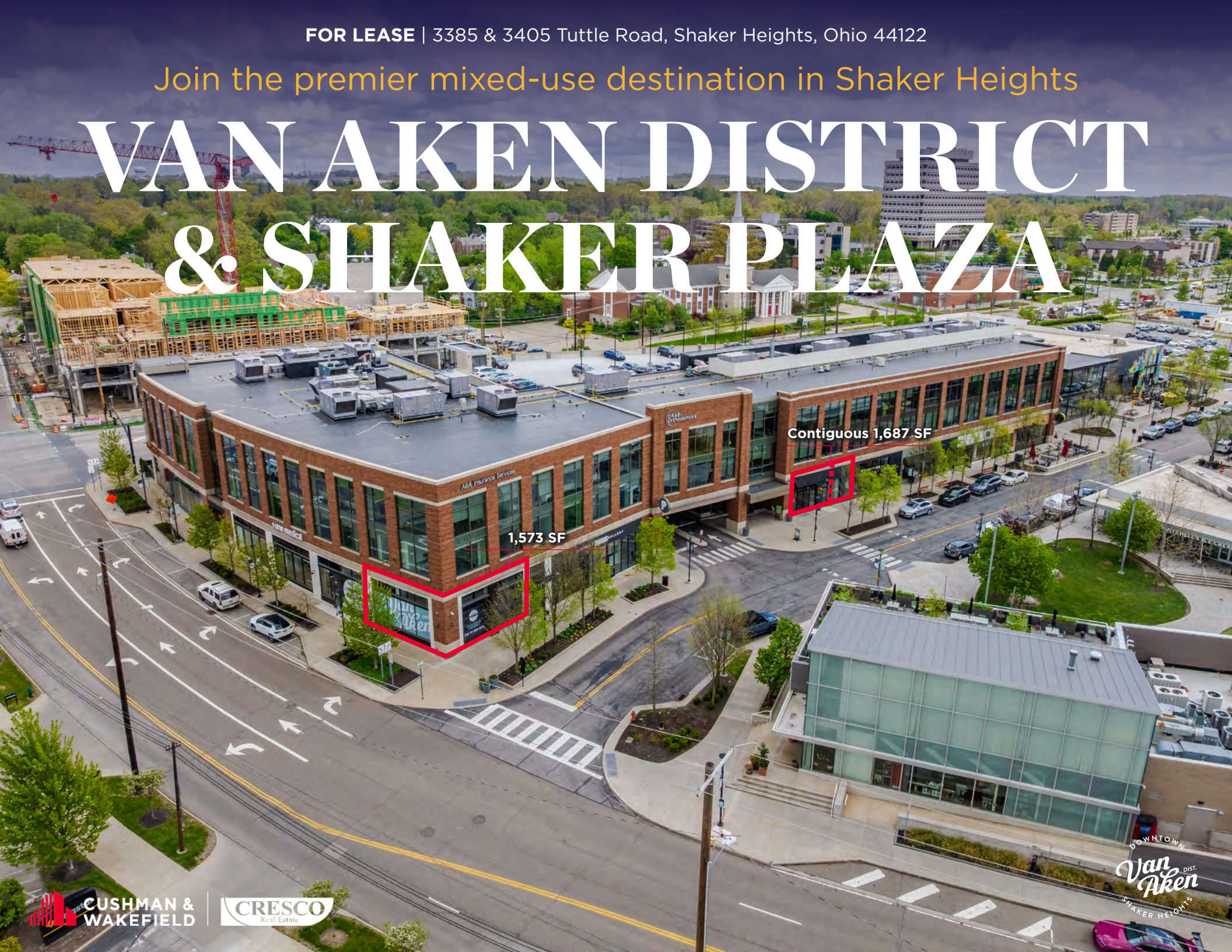
FOR LEASE | 3385 & 3405 Tuttle Road, Shaker Heights, Ohio 44122

Join the premier mixed-use destination in Shaker Heights

VAN AKEN DISTRICT & SHAKER PLAZA



PROPERTY DETAILS



PROPERTY DESCRIPTION

- Premier mixed-use destination in the heart of Shaker Heights, an affluent and dense suburb east of Downtown Cleveland
- Dynamic mix of national, regional and local retail, restaurant, and medical tenants including Shinola, Northstar Cafe, Brassica, Mitchell's Ice Cream, One Medical, Boom's Pizza, Kiln, and Paloma, home to over 50 businesses
    - **22,000 SF** Market Hall with shared gathering space, the first of its kind in Northeast Ohio
    - Over a quarter-acre of public greenspace with **DORA District** in-place; continuous programming in public spaces throughout the year
    - 75,000 SF of Class-A office space
    - 329 Class-A residential units on-site, near full occupancy
- Over 500 shared parking spaces available across structured garages, surface lots, and street parking
- Direct access to RTA Blue Line, one of the few true transit-oriented developments in the region
- Daily commuters to and from Downtown Cleveland, University Circle, and surrounding suburbs

AVAILABILITIES:

Van Aken District

- 887 SF second-generation restaurant space, easily combined with adjacent 800 SF
- 1,573 SF white box space with marquee visibility at Tuttle Rd & Farnsleigh Rd

Shaker Plaza

- Unit 107: 1,287 SF







PROPERTY DESCRIPTION

Address	3385 & 3405 Tuttle Road
County	Cuyahoga
Parcel #	736-10-008
Building SF	134,898 SF
# of Floors	4
# of Buildings	4
Year Built	2018
Building Class	A

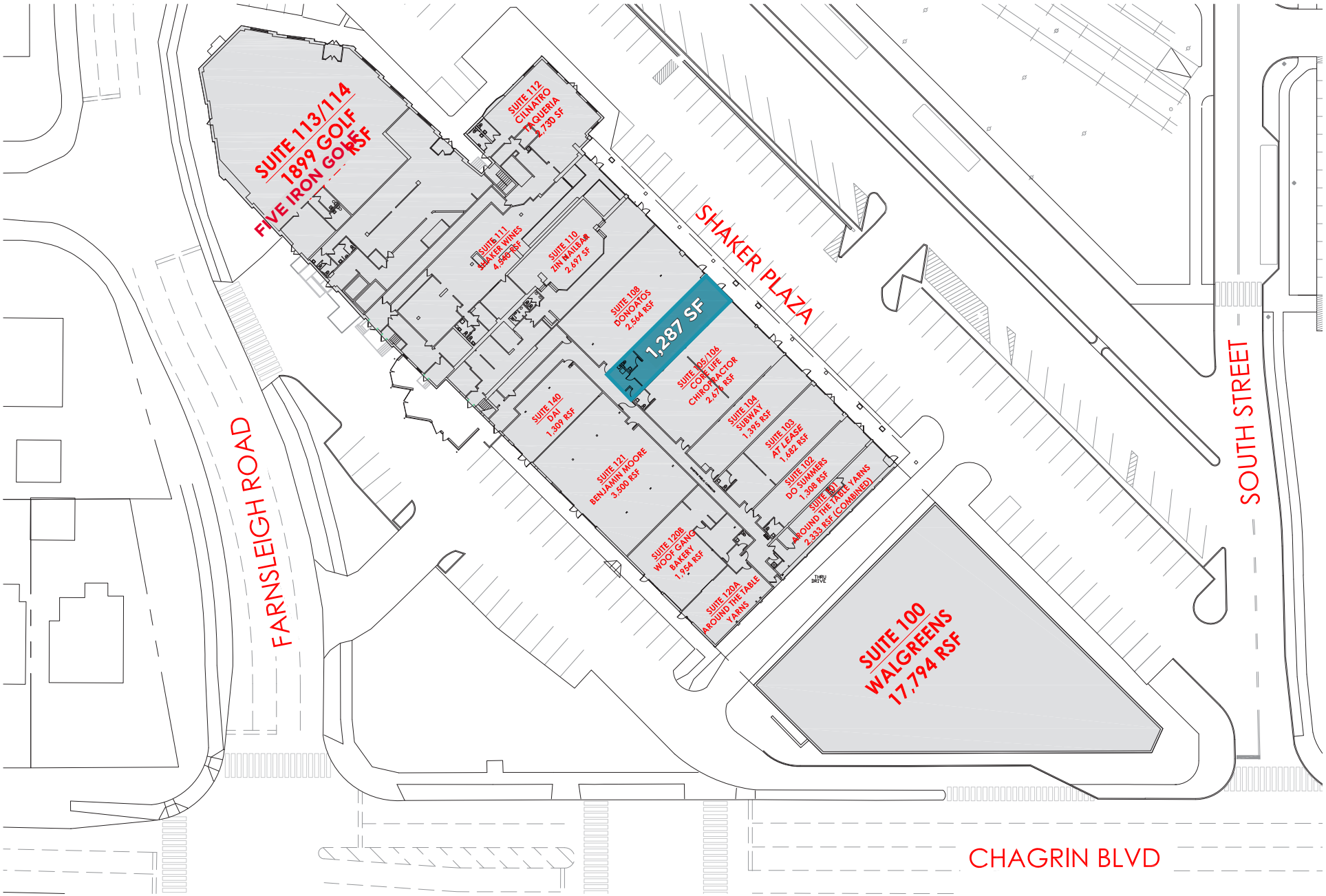
VAN AKEN DISTRICT AVAILABILITY

UNIT	AVAILABLE SF	MINIMUM DIVISIBLE	MAXIMUM CONTIGUOUS	AVAILABLE ON
3385 Tuttle Rd	1,573 SF	1,573 SF	1,573 SF	Immediate
3405 Tuttle Rd	1,687 SF	800 SF	1,687 SF	Dec. 1, 2026

SHAKER PLAZA AVAILABILITY

UNIT	AVAILABLE SF	MINIMUM DIVISIBLE	MAXIMUM CONTIGUOUS	AVAILABLE ON
Unit 107	1,287 SF	1,287 SF	1,287 SF	Immediate

SHAKER PLAZA



VAN AKEN DISTRICT

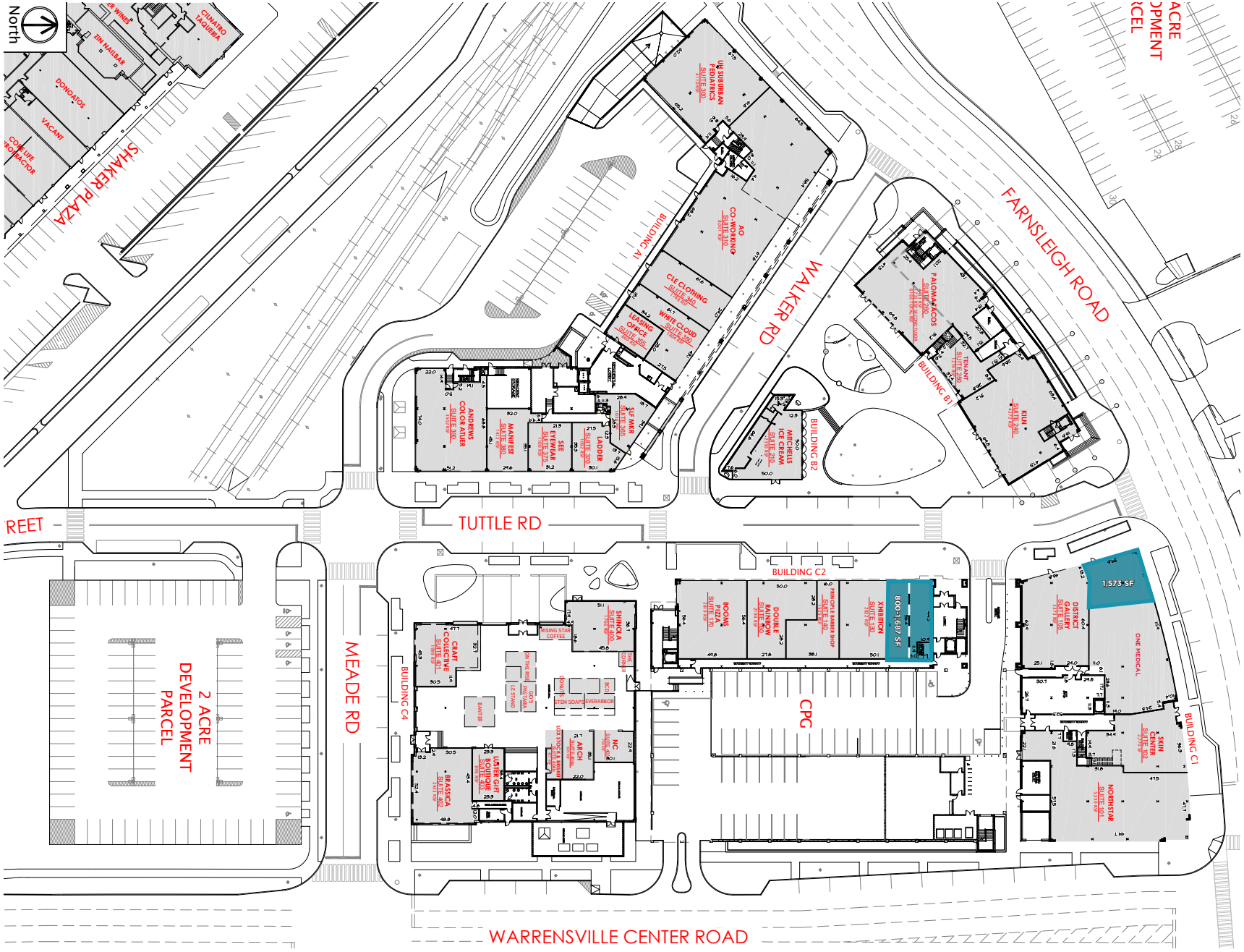



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SHAKER HEIGHTS


MARKET HALL






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DOWNTOWN
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SHAKER HEIGHTS



MARKET OVERVIEW



MARKET OVERVIEW

Shaker Heights is one of Greater Cleveland's most established inner-ring suburbs, offering a rare combination of affluent household demographics, strong educational attainment, historic residential density, and walkable mixed-use districts. For retail, restaurant, service, and office users, the city presents a compelling opportunity to reach a high-income, well-educated customer base within a compact, transit-served community.

Shaker Heights is best viewed as a high-income, highly educated, neighborhood-driven commercial market with selective but meaningful growth through mixed-use development and corridor reinvestment. Retail and restaurant users can tap into strong local spending power, walkable districts, and growing residential density, while office and service users can benefit from a professional customer base, transit access, and proximity to Cleveland's east-side suburbs.

For the right concept, especially one that values affluent households, neighborhood loyalty, walkability, and a distinctive community setting, Shaker Heights offers a strong Greater Cleveland location with continued public and private investment momentum.

28,689
Population

41.8
Median Age

$165,179
Avg HH Income



285,691	38.9	126,744	$103,395	13,434	135,432
Population (2025 | 5 Mile)	Median Age (2025 | 5 Mile)	Households (2025 | 5 Mile)	Household Income (2025 | 5 Mile)	Total Businesses (2025 | 5 Mile)	Total Employees (2025 | 5 Mile)

For Lease

Van Aken District & Shaker Plaza

3385 & 3405 Tuttle Road, Shaker Heights, Ohio 44122



SCHEDULE A TOUR TODAY

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