

Turn-Key Restaurant for Lease

1572 W 117TH STREET, LAKEWOOD, OHIO 44107



Overview

Positioned just seconds from the Interstate 90 / W. 117th interchange, this property sits at one of the most strategic access points between Cleveland and Lakewood. The site captures both commuter traffic and dense surrounding rooftops. The site benefits from immediate proximity to Lakewood's Gold Coast, one of the most densely populated residential pockets in Ohio. The property features over 5,000 SF of usable space, including a high-capacity dining room, bar area, and a lower-level ideal for private events or expanded operations. Unlike typical second generation spaces, this building minimizes upfront capital expenditures with a brand new roof, well maintained mechanicals, & full restaurant infrastructure and equipment in place. Ongoing infrastructure upgrades including transit improvements at the nearby West 117th–Madison Station and major I-90 corridor reinvestment are reinforcing this node as a primary west-side gateway into downtown Cleveland. As development momentum continues to push along W. 117th, this location is well positioned to benefit from revitalization and established density.

Call Cole Kroneker to learn more.

Overview

- Turn-Key restaurant, new Roof 2026, 24 parking spaces available on site, fully built-out kitchen, bar, and dining areas already in place.
- 5,000+ SF Multi-Level Layout – 2,897 SF main dining/bar level plus 2,599 SF lower-level event space
- 115+ seat dining area & full bar on 1st floor for high-volume operations
- Positioned along W. 117th with ~17,000 vehicles/day
- Existing restaurant use with clear path for redevelopment

Property Details

Lease Rate

- \$5,000/Month (NNN)

Building Size

- 5,198 SF

Zoning

- C3 - Commercial General

Lot Size

- 0.3 Acres

Rev: June 11, 2026

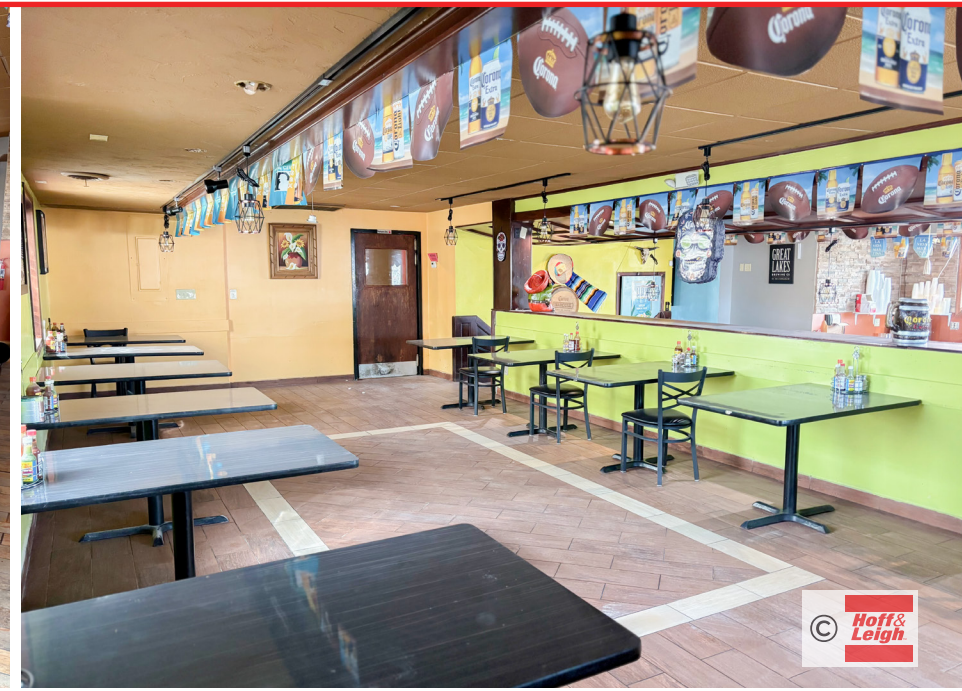
Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Cole Kroneker
C: 216.302.4338
O: 330.940.9360
CKroneker@HoffLeigh.com

Turn-Key Restaurant for Lease

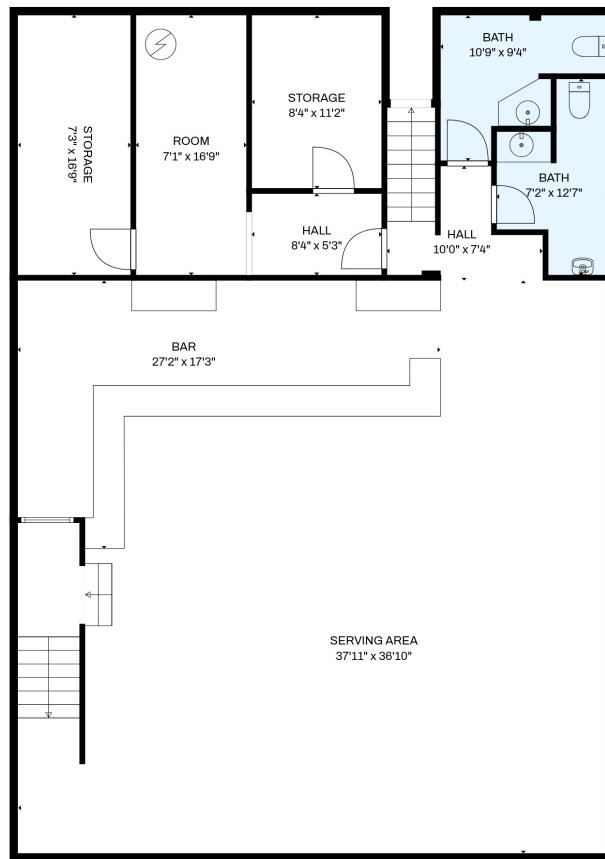
1572 W 117TH STREET, LAKEWOOD, OHIO 44107



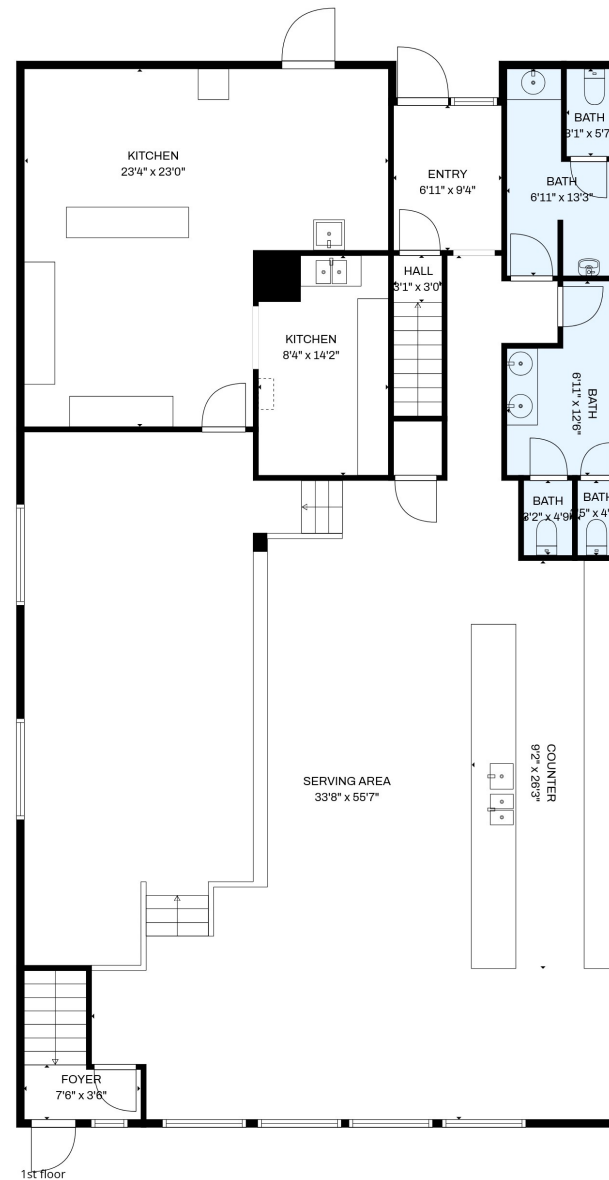
Rev: June 11, 2026

Turn-Key Restaurant for Lease

1572 W 117TH STREET, LAKEWOOD, OHIO 44107



Basement



1st floor

Rev: June 11, 2026

Turn-Key Restaurant for Lease

1572 W 117TH STREET, LAKEWOOD, OHIO 44107



LAKWOOD'S GOLD COAST

Lakewood's Gold Coast is one of Northeast Ohio's most sought-after waterfront neighborhoods, located along the shores of Lake Erie just minutes from downtown Cleveland. Known for its iconic high-rise condominiums and panoramic lake views, the area offers a unique blend of urban convenience and scenic waterfront living.

Residents enjoy easy access to Lakewood's thriving dining, shopping, and entertainment districts, as well as nearby parks, trails, and recreational amenities. With its walkable atmosphere, strong residential appeal, and proximity to major transportation routes, the Gold Coast attracts professionals, retirees, and those seeking a low-maintenance lifestyle in one of the region's most desirable lakefront communities.

MAIN ATTRACTIONS

- Lakefront location on Lake Erie
- Walkable to restaurants and shops
- Lakewood Park
- Scenic waterfront living
- Solstice Steps
- Minutes from downtown Cleveland
- Close to Edgewater Park

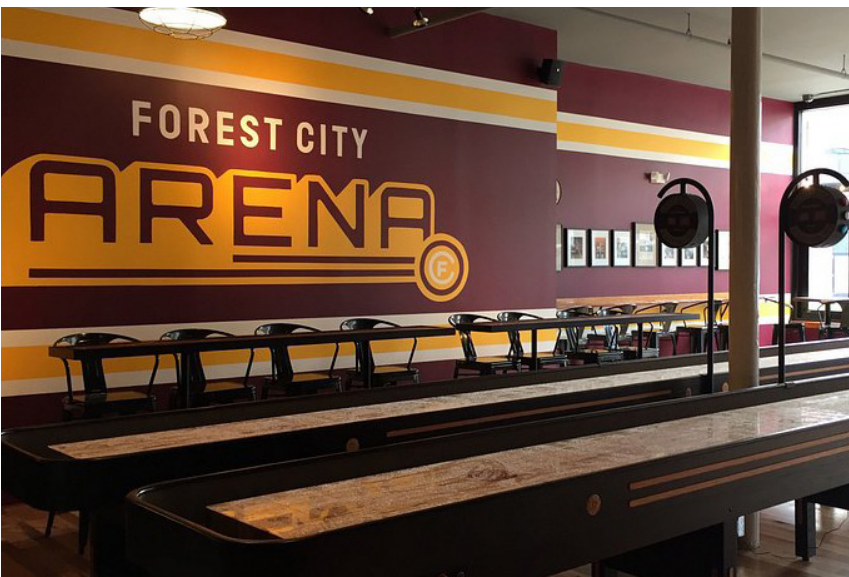
Rev: June 11, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Turn-Key Restaurant for Lease

1572 W 117TH STREET, LAKEWOOD, OHIO 44107



OHIO CITY

Ohio City, located just west of downtown Cleveland, is one of the city's most vibrant and historic neighborhoods. Originally established as an independent city in the early 1800s, it was annexed by Cleveland in 1854 and has since evolved into a thriving destination that blends historic charm with modern energy.

The neighborhood is known for its preserved architecture, eclectic boutiques, acclaimed restaurants, and lively nightlife. A centerpiece of the community is the iconic West Side Market, which has served residents and visitors since 1912 and features more than 100 vendors offering fresh produce, meats, baked goods, and specialty foods.

Ohio City has also become a hub for craft breweries, distilleries, and local makers, attracting visitors from across the region. With a strong arts and culture presence, diverse population, and popular events such as the Ohio City Street Festival and the Cleveland Flea, the area offers a unique mix of history, creativity, and urban living. Today, Ohio City remains one of Cleveland's most sought-after neighborhoods, combining rich heritage with contemporary amenities and a strong sense of community.



MAIN ATTRACTIONS

- West Side Market
- Mason's Creamery
- Pins Mechanical Duckpin Bowling
- Forest City Shuffleboard
- Great Lakes Brewery
- Ohio City Farm

Rev: June 11, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Turn-Key Restaurant for Lease

1572 W 117TH STREET, LAKEWOOD, OHIO 44107



CLEVELAND

Downtown Cleveland is a dynamic urban center comprised of nine distinct neighborhoods, each offering its own unique character, attractions, and experiences. From world-class performances at Playhouse Square to the museums, waterfront activities, and dining options along North Coast Harbor, the city provides endless opportunities for residents and visitors alike. Sports enthusiasts can enjoy year-round excitement with Cleveland's three major league teams, helping attract millions of visitors annually. Combined with an affordable cost of living, a packed calendar of cultural and community events, and scenic views of Lake Erie, Downtown Cleveland offers an exceptional environment to live, work, and play.

TOP ATTRACTIONS

- Rock & Roll Hall of Fame
- Great Lakes Science Center
- Playhouse Square
- The Arcade
- Jack Cleveland Casino
- Steamship Museum

Rev: June 11, 2026



Turn-Key Restaurant for Lease

1572 W 117TH STREET, LAKEWOOD, OHIO 44107



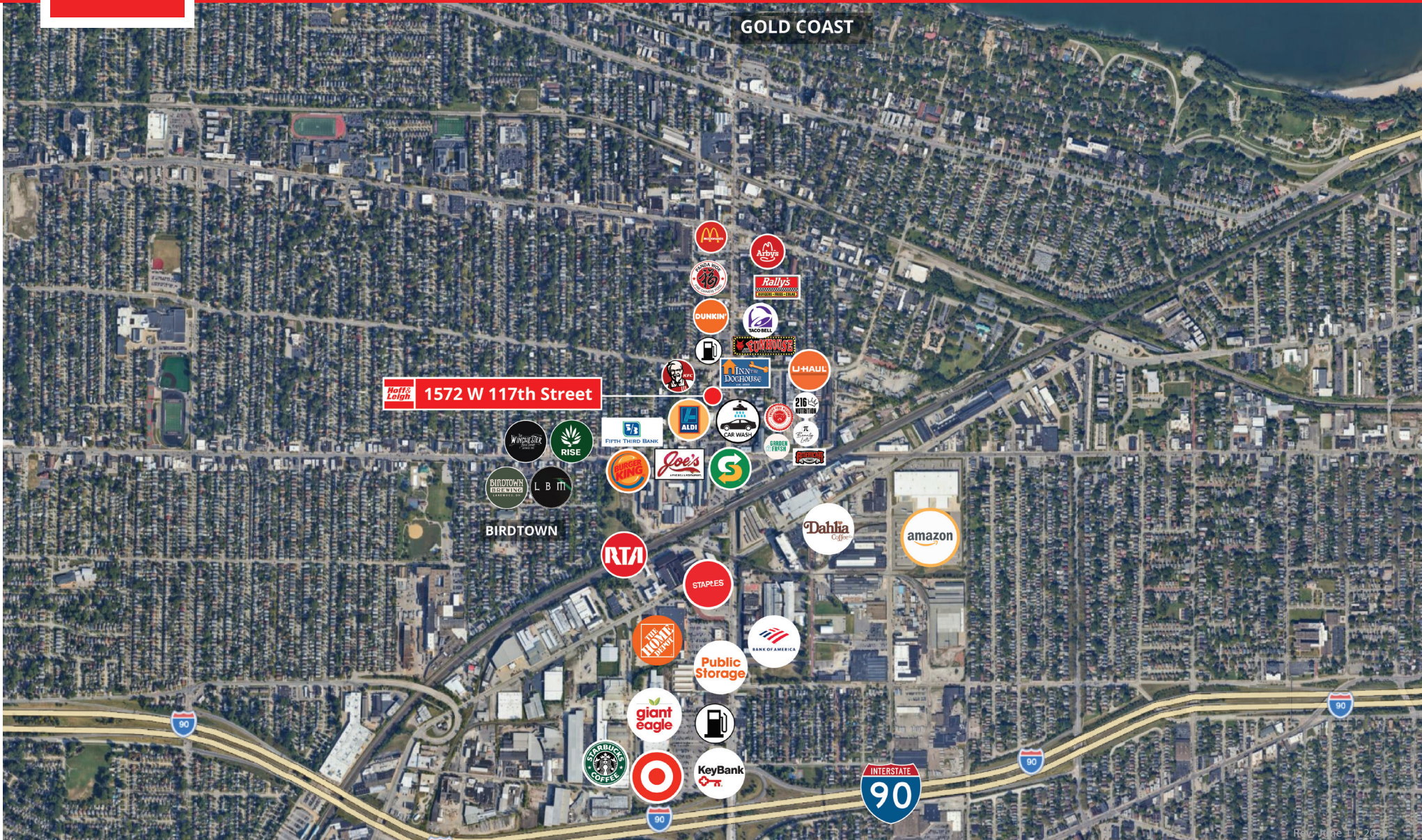
Rev: June 11, 2026

Hoff & Leigh
Our Network Is Your Edge
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Cole Kroneker
C: 216.302.4338
O: 330.940.9360
CKroneker@HoffLeigh.com

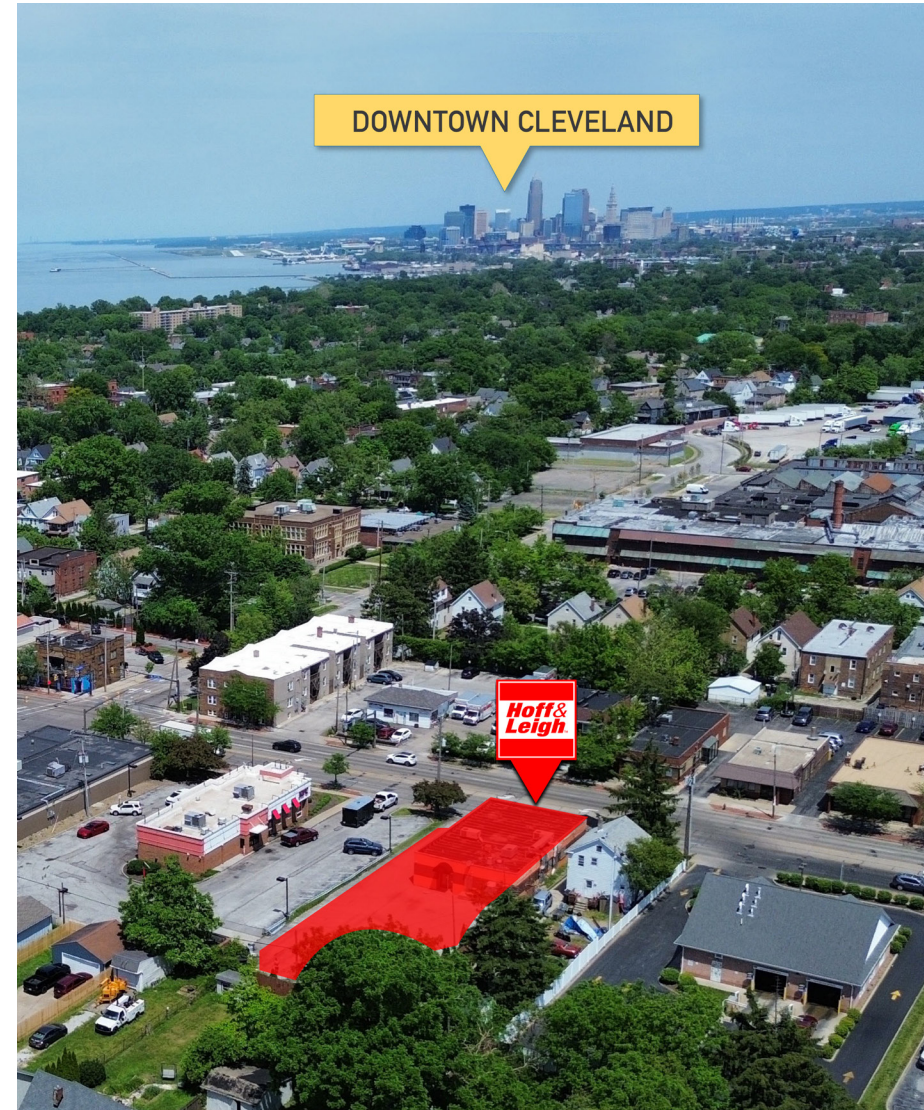
Turn-Key Restaurant for Lease

1572 W 117TH STREET, LAKEWOOD, OHIO 44107



Turn-Key Restaurant for Lease

1572 W 117TH STREET, LAKEWOOD, OHIO 44107



Rev: June 11, 2026

Turn-Key Restaurant for Lease

1572 W 117TH STREET, LAKEWOOD, OHIO 44107

DEMOGRAPHICS



138,838
Population



36.7
Median Age



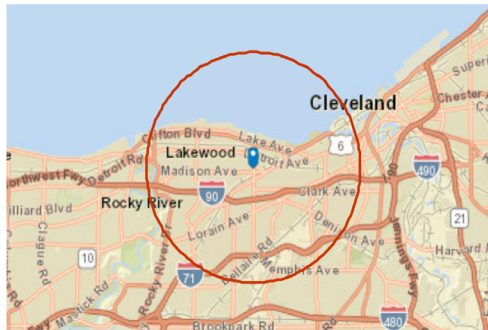
2.1
Average Household Size



\$56,800
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W 117th St	14,538	0.1
Madison Ave	21,000	0.1
Franklin Blvd	16,000	0.1



DEMOGRAPHICS



271,398
Population



37.2
Median Age



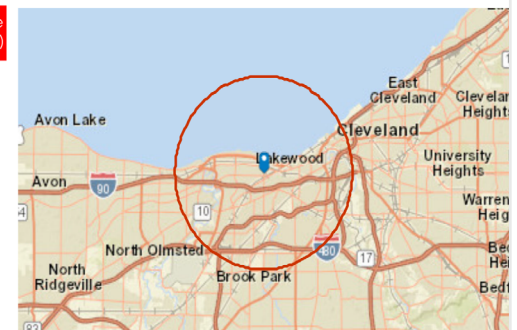
2.1
Average Household Size



\$59,207
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W 117th St	14,538	0.1
Madison Ave	21,000	0.1
Franklin Blvd	16,000	0.1



Rev: June 11, 2026