



Downtown Cleveland Ohio

Restaurant and Bar Site Available

2049 E. 8th St, 850 Euclid Ave, Cleveland Ohio 44114

2nd Generation Bar Space

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Leasing Option

New Concept Lease

Bring in a new concept to this second-generation bar in the Tiffany Glass Building.

Landlord will commit to a level of refreshments to the premises to take place immediately.

Landlord will transfer the use of all FF+E to Lessee.

Landlord will transfer the use of all kitchen equipment and infrastructure to Lessee.

Landlord will commit to refreshing interior and exterior of premises

Landlord will commit to allowing Lessee the use of sidewalk for exterior dining.

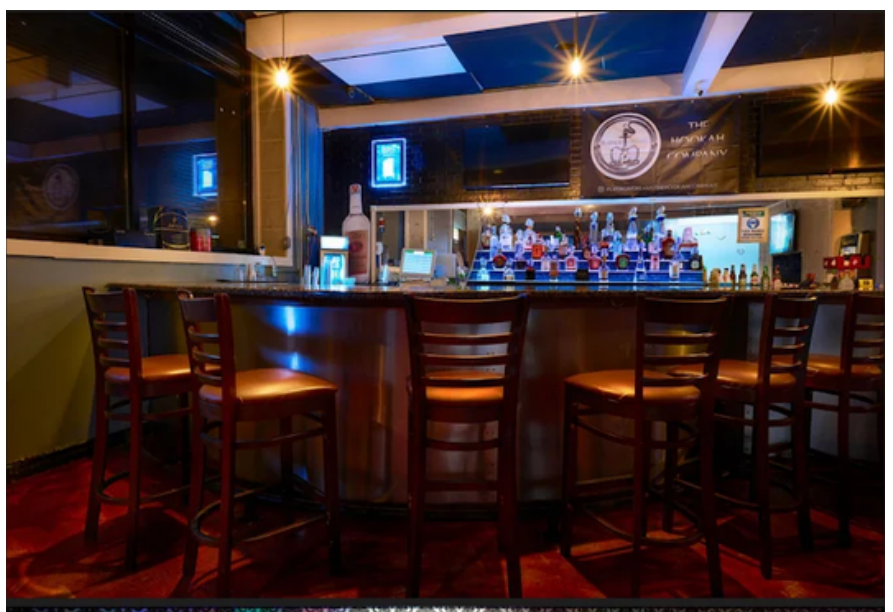
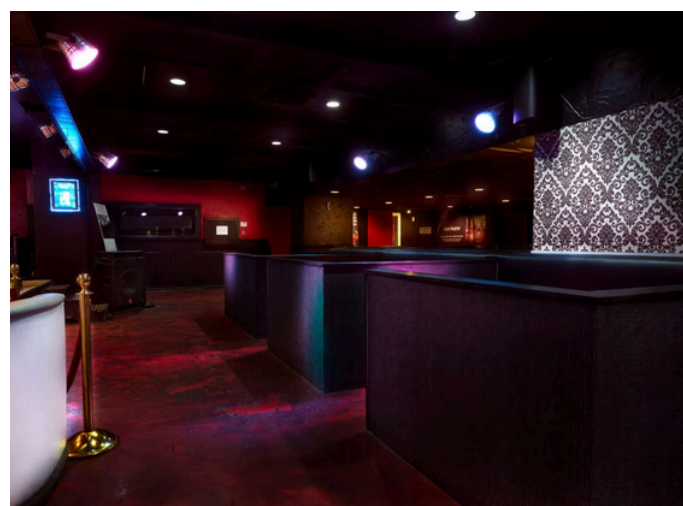
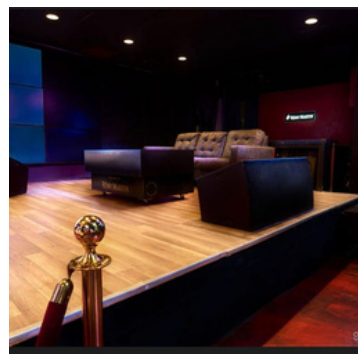


Features

- Approx. 6,500 sq ft
- Occupancy: Approximately 320 People
- Two Bars & Massive Kitchen: Approximately 20-24' Hood

Building Signage Options





Demographic Statistics

(approx.)

Miles	Income
0-2 Miles	\$71,400/Year
3-5 Miles	\$42,300/Year
6-10 Miles	\$77,000/Year

Miles	Population
0-2 Miles	45,000-70,000
3-5 Miles	150,000-250,000
6-10 Miles	300,000-500,000

Features and Summary

History

Tiffany Glass Bar is located at 2049 E. 8th Street within Cleveland's historic Superior Building, a distinguished structure that reflects the architectural character and commercial legacy of the city's downtown corridor.

Originally developed during Cleveland's early 20th-century growth, the Superior Building has long contributed to the vibrancy of the surrounding district, blending classic design elements with modern-day functionality. Today, the building continues to evolve, offering a unique setting where historic charm meets contemporary business and dining concepts.

Ownership

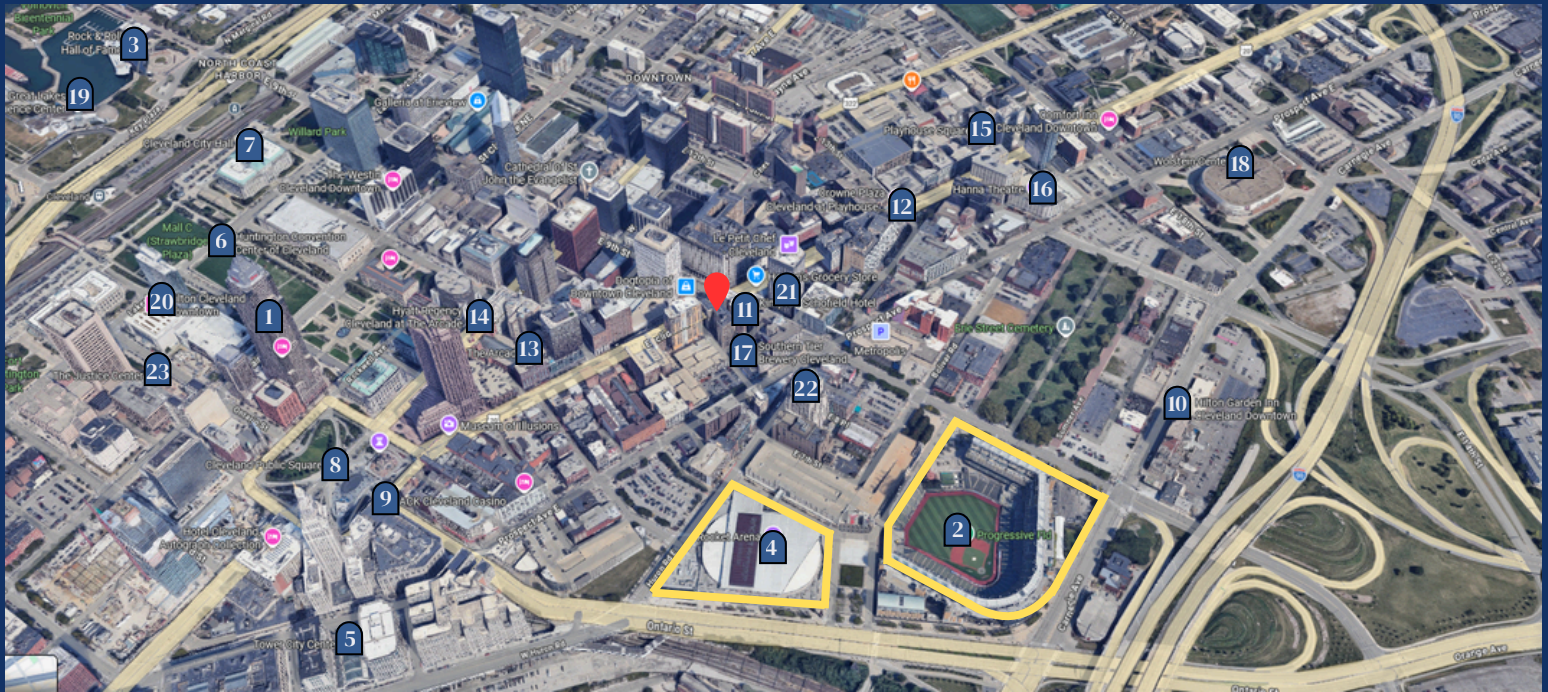
Tiffany Glass Bar, located at 2049 E. 8th Street in downtown Cleveland, brings a fresh and contemporary dining concept to the heart of the city. This space offers a unique, elevated take on casual dining, centered around customizable, high-quality menu offerings. With its dynamic atmosphere and prime location, the concept is poised to become a staple destination for those seeking a distinctive and engaging culinary experience in downtown Cleveland.

Executive Summary of Offering Information

- Approx. 6,500 sq ft
- Fully Equipped Kitchen
- Two in place bars
- Next to new residential high-rise and hotel
- private event room in place
- approx. 20'-24' hood
- NEW LARGE & IMPRESSIVE exterior signage on Euclid Ave and E Eighth Street

RESTAURANT LOCATION

Map Perspective



Business Generators

1. KeyBank (KeyCorp HQ) Building
2. Progressive Field
3. Rock and Roll Hall of Fame
4. Rocket Arena
5. Tower City Center
6. Huntington Convention Center of Cleveland
7. Cleveland City Hall
8. Cleveland Public Square
9. JACK Cleveland Casino
10. Hilton Garden Inn Hotel
11. Kimpton Schofield Hotel
12. Crown Plaza Hotel
13. The Arcade
14. Hyatt Regency Hotel
15. Playhouse Square
16. Hanna Theater
17. Southern Tier Brewery Cleveland
18. Wolstein Center
19. Great Lakes Conference Center
20. Hilton Cleveland Downtown Hotel
21. The Centro
22. AT&T Huron Road Building
23. The Justice Center

Traffic Counts and Statistics

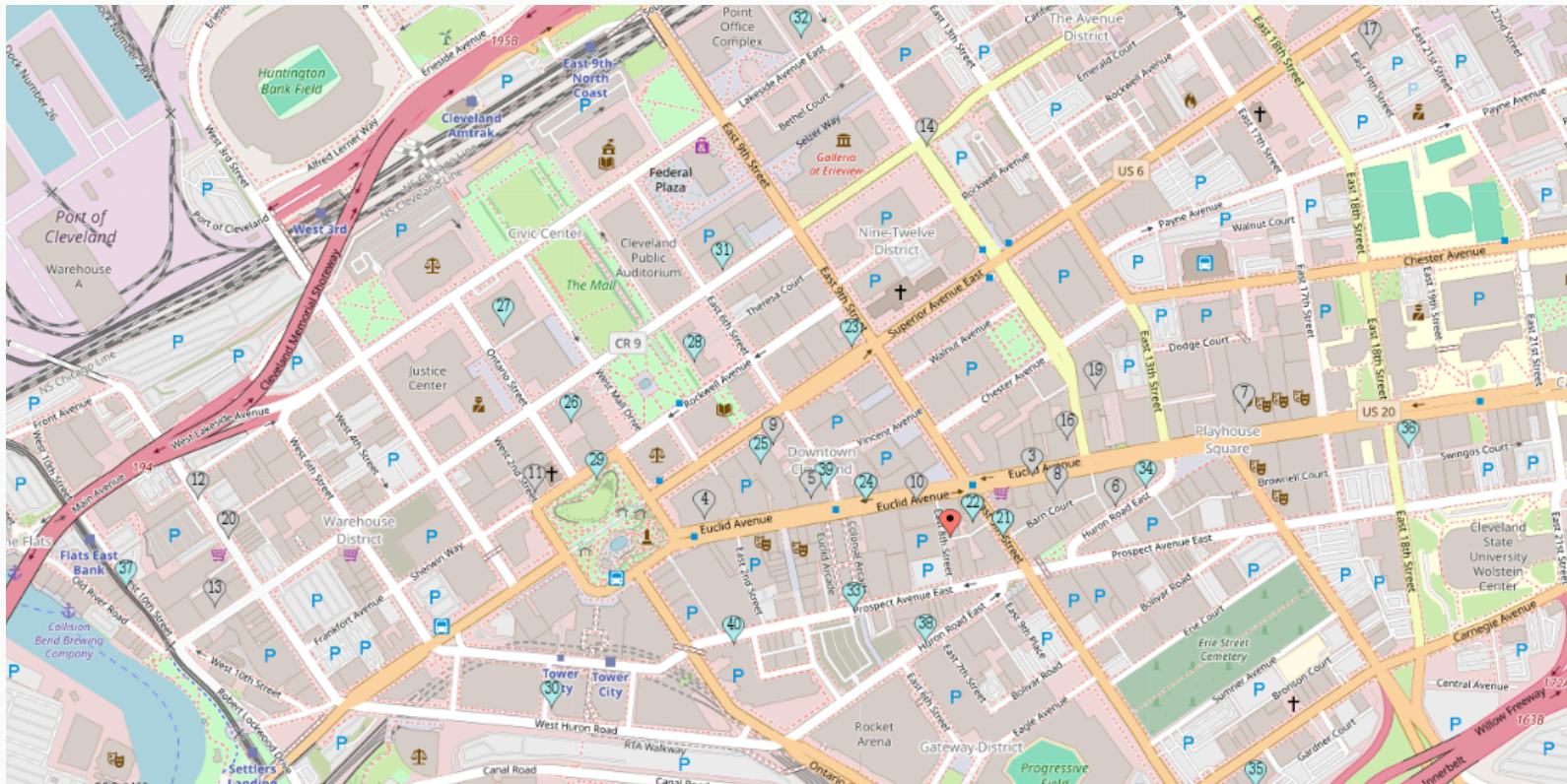
Annual Average Daily Traffic Count (AADT) shows the volume of traffic in a 24-hour period, 365 days a year. The counts are displayed here:

- Traveling Euclid Ave to E. 9th Street: 18,000 Per Day
- Traveling Euclid Ave: 25,000 Per Day

The area also shared a score of 93 for walkability and 44 for biking and scooter.



Hotels and Apartments



Apartments – 3,288 Total Apartment Units

1. The 9 Residences – 2017 E 9th St, 194 Apartments
2. The Schofield Residences – 2000 E 9th St, 54 Apartments
3. Euclid Grand Apartments – 1101 Euclid Ave, 221 Apartments
4. The May Apartments – 200 Euclid Ave, 307 Apartments
5. The Beacon – 515 Euclid Ave, 200 Apartments
6. Residences at Halle – 1228 Euclid Ave, 224 Apartments
7. The Bulkley Apartments – 1501 Euclid Ave, 84 Apartments
8. The Athlon – 1118 Euclid Ave, 163 Apartments
9. Residences at Leader – 526 Superior Ave, 88 Apartments
10. Skyline 776 – 776 Euclid Ave, 236 Apartments
11. 75 Public Square Apartments – 75 Public Sq, 114 Apartments
12. The Archer Apartments – 1220 W 9th St, 95 Apartments
13. Bridgeview Apartments – 1300 W 9th St, 95 Apartments
14. The Avenue District Apartments – 1211 St, 270 Apartments
15. Clair Ave Lofts at 629 Euclid – 629 Euclid Ave, 207 Apartments
16. The Statler Residences – 1127 Euclid Ave, 295 Apartments
17. Tower Press Apartments – 1900 Superior Ave, 50 Apartments
18. 2320 Lofts – 2320 Superior Ave, 100 Apartments
19. LIV Cleveland – 1801 E 12th St, 240 Apartments
20. Worthington Yards Apartments – 725 Johnson Ct, 51 Apartments

Hotels – 5,372 Total Hotel Rooms

21. Metropolitan at The 9 (Autograph Collection) – 2017 E 9th St, 156 Rooms
22. Kimpton Schofield Hotel – 2000 E 9th St, 122 Rooms
23. Hampton Inn Cleveland Downtown – 1460 E 9th St, 194 Rooms
24. Holiday Inn Express Cleveland Downtown – 629 Euclid Ave, 141 Rooms
25. Hyatt Regency Cleveland at The Arcade – 420 Superior Ave, 293 Rooms
26. Cleveland Marriott Downtown at Key Tower – 1360 W Mall Dr, 400 Rooms
27. Hilton Cleveland Downtown – 100 Lakeside Ave E, 600 Rooms
28. Drury Plaza Hotel Cleveland Downtown – 1380 E 6th St Hotel, 189 Rooms
29. Cleveland (Autograph Collection) – 24 Public Square, 491 Rooms
30. The Ritz-Carlton, Cleveland – 1515 W 3rd St, 206 Rooms
31. The Westin Cleveland Downtown – 777 St Clair Ave NE, 484 Rooms
32. DoubleTree by Hilton Cleveland Downtown – 1111 Lakeside Ave E, 379 Rooms
33. Residence Inn Cleveland Downtown – 527 Prospect Ave E, 175 Rooms
34. Crowne Plaza Cleveland at Playhouse Square – 1260 Euclid Ave, 205 Rooms
35. Hilton Garden Inn Cleveland Downtown – 1100 Carnegie Ave, 240 Rooms
36. Comfort Inn Downtown – 1800 Euclid Ave, 145 Rooms
37. Aloft Cleveland Downtown – 1111 W 10th St, 150 Rooms
38. Hotel Indigo Cleveland Downtown – 651 Huron Rd E, 143 Rooms
39. Fidelity Hotel – 1940 E 6th St, 97 Rooms
40. ROOST Cleveland – 105 Prospect Ave E, 62 Rooms