

Restaurant/Retail Space for Lease

1938 EUCLID AVE, CLEVELAND, OHIO 44115-2254



Overview

Suite 101 at 1938 Euclid Avenue offers 1,515 SF of ground-floor restaurant/retail space at the front door of Cleveland State University and just steps from PlayhouseSquare. This second-generation food space retains two walk-in coolers, existing kitchen plumbing, and private restrooms; the previous hood and range have been removed, leaving a clean, canvas to build a cooking line around your concept. With the RTA HealthLine stopping at the door and 21,000+ downtown residents, 116,500 daytime workers, and a steady stream of students and theatergoers passing by, it's ideal for a coffee, café, quick-service, bakery, or service-retail concept. Offered at \$21.50/SF NNN and available now.

Call/Text Cole Kroneker (216) 302-4338.

Property Details

Lease Rate	■ \$21.50 SF/YR (NNN)
Building Size	■ 1,515 SF
Property Type	■ Restaurant

Highlights

- 1,515 SF ground-floor retail available immediately.
- Second-generation restaurant space with two walk-in coolers.
- Existing kitchen plumbing and private men's & women's restrooms; prior hood/range removed for custom build-out.
- Direct frontage and signage on Euclid Avenue.
- GR (General Retail) zoning fits food & beverage, café/coffee, quick-service, bakery, and service-retail uses.
- Adjacent to Cleveland State University's 85-acre campus (13,000+ students).
- Walking distance to PlayhouseSquare — 1M+ guests across 1,000+ events annually.
- RTA HealthLine BRT at the door, connecting Downtown and University Circle.
- \$21.50/SF NNN (~\$2,714/month base rent; NNN expenses additional).

Unit:	Size:	Lease Rate:
101	1,515 SF	\$21.50 SF/YR (NNN)

Rev: July 30, 2026





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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

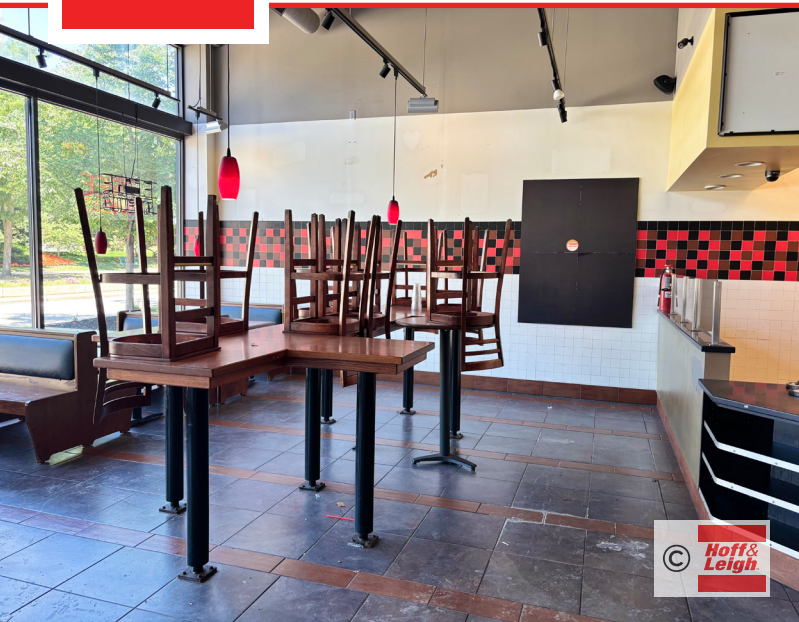
O: 330.940.9360

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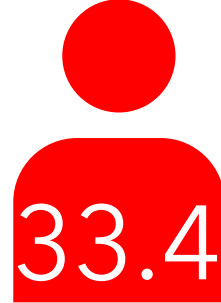
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DEMOGRAPHICS



83,727
Population



33.4
Median Age



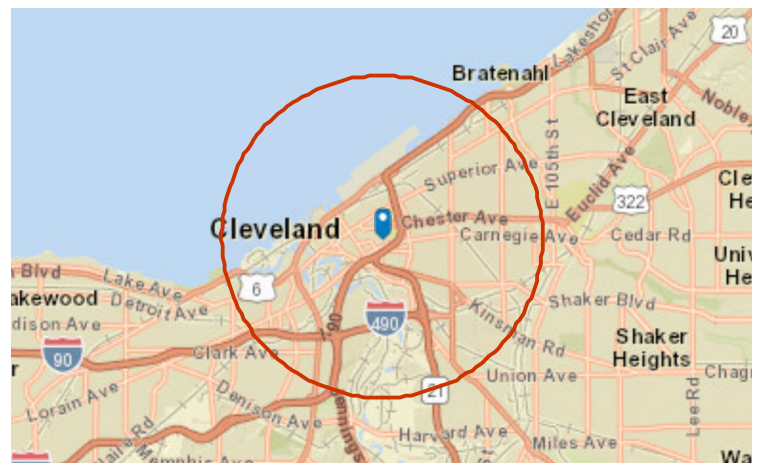
1.9
Average
Household Size



\$46,673
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
E 21st St	6,109	0.1
E 18th St	11,090	0.1
E 21st St	11,015	0.1
Carnegie Ave	4,626	0.1
Prospect Ave E	2,415	0.1



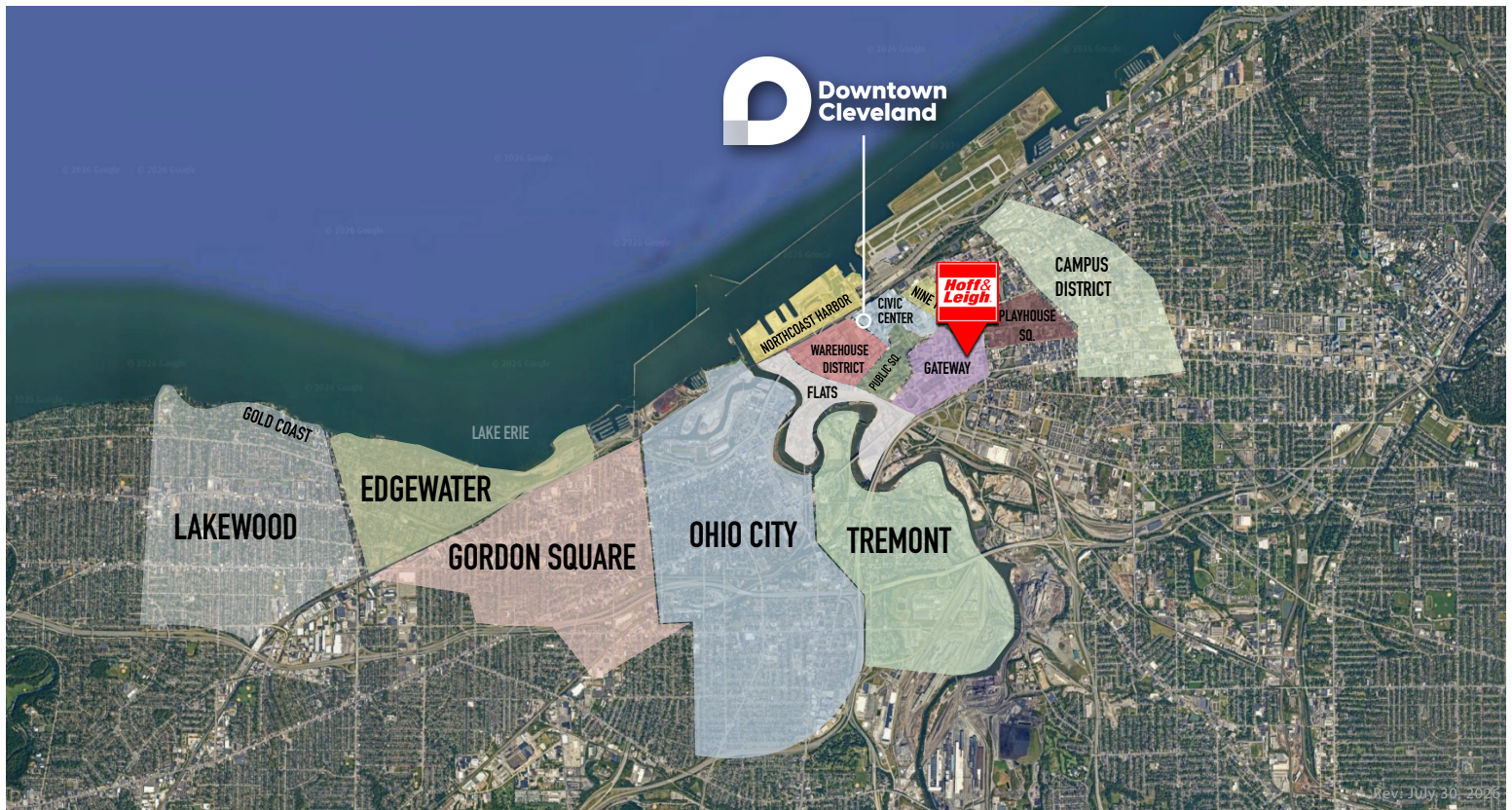
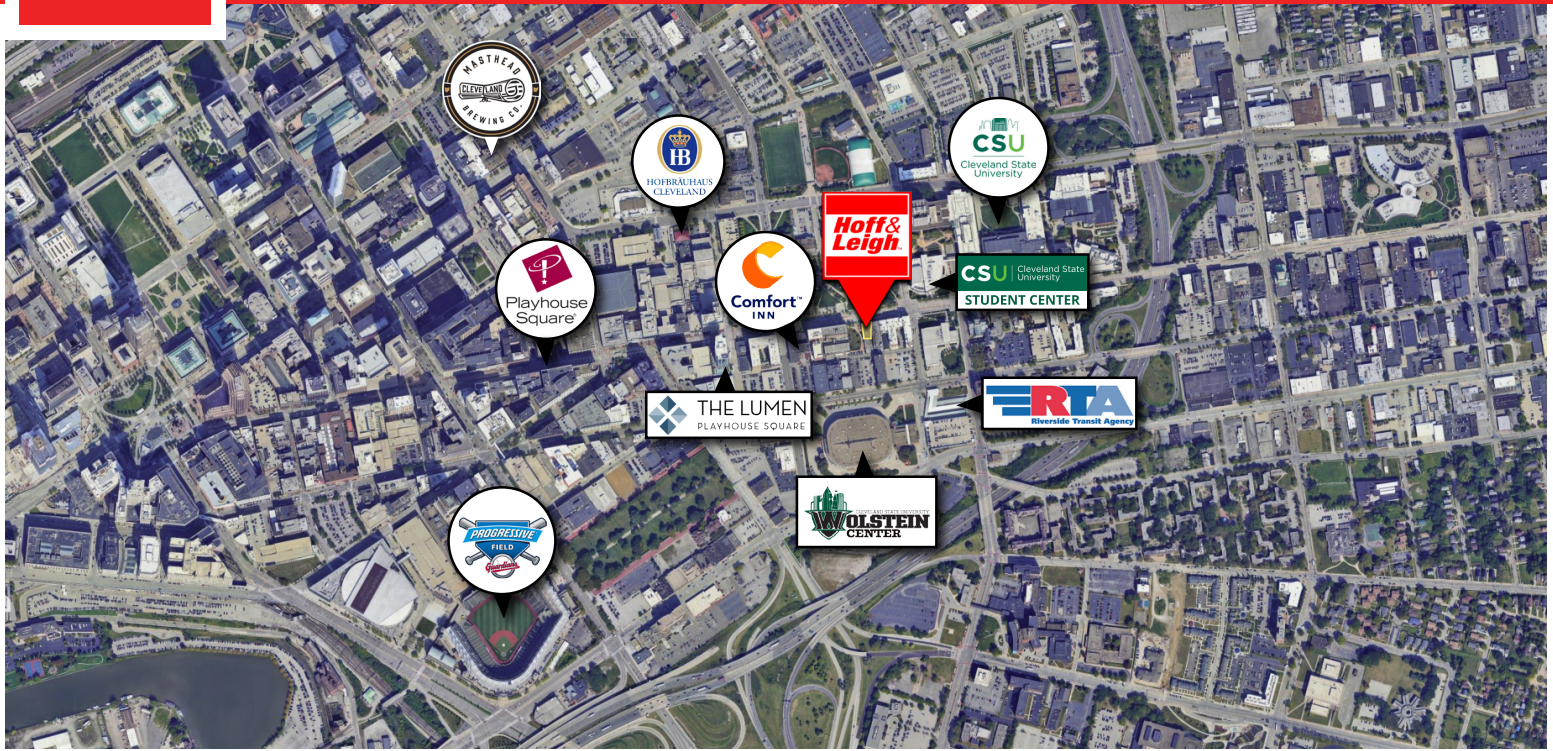
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