

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.

Highlights

- 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

Property Details

Lease Rate

- \$5,000/Month (NNN)

Lot Size

- 0.3 Acres

Building Size

- 5,198 SF

Zoning

- C3 - Commercial General

Rev: April 2, 2026

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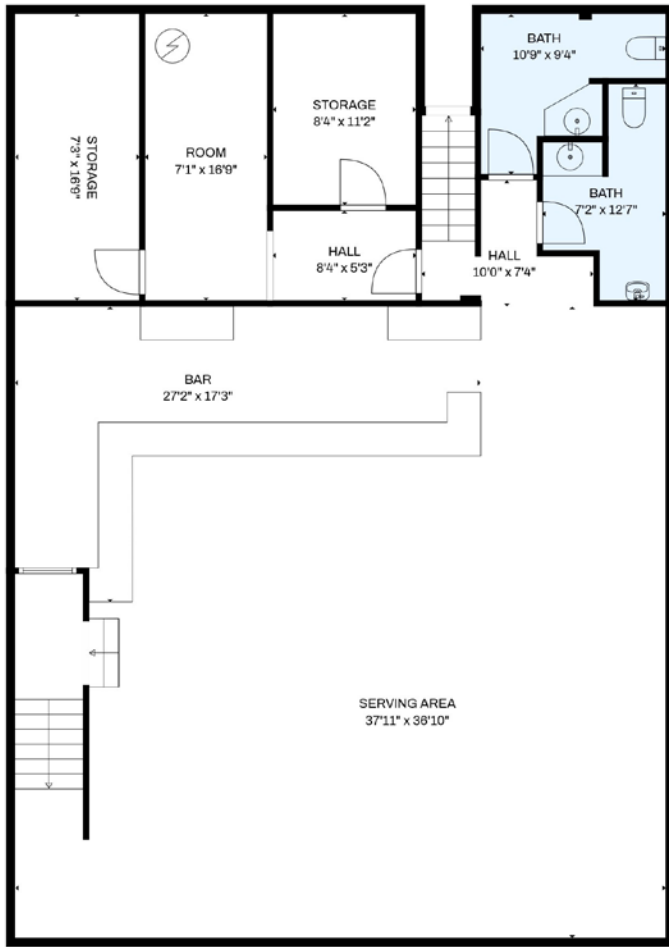
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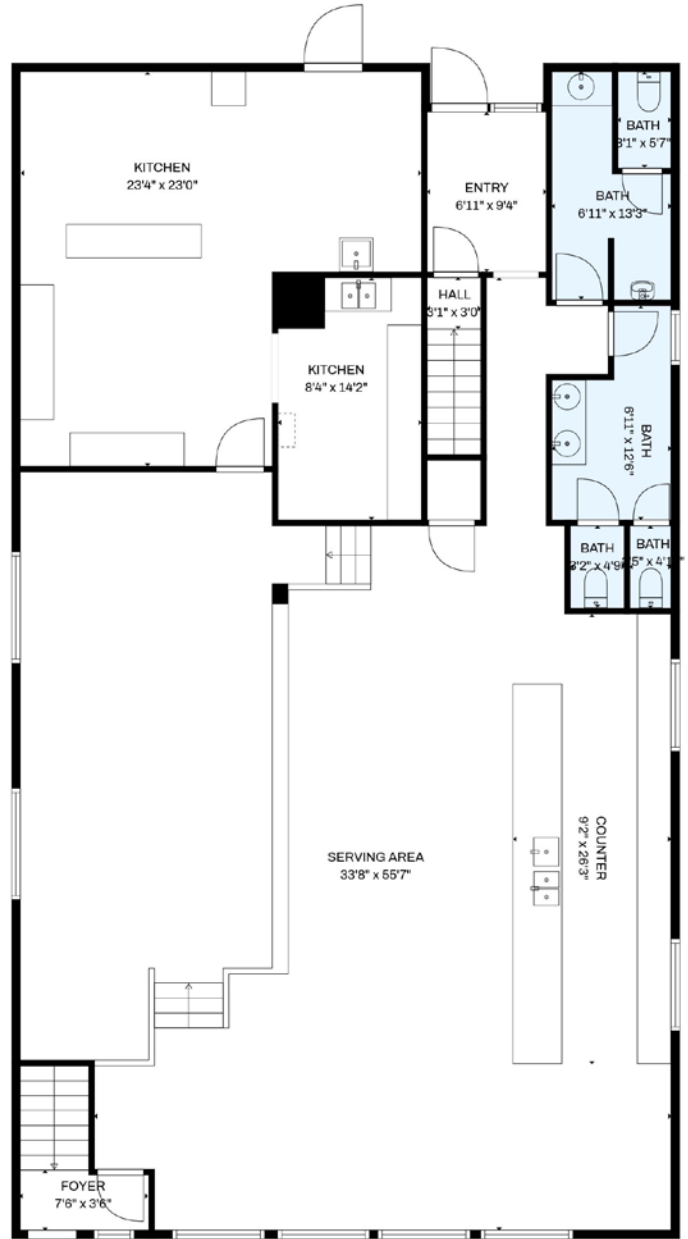
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Basement



1st floor

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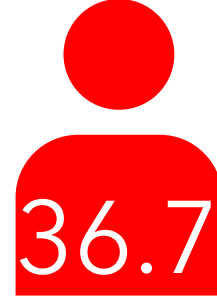
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DEMOGRAPHICS



138,838
Population



36.7
Median Age



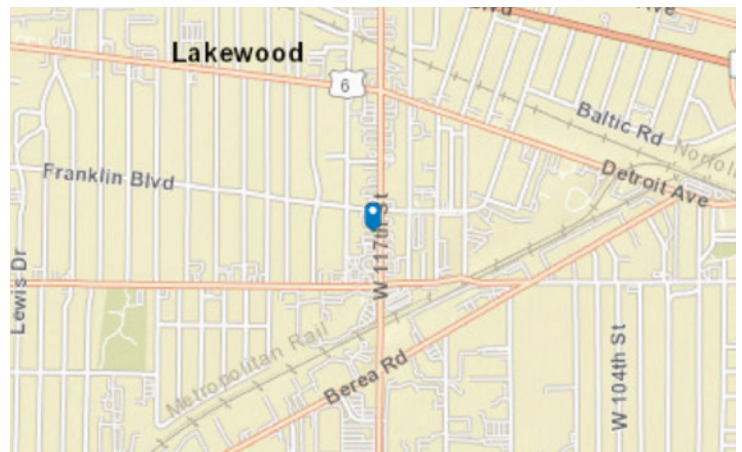
2.1
Average
Household Size



\$56,800
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W 117th St	11,600	0.1
W 117th St	10,500	0.1
Madison Ave	21,000	0.1
Franklin Blvd	16,000	0.1
W 117th St	12,850	0.1

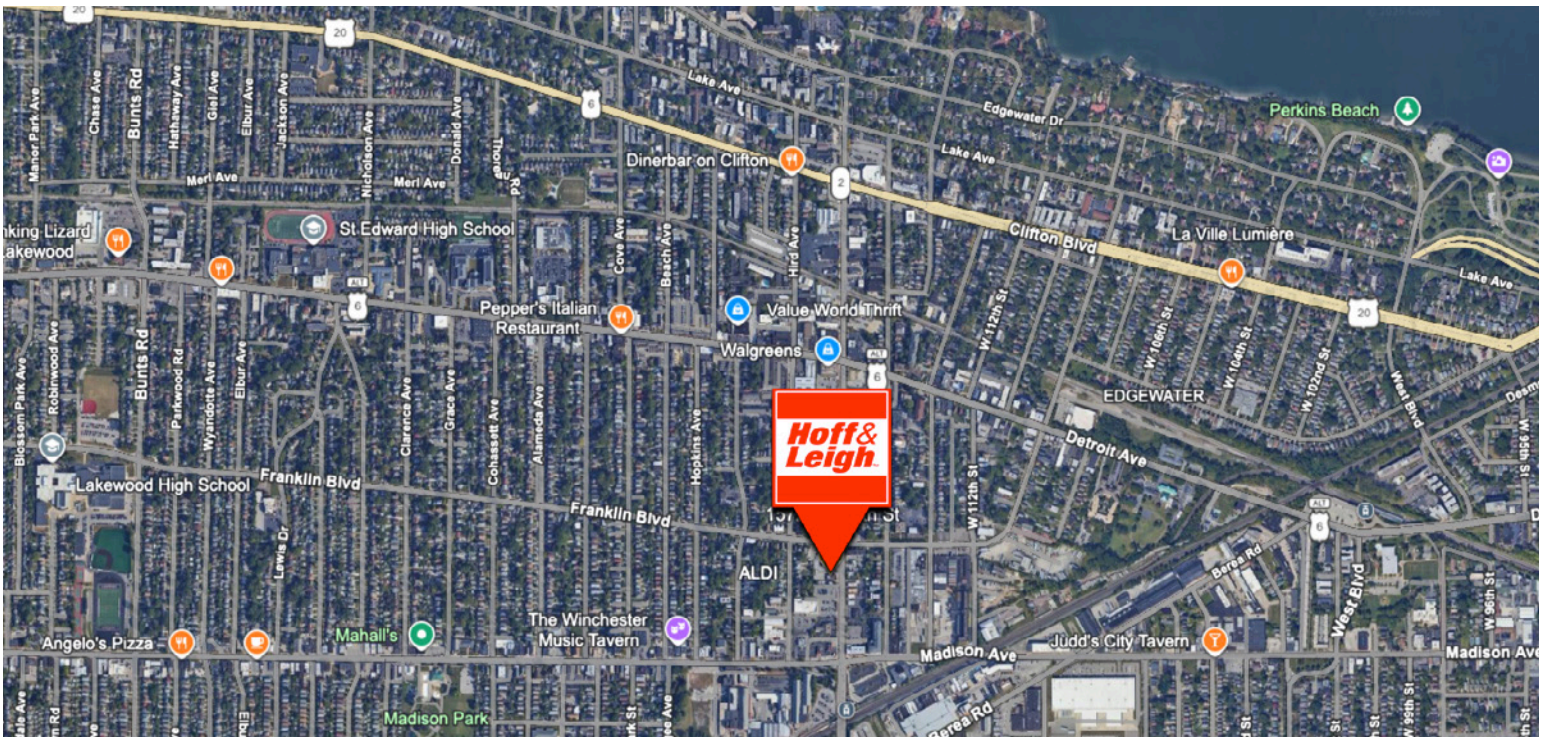


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