

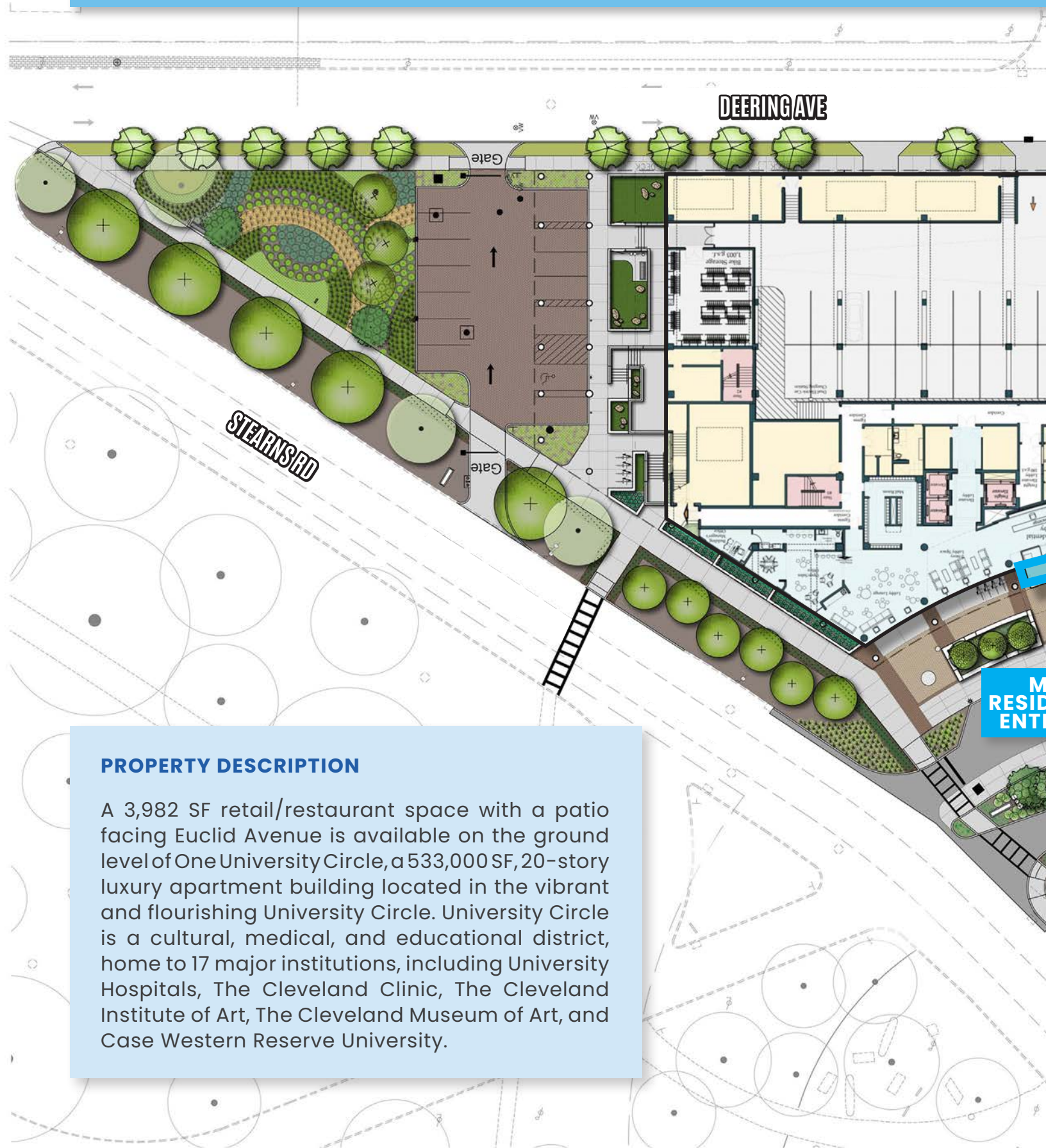
# RESTAURANT OPPORTUNITY at One University Circle

Cleveland's  
premier luxury  
living with 420  
residents



**ONE UNIVERSITY CIRCLE** | Cleveland, Ohio

# SEEKING: Wellness | M



## PROPERTY DESCRIPTION

A 3,982 SF retail/restaurant space with a patio facing Euclid Avenue is available on the ground level of One University Circle, a 533,000 SF, 20-story luxury apartment building located in the vibrant and flourishing University Circle. University Circle is a cultural, medical, and educational district, home to 17 major institutions, including University Hospitals, The Cleveland Clinic, The Cleveland Institute of Art, The Cleveland Museum of Art, and Case Western Reserve University.

# Market | Cafe | Retail



**SITE**  
**3,982 SF**  
**AVAILABLE**

**ENTRANCES** **PATIO**

**MAIN IDENTIFICATION ENTRANCE**

**PARKING**

**STOKES BLVD**  
**11,510 VPD (23)**

**EUCLID AVE** **20,834 VPD (23)**



**MAIN  
RESIDENTIAL  
ENTRANCE**



**ENTRANCES**

# SITE

**SIGNAGE  
OPPORTUNITY**

**PATIO**

**PARKING** →

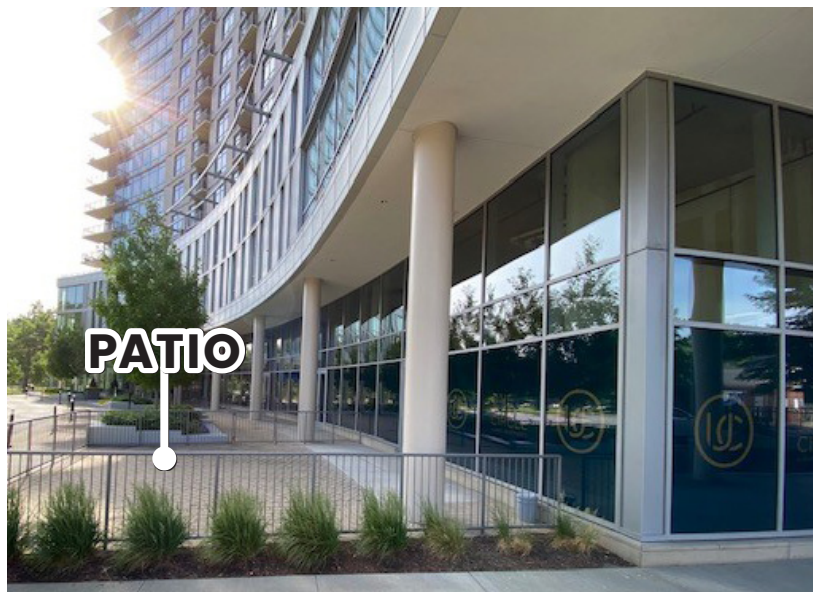
**CURRENT CONDITION**



**RESTAURANT RENDERING**









**ENTRANCE  
TO SPACE**

**ENTRY  
DOOR**

*Residential Lobby*

*Residential Lobby*

**ENTRANCE  
TO PATIO**



*Community Center*



*Community Center*



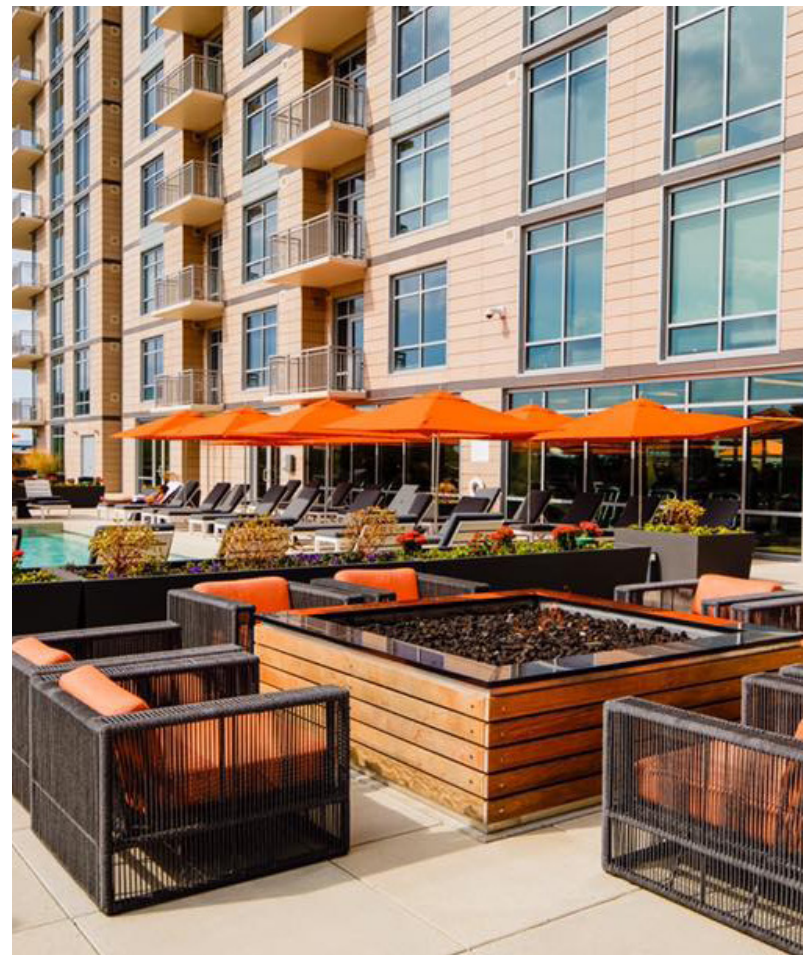
*Conference Room*



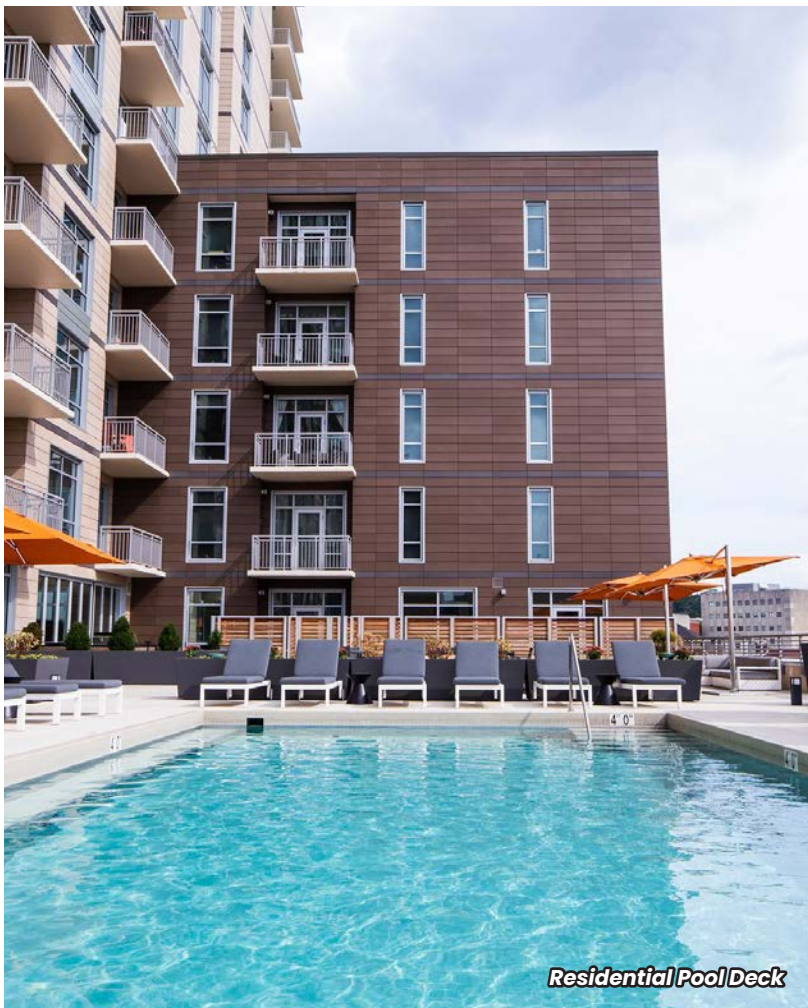
*Catering and Party Room*



*Residential Pool Deck*



*Communal Garden*



*Residential Pool Deck*



**GEORGE GUND HALL  
SCHOOL OF LAW**

**CLEVELAND  
INSTITUTE OF  
MUSIC**

**CLARK TOWER**



**SEVERENCE  
HALL**

**KEVIN SMITH  
LIBRARY**

**WADE  
LAGOON**

**MARTIN LUTHER KING JR. DR**

**EUCUID AVE**





**THWING CENTER**

**THE ALLEN MEMORIAL MEDICAL LIBRARY**

  
**University Hospitals**

**AMASA STONE CHAPEL**

**ALBERT HALL**

**CRAWFORD HALL**

**EAST BLVD**



**TOMLINSON HALL**



**VIEW FROM THE ROOF ABOVE THE PREMISES**



18,000 EMPLOYEES

1,440 BEDS

**SITE**



ONE UNIVERSITY CIRCLE

**DOWNTOWN**

Kenko  
sushi • teriyaki

MARRIOTT

Starbucks

RASCAL HOUSE  
A Delicious Blend of Fresh Flavors

Insomnia  
cookies

CHOPSTICK  
KUNG FU  
TEA

**SEVERANCE HALL**

**UNIVERSITY**



University Hospitals

9,000 EMPLOYEES

1,032 BEDS



12,000 STUDENTS



MUSEUM OF CONTEMPORARY ART CLEVELAND

**LITTLE ITALY**



JUN 22



# IN CLEVELAND



Cleveland Museum of NATURAL HISTORY



Louis Stokes Cleveland VA Medical Center

660 BEDS



cm CLEVELAND INSTITUTE OF MUSIC

~350 STUDENTS

# Y CIRCLE

Cleveland Institute of Art

~600 STUDENTS

UPTOWN

BARNES & NOBLE plum market®

THOMY JOHNS'S SANDWICHES MITCHELL'S CANDY SHOP HOMEMADE CHIPOTLE MEXICAN GRILL chloati

Panera BREAD BIBIBOP asian grill TACOLOGIST POTBELLY SANDWICH SHOP

Orangetheory FITNESS BURGERIM DUNKIN'

INCH/NS BAMBOO GARDEN ABC the Tavern Otani Japanese Restaurant

falafel cafe

# LOCATED AT THE INTERSECT





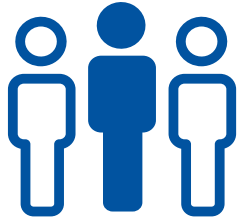
# ION OF CULTURE & LUXURY



Cleveland is a major city in the U.S. state of Ohio and the county seat of Cuyahoga County. Greater Cleveland is ranked as the 32nd largest metropolitan area in the U.S., with 2,055,612 people. The city is located on the southern shore of Lake Erie and was founded in 1796 near the mouth of the Cuyahoga River. It became a manufacturing center due to its location on both the river and lake shore, as well as being connected to numerous canals and railroad lines. As Cleveland continues to evolve and grow, the economy relies on diversified sectors such as manufacturing, financial services, healthcare, entertainment and biotechnology. Over the last 5 years, Cleveland has added over \$5 billion worth of new construction, including 1,500 hotel rooms, converting 1 million square feet of commercial space into 3,300 residential units and added 350,000 square feet of prime office space. The city is home to some of the best hospitals in the U.S., including The Cleveland Clinic, University Hospital and MetroHealth. Additionally, the city is home to Playhouse Square, the second largest performing arts center in the U.S. behind New York City's Lincoln Center.

# DEMOGRAPHICS

2 MILE RADIUS



**64,703**

Population



**30,086**

Households



**145,732**

Daytime Population





# ONE UNIVERSITY CIRCLE

**FOR MORE INFORMATION OR  
QUESTIONS ABOUT THIS PROPERTY,  
CALL OUR AGENTS TODAY!**



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