


WELLEON

Gordon Square's Premier Mixed-Use Development



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Retail for Lease
5454 Detroit Avenue, Cleveland, Ohio 44102



Photo Credit: Sonny Lindsey

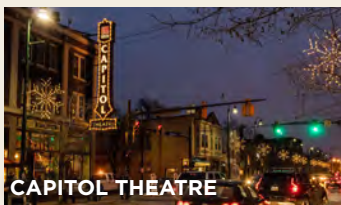
WELLEON

Join the ground floor of Gordon Square's most dynamic new mixed-use development, Welleon. Opened in late-2023, Welleon was one of Cleveland's fastest-leasing Class-A residential projects, reaching full occupancy in less than a year, with residential remaining extremely stable through 2026. Project includes 127 high-end apartments with first-class amenities including a wellness center, rooftop pool, and a large common courtyard. NuIQ Wellness Lounge, Soul Space, and PureFyx Health Bar occupy 8,851 SF of the available ground floor commercial space, providing residents and the community a state-of-the-art health and wellness experience.

AVAILABLE SPACE

- | | |
|------------------------|---|
| 5428 Detroit | 2,272 SF Restaurant Space
Turn-key second-generation restaurant space with outdoor patio; lower level prep space included. |
| 5454 Detroit Suite 101 | 5,139 SF Retail/Restaurant Space (Divisible)
Premier restaurant space with 16' ceilings with a large window line, prominent frontage on Detroit, and ample patio opportunity |

NEARBY NEIGHBORS

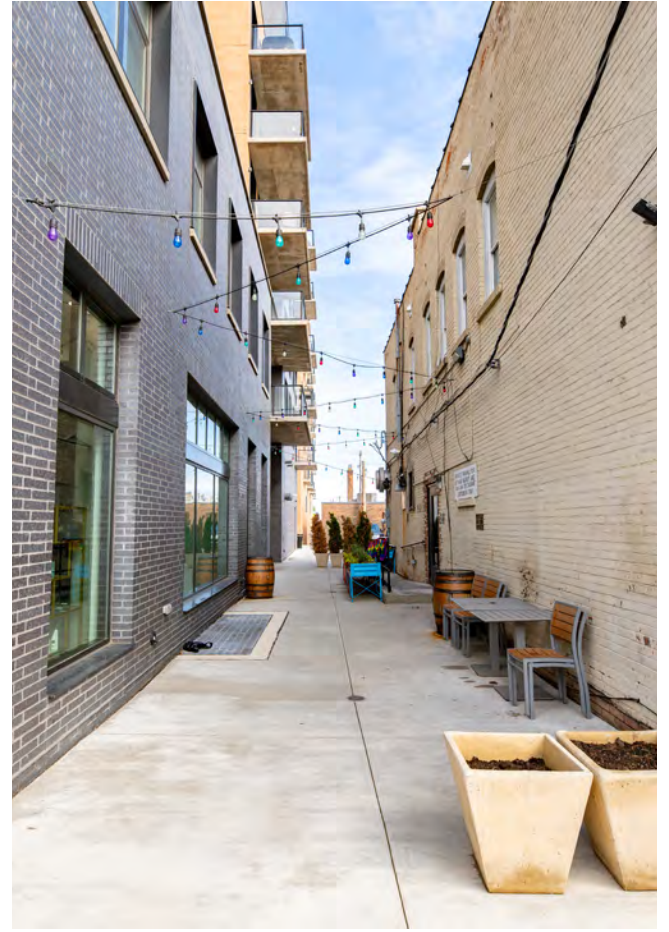


CONVENIENT PARKING

Gordon Square provides ample surface parking throughout the neighborhood. There are hundreds of free street parking spaces within a 3-block radius, including spots directly in front of the retail space on Detroit Avenue.



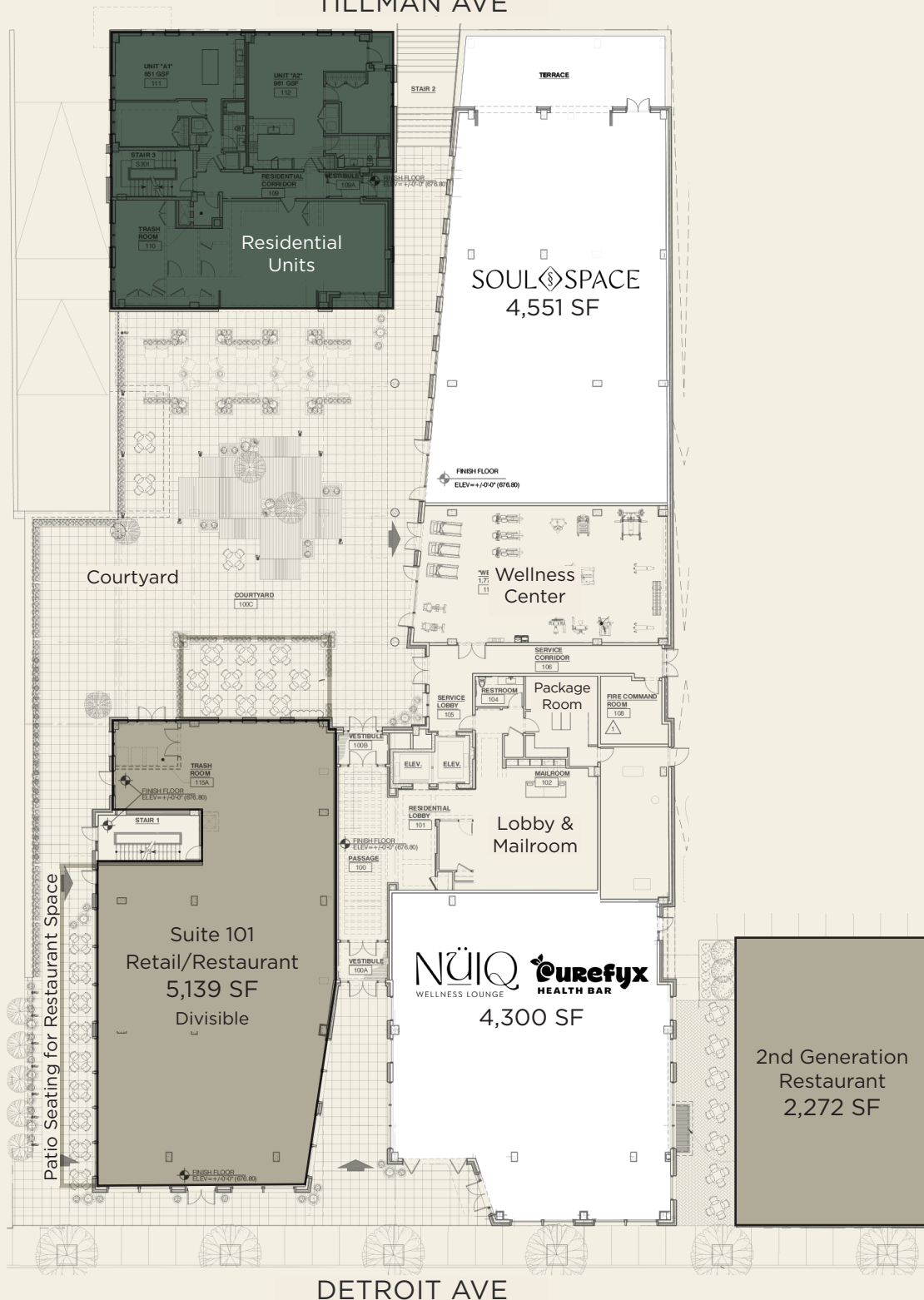






SITE PLAN

TILLMAN AVE



DETROIT AVE

	Available Space
	Existing Retail
	Residential Units



VACANT 5,139 SF SPACE



HIGH VISIBILITY FROM DETROIT AVENUE



VACANT 5,139 SF SPACE



Edgewater Beach

TERRESTRIAL

St. John's

Stone Mad Pub



IL RIONE PIZZERIA

Parkview Nite Club

HKM DIRECT MARKET communications

Tina's Nite Club

toast

Near West Theatre

CAPITOL THEATRE

Shoreway Market

studiothInk

Templin Bradley Lofts

Welleon

SPICE

Breit's

SUBWAY

GEORGIO'S

NINJA CITY

FIRST FEDERAL LAKEWOOD

Superelectric

BRACCI ITALIANERO

LGBT Center

LUXE

Brewnuts

Gypsy Beans

Cleveland Public Theatre

save a lot

HAPPY DOG

Id CLEVELAND

ASTORIA

BLACK CAT

RITE AID



PROMINENTLY LOCATED IN GORDON SQUARE

Steps to Ohio City and 2 miles to Downtown Cleveland

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



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