

504 E WASHINGTON ST AVAILABLE FOR LEASE OR SALE

504 E WASHINGTON ST, CHAGRIN FALLS, OH 44022



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PASSOV GROUP
COMMERCIAL BROKERAGE

THE OPPORTUNITY

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CHAGRIN FALLS, OH 44022

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KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Position your concept in the heart of Chagrin Falls—one of NE Ohio’s most charming and sought-after dining destinations
- 504 E Washington offers the opportunity to become part of a tightly curated, experience-driven market where quality operators thrive. With a built-in customer base of affluent residents, steady visitor traffic drawn by the village’s iconic character, and a setting that naturally encourages dining and gathering, this location is ideal for a concept that values atmosphere, authenticity, and long-term brand presence
- Free standing, self-contained, approx. 4,123 SF 2nd Gen Restaurant with large outdoor patio & bar
- Positioned minutes from downtown Chagrin Falls
- Affluent demographic profile with household incomes exceeding \$200K+ within a 5-mile radius
- Prime frontage along E Washington St, a key corridor leading into downtown Chagrin Falls

PROPERTY INFORMATION

Address	504 E Washington St, Chagrin Falls, OH 44022
GLA	4,123 SF
Acerage	0.66 AC
Availability (Existing)	4,123 SF
Primary St	East Washington
Primary Frontage	East Washington
Year Built	1940
Year Renovated	2010
PPN	29089470 & 29089480

AVAILABILITY

SIZE

PRICING

2nd Gen Restaurant Space

4,123 SF

Negotiable





NOTEABLE DEVELOPMENTS

504 E WASHINGTON
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1 DOWNTOWN CHAGRIN FALLS ACTIVITY

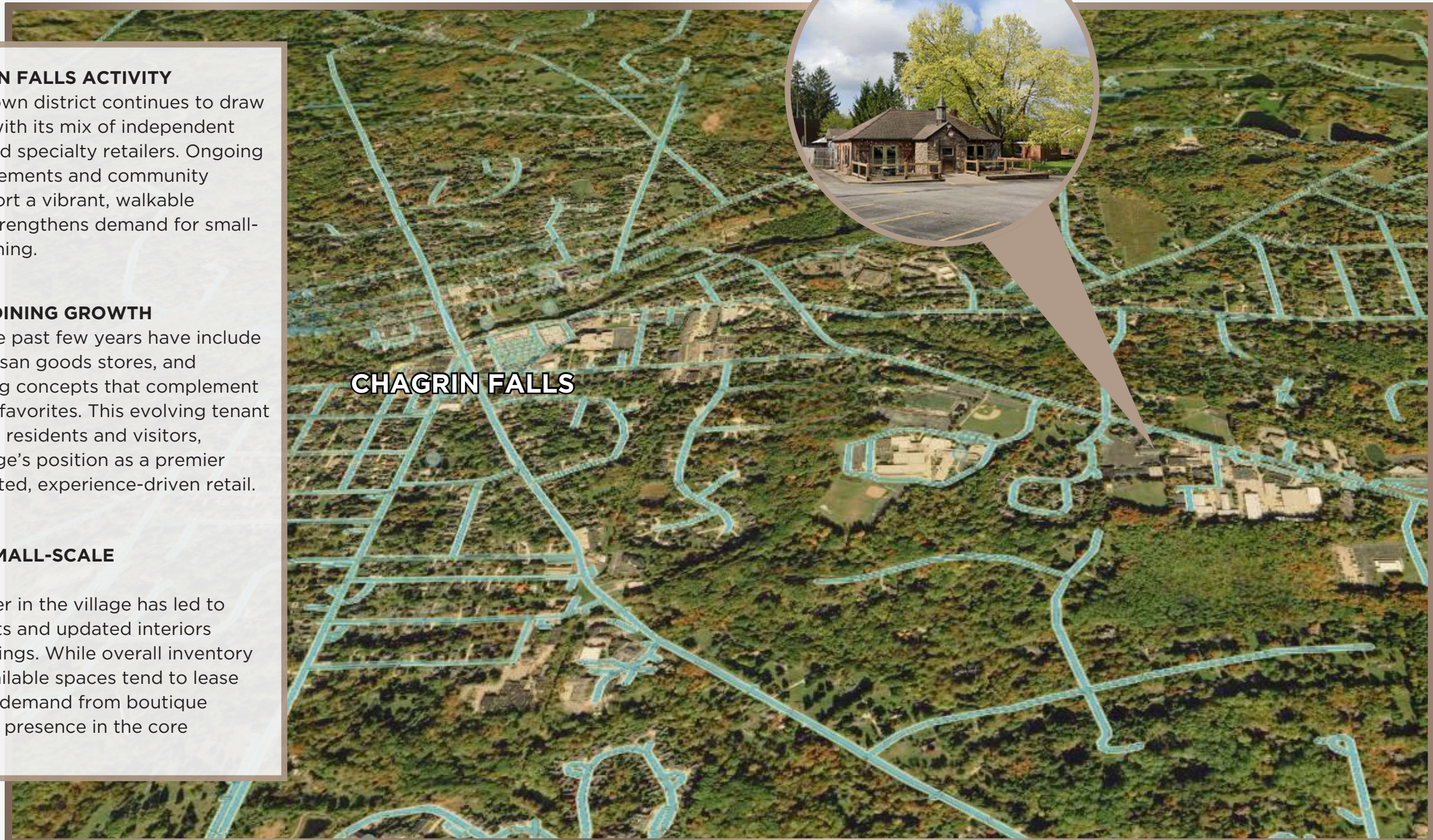
- The historic downtown district continues to draw steady foot traffic with its mix of independent boutiques, cafés, and specialty retailers. Ongoing streetscape enhancements and community programming support a vibrant, walkable environment that strengthens demand for small-format retail and dining.

2 BOUTIQUE RETAIL & DINING GROWTH

- New openings in the past few years have include specialty shops, artisan goods stores, and contemporary dining concepts that complement long-standing local favorites. This evolving tenant mix appeals to both residents and visitors, reinforcing the village's position as a premier destination for curated, experience-driven retail.

3 ADAPTIVE REUSE & SMALL-SCALE REDEVELOPMENT

- Commercial turnover in the village has led to refreshed storefronts and updated interiors within historic buildings. While overall inventory is limited, newly available spaces tend to lease quickly due to high demand from boutique operators seeking a presence in the core business district.



LOCATION OVERVIEW

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504 E Washington is located just minutes from downtown Chagrin Falls, an affluent east-side Cleveland suburb known for its historic charm, walkable village core, and strong community identity. The area benefits from high household incomes, top-rated schools, and convenient access to regional corridors including I-271 and Route 8. Downtown Chagrin Falls serves as a destination retail and dining hub, drawing both local residents and visitors from surrounding communities.

The immediate trade area features a curated mix of high-performing independent retailers and restaurants, complemented by national brands such as Heinen’s, Starbucks, CVS, and Jeni’s Splendid Ice Creams. The district benefits from consistent pedestrian traffic, limited retail supply, and strong experiential demand supported by nearby office, healthcare, and professional employment centers. Chagrin Falls’ stable residential base and affluent demographics continue to drive strong retail and restaurant performance across service, dining, and specialty retail categories.

<p>+2.3 % POPULATION GROWTH</p> <p>Chagrin Falls is located within the Cleveland-Elyria MSA, which has stabilized and returned to modest population growth in recent years, signaling renewed long-term regional demand.</p>	<p>\$200,000 AVG. HH INCOME</p> <p>Affluent east-side communities such as Chagrin Falls significantly outperform the broader Cleveland metro, with household incomes well above regional and national averages.</p>	<p>2.1M+ METRO AREA POPULATION</p> <p>Located within the Cleveland-Elyria MSA, Chagrin Falls benefits from access to a stable 2.1M+ population base, supported by affluent east-side suburbs and established employment centers driving consistent retail demand.</p>	<p>MAJOR MIDWEST EMPLOYMENT HUB</p> <p>The Cleveland-Elyria MSA is anchored by worldclass healthcare and education employers, led by the Cleveland Clinic, University Hospitals, and Case Western Reserve University.</p>
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	4,650	19,703	50,852
Daytime Population	5,752	18,013	58,753
Average Household Income	\$199,927	\$243,142	\$223,154
Median Household Income	\$110,950	\$161,886	\$153,077
Consumer Spending	\$426M	\$3.2B	\$6.1B

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