

For Sale or Lease: 3,902 SF Turnkey Restaurant Space

1313 Old River Road, Cleveland, Ohio 44113



3,902 SF AVAILABLE

1313 Old River Road

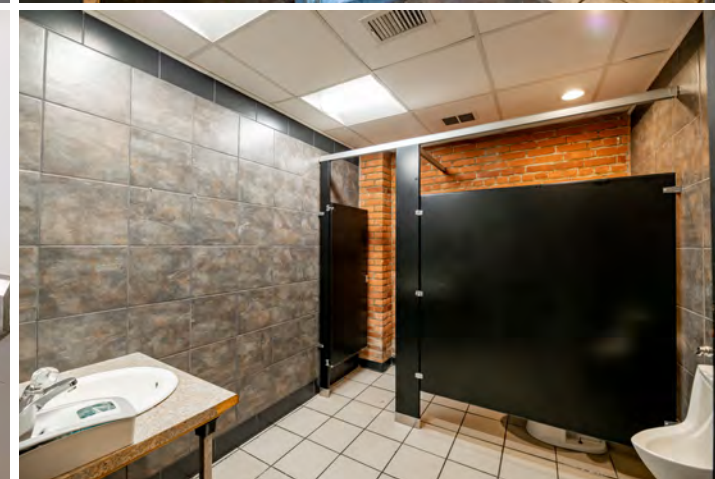
- 3,902 SF fully equipped, turnkey restaurant space with outdoor patio located in the heart of The Flats East Bank neighborhood
- Building includes all kitchen and bar equipment: hood system, walk in coolers/freezers, grills, and much more
- Prime opportunity for new or existing business to join the Flats East Bank entertainment district, which sees ~2 million visitors annually (source: placer.AI) and sits within an active mix of restaurants, nightlife, live music, entertainment, luxury apartments, hotels and riverfront access
- Potential to add additional outdoor seating on the south side of the building
- Neighboring tenants include Collision Bend Brewing, Good Night John Boy, Browns Fit, LAGO, Aloft Cleveland, 27 Club Coffee, Alley Cat Oyster Bar and more

Quick Stats

Building SF	3,902 SF
Year Built	1900
Primary Use	Restaurant



AI GENERATED IMAGE



2

ST CLAIR AVE

E 30th ST

90

CHESTER AVE

CLEVELAND STATE UNIVERSITY

PROSPECT AVE

CARNEGIE AVE

ST VINCENT CHARITY MEDICAL CENTER

E 22nd ST

WOODLAND AVE

ORANGE AVE

UNITED STATES POSTAL SERVICE

7

WAREHOUSE DISTRICT

Allen Theatre • Hanna Theatre • Mimi Ohio Theatre
 KeyBank State Theatre • Connor Palace Theatre
 Kennedy's Cabaret Theatre • Outcall Theatre
 Westfield Studio Theatre • The Helen

1313 OLD RIVER ROAD

2

DETROIT AVE

25th ST

Lutheran Hospital
a Cleveland Clinic Hospital

BEDROCK

The Crest

1600 Merwin Food Dev Site

Grain Craft Dev Site

Irishtown Bend

BREWDOG

Scranton-Averell, Inc.

THUNDERBIRD

W HURON RD

SHERWIN WILLIAMS

PUBLIC SQUARE

ONTARIO ST

EUCLID AVE

SUPERIOR AVE

WESTIN

Huntington Convention Center

ROCK AND ROLL

CELEST LAGER Science Center

CLEVELAND BRICKS

9th ST

LAKESIDE AVE

9th ST

9th ST

9th ST

9th ST

9th ST

9th ST

9th ST

Residential in the Area


Over 6,800 units built since 2016
 Over 1,200 units under construction
 Average Rent: \$2.20/SF



OHIO CITY		UNITS
1	Church & State	161
2	Clinton West	70
3	The Dexter	116
4	The Edison	306
5	Edge 32	62
6	Franklin West	24
7	Intro	300
8	Mariner's Watch	62
9	Messina	32
10	The Quarter	232
11	The Quarter Phase II	79
12	The Quarter Phase 3	80
13	Tinnerman Lofts	51
14	W. 25th Lofts	83
15	Welleon	127
16	Harbor Row Townhomes	11
17	Intro Phase II	TBD
18	Shoreway Tower	95
19	Voss Redevelopment	130
20	Station 73 at Battery Park	258
21	Bridgeworks	140

TREMONT		UNITS
22	Electric Gardens	130
23	The Lincoln	82
24	The Parallax	9
25	Scranton Carriage Works	7
26	Tapan Apartments	95
27	APL Apartments	95
28	TREO	171
29	West 20th Apartments	80
30	Abbey Avenue Apts	132

DOWNTOWN		UNITS
31	The Athlon at The CAC	164
32	The Beacon	187
33	Euclid Grand	240
34	Flats East Bank - Ph. 3	309
35	The Garfield	125
36	Harbor Verandas	16
37	The Leader Building	220
38	The Lumen	318
39	The May	308
40	Reserve Square	980
41	Residences at Halle	122
42	Residences at Terminal Tower	303
43	Standard Building	281
44	The Statler	295
45	W. 9th Lofts	12
46	Worthington Yards	98
47	Public Square North	281
48	Thunderbird	300
49	The Peninsula	316

 Proposed

Flats East Bank

Cleveland, Ohio has a diverse and dynamic real estate market, particularly when it comes to flats. The city's flats, located along the Cuyahoga River, offer a unique opportunity for those looking for prime waterfront property. These properties range from historic buildings that have been converted into offices, restaurants, and retail spaces, to brand new residential developments that feature modern amenities and cutting-edge design. The flats' location also offers easy access to major highways and downtown Cleveland, making them an attractive option for users looking to establish a presence in the city. With a variety of options available, the flats in Cleveland offer an exciting and vibrant real estate market.

Moreover, the flats in Cleveland, Ohio have undergone significant redevelopment in recent years, making them even more attractive for real estate investment. The city has invested in infrastructure improvements, including new bridges, boardwalks, and pedestrian paths, which have made the area more accessible and inviting to both businesses and visitors.





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CLEVELAND, OHIO 44113**

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