**15%**

Year Over Year  
Increase



**\$500k**

2025 NOI



**\$650k-\$700k**

Projected 2027 NOI

*\*Lease/Operating  
agreement for renewal*





Flats East Bank

Margaritaville  
Punch Bowl Social  
Beerhead  
Alleycat  
Lingo  
Welcome to the Team

**W 9th ST  
& St Clair Ave**

OPENING Q4 2025

Warehouse District

Insomnia Cookies  
J.J. Reddy  
C  
Starbucks  
Blue Point  
Taziki's

Terminal Tower

CHAMPS  
CHARLEYS  
DTLR  
DUNKIN'  
JACK'S  
RENAISSANCE

East 4th

FLANNERY'S  
MABEL'S BBQ  
Wonder Bar  
GOMA

Playhouse Square

HB  
Hemen's  
Yours Truly  
Alex Theater  
Wild & Scary  
Fuel  
Metropolitan  
Zaytoon  
Ghostlight

**248,063**  
Population  
(2025 | 5 Mile)

**34.8**  
Median Age  
(2025 | 5 Mile)

**115,214**  
Households  
(2025 | 5 Mile)

**\$69,757**  
Household Income  
(2025 | 5 Mile)

**11,912**  
Total Businesses  
(2025 | 5 Mile)

**175,557**  
Total Employees  
(2025 | 5 Mile)



## NEIGHBORHOOD

# Downtown Cleveland

Downtown Cleveland offers a vibrant, walkable environment that blends historic charm with modern development, making it an ideal location to open a restaurant. With a growing residential population, strong daytime workforce, and a steady stream of visitors attending sports games, concerts, and conventions, the area provides consistent foot traffic and diverse clientele. Downtown is home to major attractions like Playhouse Square, Rocket Mortgage FieldHouse, and the Cleveland Convention Center, creating ample opportunity to capture business from both locals and tourists. Its mix of office towers, hotels, apartments, and cultural landmarks makes it a dynamic setting for restaurants looking to thrive in a high-visibility, high-energy district.



Total Residents: **21,000**

## May 2025 Metrics

Source: Placer.ai



**1.6M**  
Total Visits

(represents **out-market visitors**:  
those who visit but do not live or  
work downtown)



**614.5K**  
Employee Visits

(includes office, service, and hospitality  
inbound commuter visits)



**57%**  
Return to Office

\*compared to 2019

## Downtown Retail

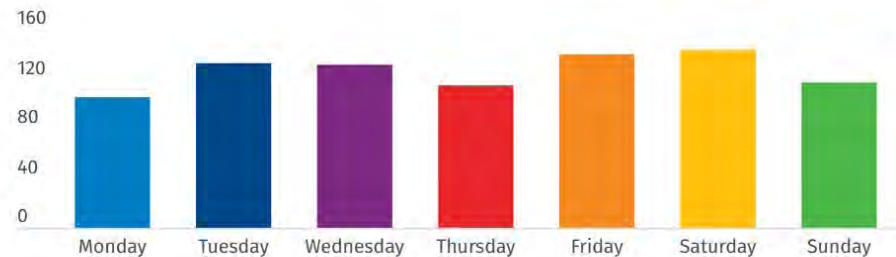


**13**  
New Store  
Openings  
2025



**200+**  
Total Stores +  
Restaurants

## Average Daily Foot Traffic (in thousands)



Source: Placer.ai, Total Visits and Average Daily Foot Traffic look at Visitors, Employees, and Residents. Employee foot traffic looks at office, restaurant, and hospitality workers. Return to Office Rate looks at Placer.ai, key card swipes, and office surveys.







**W. 9TH STREET & ST. CLAIR AVENUE  
CLEVELAND, OHIO 44113**

**RICO A PIETRO, SIOR**

Principal

[rpietro@crescorealestate.com](mailto:rpietro@crescorealestate.com)

+1 216 525 1473

**ROBBY MARTINELLI**

Associate

[rmartinelli@crescorealestate.com](mailto:rmartinelli@crescorealestate.com)

+1 216 232 4104

**KIRSTEN PARATORE**

Senior Associate

[kparatore@crescorealestate.com](mailto:kparatore@crescorealestate.com)

+1 216 525 1491



**Cushman & Wakefield | CRESCO**  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

[crescorealestate.com](http://crescorealestate.com)

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