

± 2,200 SF AVAILABLE

FREESTANDING LARCHMERE RESTAURANT

13114 Larchmere Blvd, Cleveland, OH 44120



CLICK FOR
STREET VIEW



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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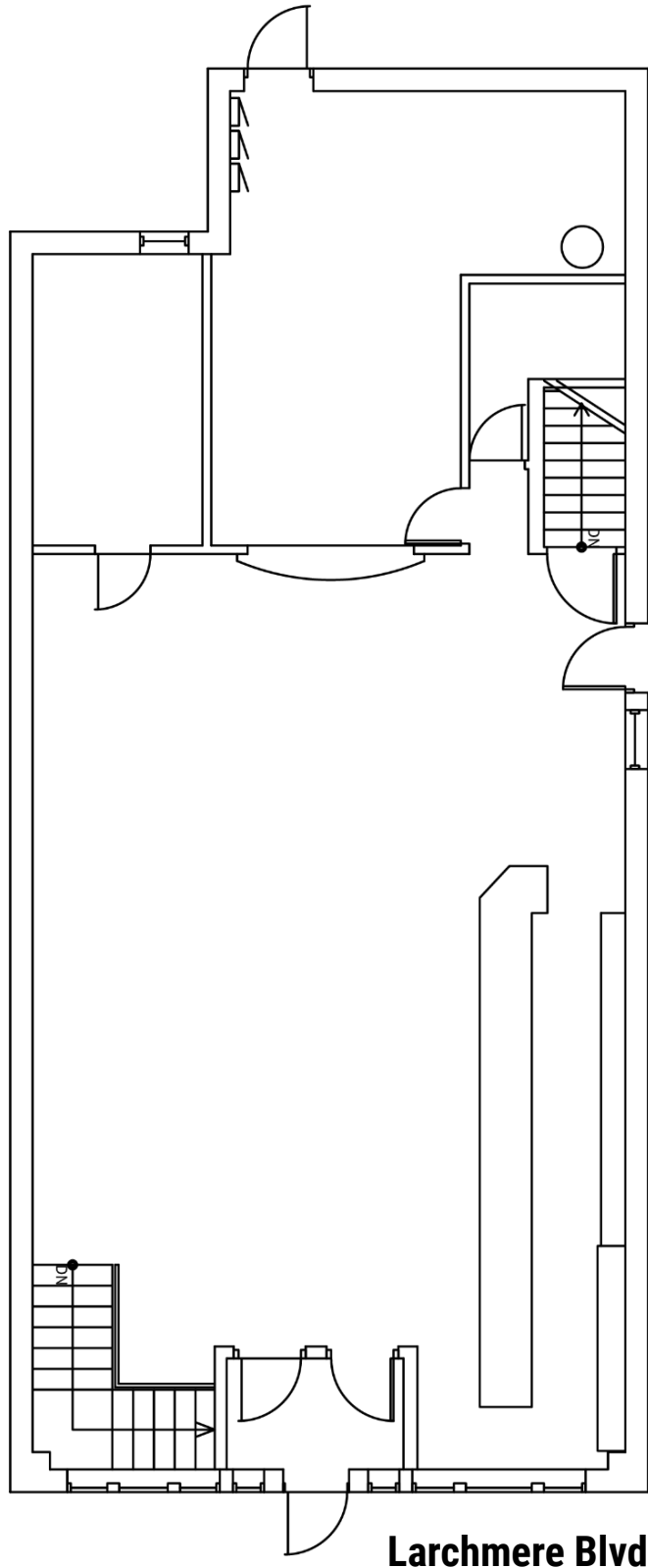
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FLOOR PLAN



PROPERTY HIGHLIGHTS

- 2,200 SF freestanding **former restaurant** building available with a 1,500 SF basement
- Located in the popular **Larchmere neighborhood** of Cleveland, home to multiple local shops and restaurants servicing the dense and diverse neighborhood
- On the corner of Larchmere Blvd & N Moreland Blvd with **over 30,000 VPD** at the intersection
- **Rare parking lot** dedicated to this building with 18 spots
- Storefront Renovation funds available
- **Brand new roof** installed February 2022

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	19,536	152,574	333,163
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	9,432	66,768	143,854
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$75,327	\$69,173	\$65,403
DAYTIME POPULATION	1-MILE	3-MILE	5-MILE
Average Daytime Population	4,525	183,477	309,123



2121 LARCHMERE
90 BRAND NEW LUXURY APARTMENTS

A TOUCH OF
RAIN
NAIL SPA

MIKROS
ON LARCHMERE
30 BRAND NEW MICRO-UNITS

UnBAR
CAFE

LARCHMERE LOFTS
16 UNITS

Abide Yoga
CLEVELAND, OH



KEMPER RD
± 15,483 VPD

SHAKER LAKES APARTMENTS
75 UNITS

Xoxo
Hugs n kisses

felice
BIG AL'S DINER

HOLA
Cafe

Shaker Square Bakery

LARCHMERE BLVD
± 10,170 VPD

SITE

LARCHMERE BLVD
± 10,170 VPD

BATUQUI
THE FLAVOR OF BRAZIL

ACADEMY TAVERN
FOOD & LIQUOR
SINCE 1939

Shaker Quality
AUTO BODY REPAIR

N MORELAND BLVD
± 16,723 VPD

**SURROUNDING
RETAIL**

The Learning Center

THE RESIDENCES AT SHAKER SQUARE
119 UNITS

SHAKER HOUSE & SHAKER TOWN HOUSE
157 UNITS

THE HIIT FACTOR

EDWINS SUBWAY
usbank H&R BLOCK
BALATON RESTAURANT

CVS pharmacy **BIGGBY COFFEE** **Zanzibar Soul Fusion**

SHAKER BLVD
± 17,735 VPD

SHAKER BLVD
± 21,756 VPD

SHAKER BLVD
± 6,357 VPD

THE VISTA AT SHAKER SQUARE
130 UNITS

Senor Tequila SAsA

DAVE'S
CLEVELAND CITY DANCE

ATLAS CINEMAS **h2 solutions**

S MORELAND BLVD
± 15,411 VPD

VAN AKEN BLVD
± 18,688 VPD

SHAKER SQUARE ANIMAL HOSPITAL **Captain Tony's PIZZA PASTA EMPORIUM**
Chanelle's Treaty **edwins too**
shark & minnow
PNC **MARATHON** **AT&T** **Starbucks** **Goodwill**

Google Earth



CLEVELAND HEIGHTS

COVENTRY DISTRICT

MAYFIELD RD & I-271

LITTLE ITALY DISTRICT



PRESTI'S BAKERY **LA PIZZERIA**
CORBIO'S BAKERY
MIA BELLA **Angelo's Nob Italia** **la Collina LITTLE ITALY**
 27 COLTMAN LUXURY TOWNHOMES
 27 UNITS

LEGACY VILLAGE & BEACHWOOD MALL SHOPPING CENTER

UNIVERSITY HEIGHTS



Cleveland Clinic Children's Hospital for Rehabilitation

AREA OVERVIEW

UNIVERSITY CIRCLE DISTRICT

SHAKER HEIGHTS



VAN AKEN DISTRICT

-VAN AKEN APARTMENTS
 -ARISTOCRAT APARTMENTS
 -FAIRWAY MARCHMONT APARTMENTS
 -BLAIR HOUSE APARTMENTS: 56 UNITS

PINECREST SHOPPING CENTER

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EXCLUSIVELY LISTED BY:

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