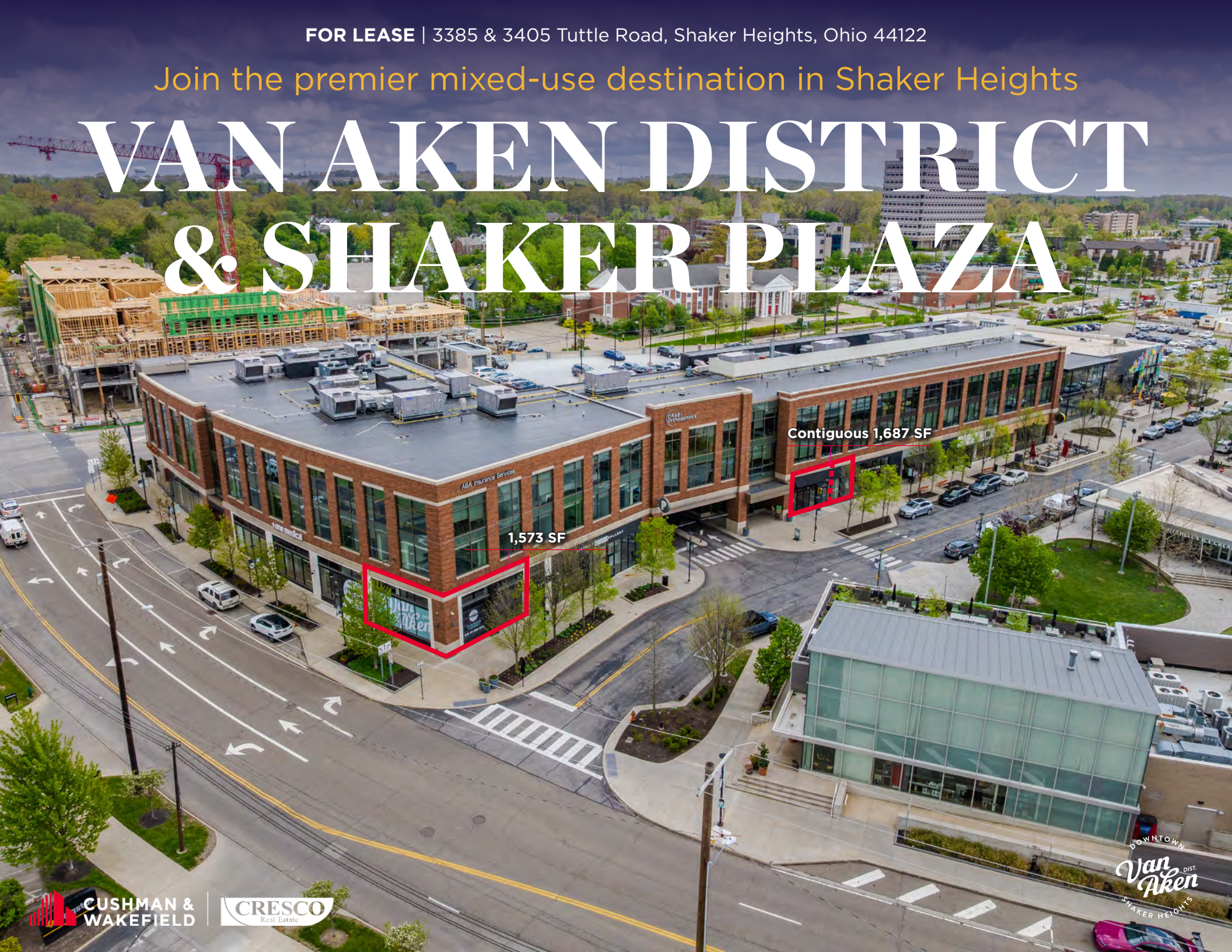


FOR LEASE | 3385 & 3405 Tuttle Road, Shaker Heights, Ohio 44122

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

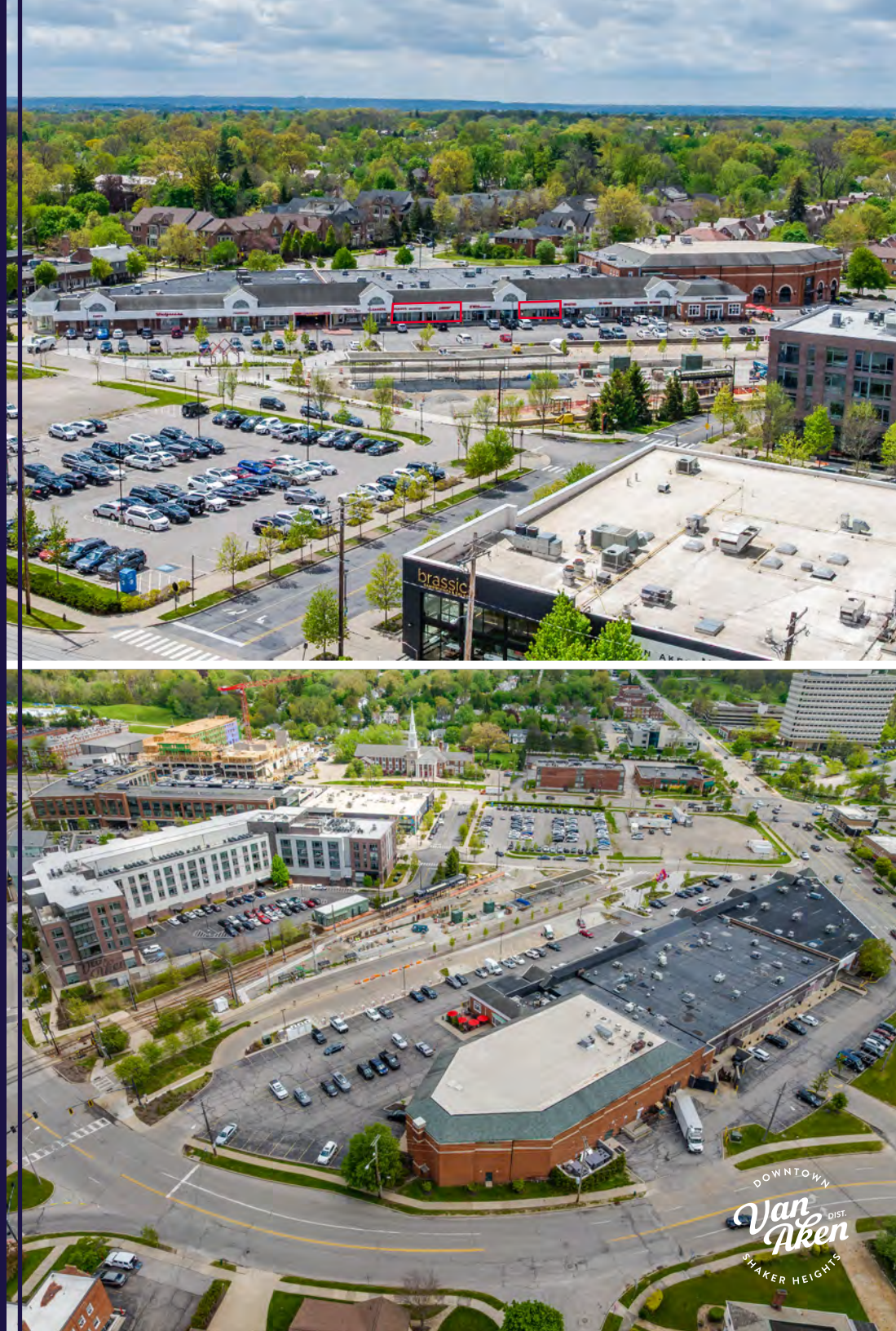
AVAILABILITIES:

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 103: 1,682 SF
- Unit 104: 1,395 SF second-generation quick service restaurant
- 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 103	1,682 SF	1,682 SF	3,077 SF	Aug. 1, 2026
Unit 104	1,395 SF	1,395 SF	3,077 SF	Sept. 1, 2026
Unit 107	1,287 SF	1,287 SF	1,287 SF	Immediate

SUITE 113/114
FIVE IRON GOLF
12,129 RSF

SUITE 112
CINATIO
TIQUERIA
2,730 SF

SUITE 111
BAK & CO WINES
4,590 RSF

SUITE 110
ZIM WALIDAM
2,497 SF

SUITE 108
DONATOS
2,544 RSF

SUITE 105/106
CORE LIFE
CHIROPRACTOR
2,611 RSF

SUITE 140
DAI
1,309 RSF

SUITE 121
BERLAWN MOORE
3,500 RSF

SUITE 1208
WOO GANG
BAKERY
1,734 RSF

SUITE 120A
AROUND THE TABLE
YARNS

SUITE 102
DO TIMBERS
1,308 RSF

SUITE 101
THE RATE YARNS
2,233 RSF (COMBINED)

SUITE 100
WALGREENS
17,794 RSF

1,287 SF

1,395 SF

1,682 SF

SHAKER PLAZA

FARNSEIGH ROAD

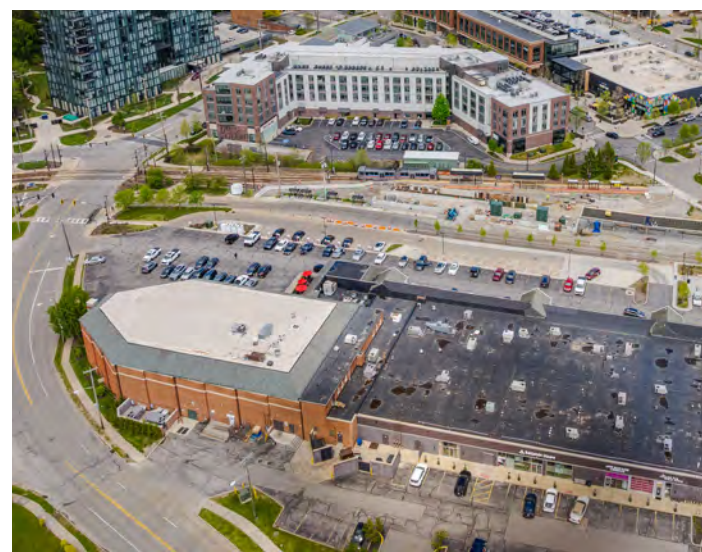
SOUTH STREET

CHAGRIN BLVD

A vibrant outdoor patio scene, likely at a brewery or restaurant. In the foreground, a man with glasses and a blue shirt sits at a wooden picnic table, looking towards the camera. Next to him, a woman with curly hair, wearing a white floral tank top and white shorts, sits with her back to the camera. A brown leather bag sits on the bench next to her. The ground is covered in green artificial turf. In the background, several large yellow umbrellas provide shade for other patrons sitting at similar wooden tables. The scene is lively and social.

PHOTO TOUR









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
Population
(2025 | 5 Mile)

38.9
Median Age
(2025 | 5 Mile)

126,744
Households
(2025 | 5 Mile)

\$103,395
Household Income
(2025 | 5 Mile)

13,434
Total Businesses
(2025 | 5 Mile)

135,432
Total Employees
(2025 | 5 Mile)

For Lease

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3385 & 3405 Tuttle Road, Shaker Heights, Ohio 44122

SCHEDULE A TOUR TODAY

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