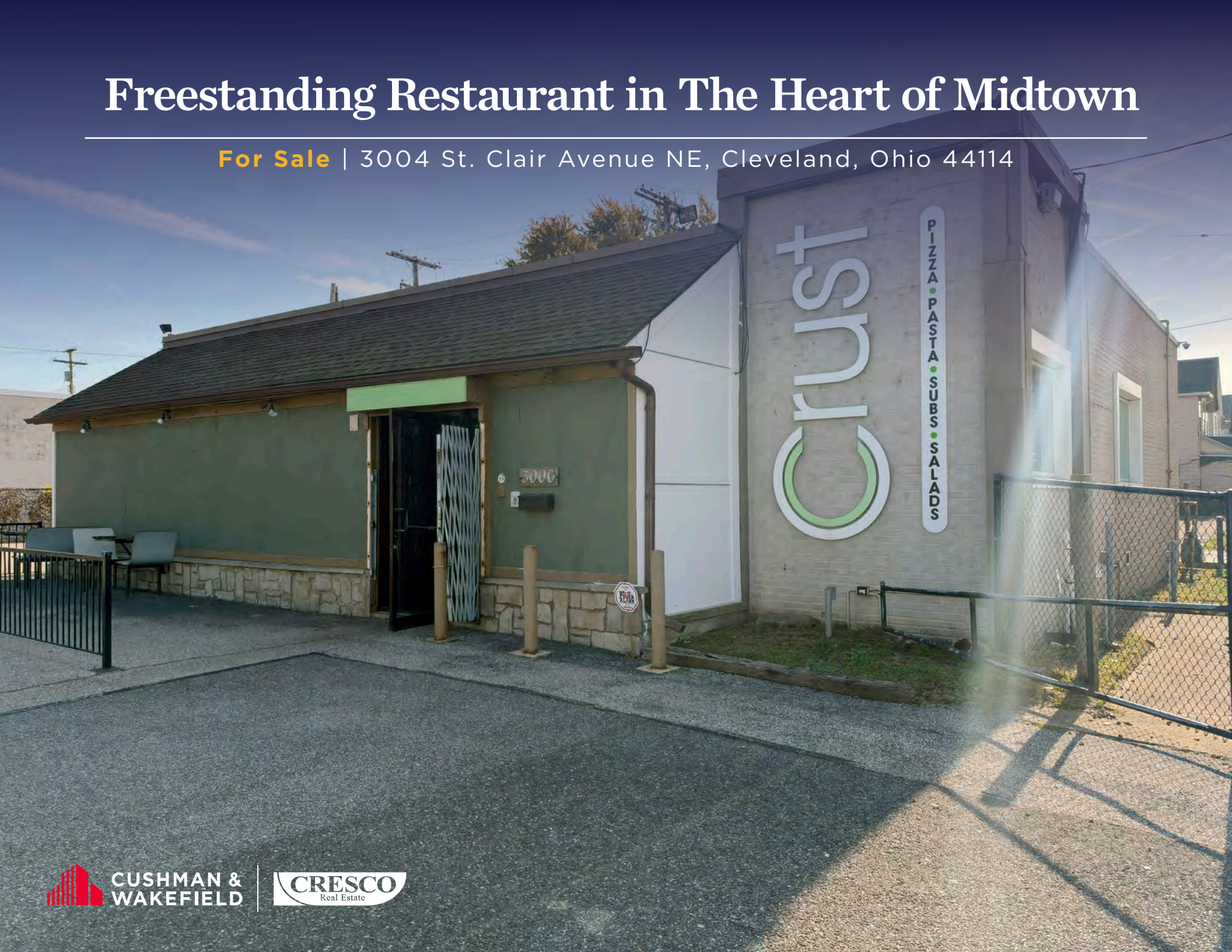
Freestanding Restaurant in The Heart of Midtown

For Sale | 3004 St. Clair Avenue NE, Cleveland, Ohio 44114



CUSHMAN & WAKEFIELD | CRESCO Real Estate

3004 St Clair Ave NE

- Freestanding commercial building for sale in the heart of Midtown
- Perfect for owners or operators seeking to capitalize on built-out restaurant with kitchen equipment included and outdoor patio space
- Close proximity to I-90
- Sitting on 0.5 acres with roughly 32 parking spaces

Sale Price: $650,000

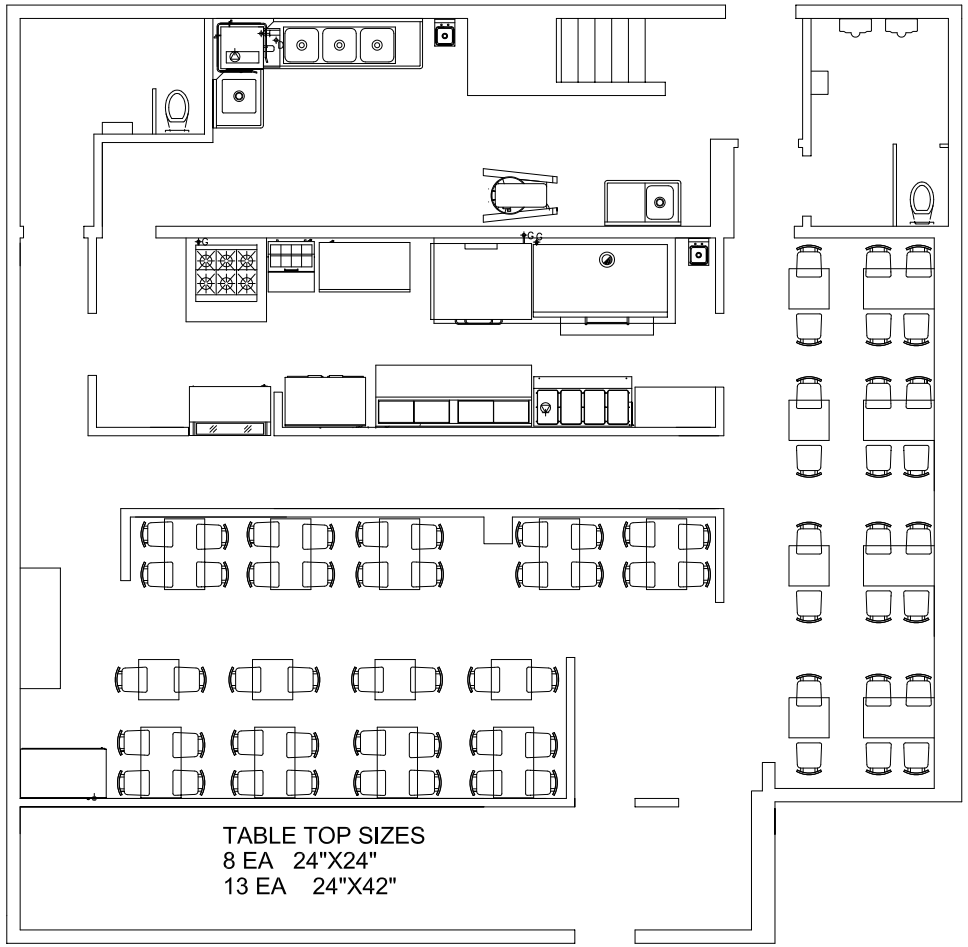




Quick Stats

Building Size	4,195 SF
Year Built	1960
Land Area	0.5 AC
Parking Spaces	32 Surface
Floors	Two (2)

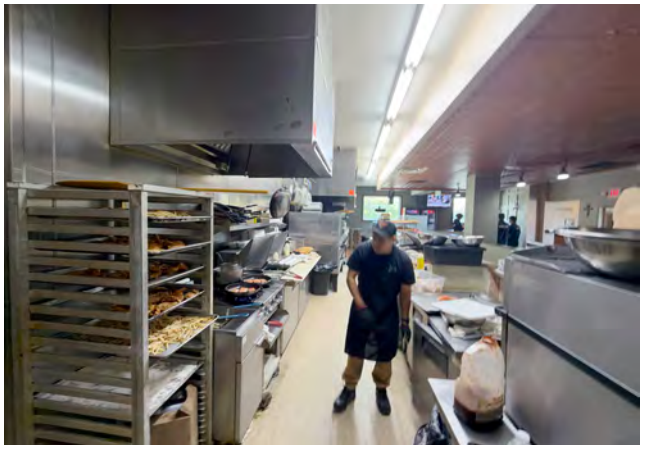
Floor Plan



4,195 SF

Photos






RONAYNE
CUYAHOGA COUNTY EXECUTIVE
Getting It Done for Cuyahoga County














BKL
CLEVELAND BURKE LAKEFRONT AIRPORT
FOREST CITY YACHT CLUB
LAKESIDE YACHT CLUB
INTERSTATE 90
2
Concentra Urgent Care
CUBESMART self storage
WOODHILL SUPPLY, INC.
OCS Cleveland Charcoal Salt Supply
Dominion Energy
JOYFAY
ST CLAIR AVE
Owens & Minor
Custom Rubber Corp
OHIO TECHNICAL COLLEGE
SPUMOUNT
Wendy's
True Value
THE DINER ON 55TH
soulcraft
REBUILDERS EXCHANGE RBX
ADDISON RD
Multicraft inc.
NOVAGARD
4walls
GOLDHORN
Alcoa
ARIEL International Center
DayGlo
FISHER Auto Parts
CLEVELAND INDUSTRIAL WAREHOUSE CORP
SUPERIOR AVE
OHIO TECHNICAL COLLEGE
RITE AID
SIDARI
DOLLAR GENERAL
BURGER KING
ST CLAIR AVE
Hughie's
SAFEWAY TIRE
LAKESIDE AVE
E 55TH ST
Stretchtape
UNITED STATES POSTAL SERVICE
SUPERIOR AVE
GENTILE STUDIOS
RAINEY INSTITUTE
neon
INTERSTATE 90
PAYNE AVE
RESTAURANT EQUIPMENT Company
3004 St. Clair Avenue NE
Google Earth





CLEVELAND, OHIO

The city of Cleveland, located on the southern shore of Lake Erie, is a historic and culturally rich metropolis known for its industrial roots, vibrant arts scene, and diverse neighborhoods. Once a manufacturing powerhouse, Cleveland has evolved into a hub for healthcare, education, and innovation while maintaining its blue-collar spirit. The city is home to world-renowned institutions such as the Cleveland Clinic, the Rock & Roll Hall of Fame, and the Cleveland Museum of Art. With a strong sports culture, scenic lakefront parks, and a growing culinary scene, Cleveland offers a dynamic blend of history and modern development.

MidTown, situated between Downtown Cleveland and University Circle, is a rapidly transforming neighborhood that serves as a key connector between the city's commercial and cultural districts. Historically an industrial and commercial corridor, MidTown has seen significant investment and revitalization in recent years, bringing new businesses, residential developments, and public spaces to the area. It is home to a diverse mix of organizations, from tech startups and healthcare institutions to arts and entertainment venues. Landmarks such as the Agora Theatre, the Cleveland Foundation headquarters, and the MidTown Tech Hive highlight the neighborhood's commitment to innovation and community engagement. With ongoing redevelopment efforts, MidTown continues to evolve as a vibrant and inclusive district fostering business growth and cultural activity.



MidTown Neighborhood

MidTown is home to more than 650 organizations, including 50 nonprofits, 12 design and architecture firms, 75 health tech and high tech ventures, dozens of manufacturers, and hundreds of small businesses. More than 180,000 people work in MidTown and over 2,000 residents call MidTown home.

11
Corp. Headquarters

650
Organizations

180,000
Employees

ECONOMY

Population growth numbers within CBD

5,600
in 2000

9,467
in 2010

12,908
in 2020

15,592
in 2024

16,798
Projected 2029

4.6%
Historic Growth



MSA

2,171,877

34th Largest MSA in the US

MSA GDP

173,135.607

Nearly 50% of US Population
Lives within 500 miles of NEO

CSA

3,750,887

18th Largest CSA in the US

DOWNTOWN CLEVELAND STATISTICS

Data from 1 mile of public square

Average Age	29.8
HH Income over $100,000	30%
White collar Workers	88.4%
Median Age of Housing Structures	58.5 Years
Housing Structures over 50 Units	63.3%

Apartment Occupancy	Historically +97%
Water Access	Lake & River Front
Sports Team	3 Professional
Construction Projects	$2.5B Underway

TOP EMPLOYERS

From Cleveland Crain's 2024 Book of Lists

Cleveland Clinic
45,673
Healthcare

Group Management Services Inc. 33,972
Employment Services Firm

Minute Men Cos.
26,578
Staffing Services

University Hospitals
25,029
Healthcare

Amazon
20,000
Online Retailer

MAJOR HEADQUARTERS IN NEO

FORTUNE 500

LARGEST IN NEO

HEALTHCARE CAPITAL

Cleveland is the #1 Concentrated Area of Hospitals and Medical Research Centers in the Nation



Cleveland Clinic

- #1 Hospital for Heart Care in US
- #3 Hospital in the Nation
  Us News & World Best Hospitals Report
- #2 Best Hospital in the World
  Newsweek
- 50,846 Employees
- 13.8% YOY Increase
- 2.4 Million Unique Patients
- 18 Hospitals
- 20 Patient-Centered Institutes



University Hospitals

- #2 Hospital in Cleveland
- #3 Hospital in Ohio
- #11 Hospital in Pediatric Orthopedics in the Nation
  Us News & World Best Hospitals Report
- 24,462 Employees
- 1.1 Million Unique Patients
- 18 Hospitals
- 3 Joint Ventures



MetroHealth

- $1B New Construction Main Campus Completed in 2023
- #7 Best Physical Rehabilitation Centers
  Newsweek
- 6,979 Employees
- 1.5 Million Unique Patients
- 1 Hospitals
- 19 Medical Centers

TRANSPORTATION

METRO HEALTHLINE

The HealthLine, recognized by the Institute of Transportation and Policy as North America's premier bus rapid transit system, celebrated its 10th anniversary in 2018. Operating 24/7, it seamlessly connects Downtown Cleveland and University Circle—home to Ohio's first and fourth-largest employment hubs.

This bus rapid transit service transforms Historic Euclid Avenue into a pedestrian- and transit-friendly corridor, blending the city's rich history with modern landmarks like The Beacon and The Lumen. Enhancements include dedicated bus lanes, upgraded hybrid-electric vehicles, and synchronized traffic signals for peak-hour efficiency.

RTA RAPID

Cleveland's light rail system—comprising the Blue, Green, and Waterfront lines—runs every 15 minutes, providing convenient access to key entertainment and cultural destinations, including the Flats, FirstEnergy Stadium, Great Lakes Science Center, and the Rock & Roll Hall of Fame.

DOWNTOWN TROLLEY

Offering free rides throughout downtown, the trolley service connects all major districts and venues. Originally a weekday-only operation, it quickly expanded to evenings and weekends, making parking and city exploration more convenient.

BURKE LAKEFRONT AIRPORT

Located along Cleveland's waterfront, Burke Lakefront Airport offers a safe, hassle-free travel experience with unmatched views of the city skyline. It serves as the region's premier hub for business and private aviation.

PEDESTRIAN & BIKE-FRIENDLY INITIATIVES

With an expanding bike-share program and dedicated bike lanes, Cleveland continues to promote recreation, healthy living, and alternative transportation options.

PORT OF CLEVELAND – AN ECONOMIC DRIVER

One of the largest ports on the Great Lakes, the Port of Cleveland plays a vital role in regional commerce and infrastructure:

- **20,273 jobs** supported by maritime activity
- **$3.5 billion** in total economic impact (Port of Cleveland, 2021)
- **13 million tons** of cargo transported annually
- **$4.5 billion** in bonds issued
- **$6.1 billion** leveraged in construction
- **150+ projects** since 1993

The port offers multiple financing and tax-exemption opportunities, including sales-tax breaks for new construction materials.

KEY IMPORTS & EXPORTS

- **Bulk Cargo:** Iron ore, limestone, cement, salt
- **Breakbulk & Project Cargo:** Capital equipment, heavy machinery, power generators, steel, wind turbines
- **Containers** for various goods

Located on Lake Erie, Cleveland is one of four major U.S. cities on the Great Lakes, benefiting from access to fresh water and international shipping routes.

CLEVELAND NATIONAL AIR SHOW

Hosted annually over Labor Day weekend, the Cleveland National Air Show features breathtaking performances by the U.S. Navy Blue Angels and the U.S. Air Force Thunderbirds.

AIRPORTS SERVING THE REGION

- Cleveland Hopkins International Airport
- Akron–Canton Airport
- Cleveland Burke Lakefront Airport

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