

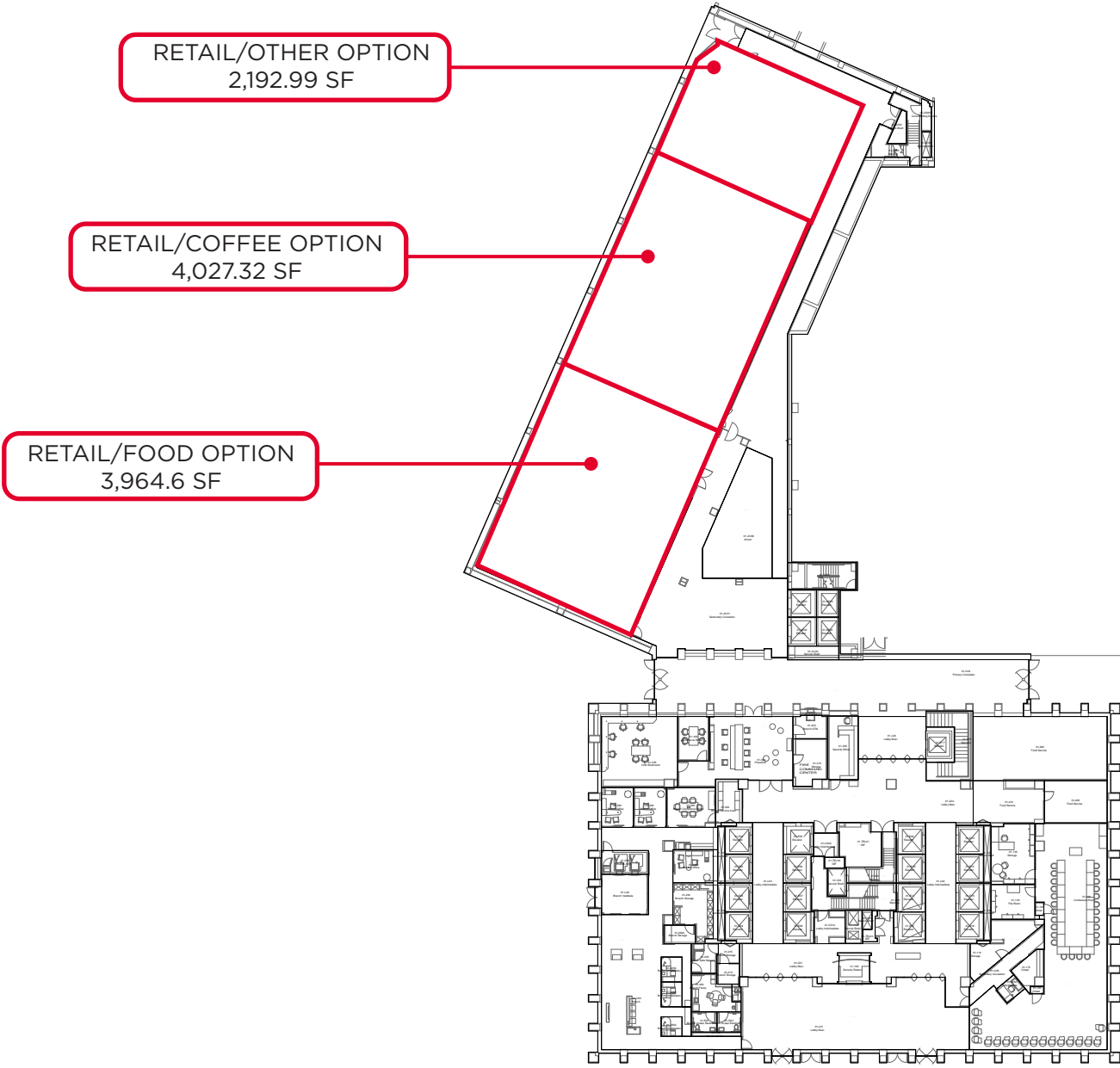
PNC BUILDING

JOIN THE PREMIER RETAIL DESTINATION
IN DOWNTOWN CLEVELAND

FOR LEASE | 1900 East 9th Street, Cleveland, Ohio 44114



FLOOR PLAN





PROPERTY DESCRIPTION

- Up to 10,505 SF available for retail, restaurant, or wellness
- Flexible delivery condition
- High visibility location with excellent access

TRAFFIC COUNTS

East 9th Street Corridor 20,792 VPD

Euclid Avenue Corridor 6,696 VPD

INTERSTATE ACCESS

I-90 / Innerbelt ±0.5 mi. S

I-77 ±0.8-1.0 mi. S/SE

I-71 ±1.5-2.0 mi. SW



PROPERTY HIGHLIGHTS



PREMIER DOWNTOWN RETAIL POSITION

Sitting at the northwest corner of East 9th Street and Euclid Avenue in Cleveland's central business district, within a 35-story, Class A office tower totaling approximately 1,037,825 square feet with 645 covered parking spaces, on-site banking, convenience retail, courtyard/plaza areas, restaurant amenity, and LEED Silver certification.



EXCEPTIONAL WALKABILITY AND TRANSIT ACCESS

The Euclid Avenue & East 9th Street location scores a 97 Walk Score, classified as a "Walker's Paradise," along with a 79 Transit Score and 61 Bike Score. The HealthLine BRT runs directly along Euclid Avenue, while Blue/Green/Waterfront light rail and the Red Line are approximately 0.4 miles away at Tower City.



IMMEDIATE ACCESS TO DOWNTOWN OFFICE, HOTEL, DINING, AND EVENT DEMAND

The site is surrounded by a dense mix of office users, hotels, restaurants, and entertainment destinations, including Heinen's Downtown Cleveland at 900 Euclid Avenue, the Kimpton Schofield Hotel at 2000 East 9th Street, Metropolitan at The 9 nearby on East 9th, and the East 4th Street dining district, a pedestrian-friendly restaurant and nightlife corridor.



SURROUNDED BY MAJOR CORPORATE HEADQUARTERS AND OFFICE USERS

Retail benefits from weekday office traffic generated by nearby major employers and headquarters, including Key-Corp at 127 Public Square, Cleveland-Cliffs at 200 Public Square, and Sherwin-Williams' downtown global headquarters campus, which includes a 36-floor office tower, pavilion, and attached parking garage.



STRONG DOWNTOWN AND REGIONAL VISITOR BASE

Downtown Cleveland reported 38 million total visits by residents, visitors, and workers in its 2024 downtown report, plus 630,500 visitors downtown in a single major-event weekend tied to the NCAA Women's Final Four, Guardians home opener, and solar eclipse. At the county level, Destination Cleveland reported 18.6 million leisure and business visits to Cuyahoga County in 2024, generating a record \$6.9 billion in direct visitor spending and more than \$11.4 billion in total economic impact.





PNC
1900 E. 9TH ST

PLAYHOUSE SQUARE

- HB
- heinen's
- YOURS TRULY
- Downtown Cleveland
- THE FRUIT STAND
- ALEX THEATER
- WILD EAGLE SALOON
- FUEL cafe
- METROPOLITAN 9
- zaytoon
- GHOSTLIGHT

SHERWIN WILLIAMS
WORLD HEADQUARTERS

TERMINAL TOWER

- CHAMPS
- CHARLEYS
- DTLR
- JACK CLEVELAND CASINO
- MORTON'S

EAST 4TH

- HOUSE OF BLUES
- THE CORNER ALLEY
- Cordelia
- BLUE AGAVE
- FLANNERY'S
- MABEL'S BBQ
- WONDER BAR
- HILARITIES

ROCKET
Mortgage
by Quicken Loans

285,691
Population
(2025 | 5 Mile)

38.9
Median Age
(2025 | 5 Mile)

126,744
Households
(2025 | 5 Mile)

\$103,395
Household Income
(2025 | 5 Mile)

13,434
Total Businesses
(2025 | 5 Mile)

135,432
Total Employees
(2025 | 5 Mile)



MARKET OVERVIEW





MARKET OVERVIEW

Shaker Heights is one of Greater Cleveland's most established inner-ring suburbs, offering a rare combination of affluent household demographics, strong educational attainment, historic residential density, and walkable mixed-use districts. For retail, restaurant, service, and office users, the city presents a compelling opportunity to reach a high-income, well-educated customer base within a compact, transit-served community.

Shaker Heights is best viewed as a high-income, highly educated, neighborhood-driven commercial market with selective but meaningful growth through mixed-use development and corridor reinvestment. Retail and restaurant users can tap into strong local spending power, walkable districts, and growing residential density, while office and service users can benefit from a professional customer base, transit access, and proximity to Cleveland's east-side suburbs.

For the right concept, especially one that values affluent households, neighborhood loyalty, walkability, and a distinctive community setting, Shaker Heights offers a strong Greater Cleveland location with continued public and private investment momentum.

28,689
Population

41.8
Median Age

\$165,179
Avg HH Income

ECONOMY

Population growth numbers within CBD

5,600
in 2000

9,467
in 2010

12,908
in 2020

15,592
in 2024

16,798
Projected 2029

4.6%
Historic Growth



MSA

2,171,877

34th Largest MSA in the US

MSA GDP

173,135.607

Nearly 50% of US Population
Lives within 500 miles of NEO

CSA

3,750,887

18th Largest CSA in the US

DOWNTOWN CLEVELAND STATISTICS

Data from 1 mile of Public Square

Average Age 29.8

Apartment Occupancy Historically +97%

HH Income over \$100,000 30%

Water Access Lake & River Front

White collar Workers 88.4%

Sports Team 3 Professional

Median Age of Housing Structures 58.5 Years

Construction Projects \$2.5B Underway

Housing Structures over 50 Units 63.3%

TOP EMPLOYERS

From Cleveland Crain's 2024 Book of Lists

Cleveland Clinic

45,673

Healthcare

Group Management Services Inc. 33,972

Employment Services Firm

Minute Men Cos.

26,578

Staffing Services

University Hospitals

25,029

Healthcare

Amazon

20,000

Online Retailer

MAJOR HEADQUARTERS IN NEO



FORTUNE 500



LARGEST IN NEO



HOUSING

- Cleveland cost of living is **22.9% lower** than the national average
- **153% lower** than New York, NY
- **110% lower** than San Francisco, CA
- **58% lower** than Boston, MA
- **53% lower** than Los Angeles, CA
- **25% lower** than Chicago, IL
- **19% lower** than Miami, FL
- Average owner occupied housing for Cleveland MSA: \$235,960
- **#5 among best cities for jobs** in 2020 based on hiring, cost of living, and job satisfaction
- Cleveland growth has increased by 9.9% in the last 10 years



COST OF LIVING INDEX: 89.8

#1 Top City
For Fresh Start
Livability

#2 Most Affordable
Cities for Home Buying
Forbes

#1 Most Affordable
Cities to Rent
Gobankingrates.com

#3 Top Cities
to Launch Career
LinkedInNews

CULTURE

Unique Things about The Cleveland Area



Cleveland Orchestra
"America's Finest"

The New York Times

#7 Best Food City in America

Travel + Leisure



Playhouse Square
The Largest Performing Arts Center in the US Outside of NYC

Towpath Trail
Voted Best Ohio Bike Trail

Ohio Magazine

#4 America's Best Music Scene

Travel + Leisure



Cedar Point
#2 Best Amusement Park in America

USA Today Top 10 Best

Cleveland Museum of Art
#2 Best Museum in the US

Business Insider



Top 10 Stops Along the Great Lakes

USA Today

METROPARKS

18
Reservations

300
Miles Of Trails

24,000
Acres

8
Golf Courses

8
Lakefront Parks

1
Zoo

TRANSPORTATION

METRO HEALTHLINE

The HealthLine, recognized by the Institute of Transportation and Policy as North America's premier bus rapid transit system, celebrated its 10th anniversary in 2018. Operating 24/7, it seamlessly connects Downtown Cleveland and University Circle—home to Ohio's first and fourth-largest employment hubs.

This bus rapid transit service transforms Historic Euclid Avenue into a pedestrian- and transit-friendly corridor, blending the city's rich history with modern landmarks like The Beacon and The Lumen. Enhancements include dedicated bus lanes, upgraded hybrid-electric vehicles, and synchronized traffic signals for peak-hour efficiency.

RTA RAPID

Cleveland's light rail system—comprising the Blue, Green, and Waterfront lines—runs every 15 minutes, providing convenient access to key entertainment and cultural destinations, including the Flats, FirstEnergy Stadium, Great Lakes Science Center, and the Rock & Roll Hall of Fame.

DOWNTOWN TROLLEY

Offering free rides throughout downtown, the trolley service connects all major districts and venues. Originally a weekday-only operation, it quickly expanded to evenings and weekends, making parking and city exploration more convenient.

BURKE LAKEFRONT AIRPORT

Located along Cleveland's waterfront, Burke Lakefront Airport offers a safe, hassle-free travel experience with unmatched views of the city skyline. It serves as the region's premier hub for business and private aviation.

PEDESTRIAN & BIKE-FRIENDLY INITIATIVES

With an expanding bike-share program and dedicated bike lanes, Cleveland continues to promote recreation, healthy living, and alternative transportation options.

PORT OF CLEVELAND - AN ECONOMIC DRIVER

One of the largest ports on the Great Lakes, the Port of Cleveland plays a vital role in regional commerce and infrastructure:

- **20,273 jobs** supported by maritime activity
- **\$3.5 billion** in total economic impact (Port of Cleveland, 2021)
- **13 million tons** of cargo transported annually
- **\$4.5 billion** in bonds issued
- **\$6.1 billion** leveraged in construction
- **150+ projects** since 1993

The port offers multiple financing and tax-exemption opportunities, including sales-tax breaks for new construction materials.

KEY IMPORTS & EXPORTS

- **Bulk Cargo:** Iron ore, limestone, cement, salt
- **Breakbulk & Project Cargo:** Capital equipment, heavy machinery, power generators, steel, wind turbines
- **Containers** for various goods

Located on Lake Erie, Cleveland is one of four major U.S. cities on the Great Lakes, benefiting from access to fresh water and international shipping routes.

CLEVELAND NATIONAL AIR SHOW

Hosted annually over Labor Day weekend, the Cleveland National Air Show features breathtaking performances by the U.S. Navy Blue Angels and the U.S. Air Force Thunderbirds.

AIRPORTS SERVING THE REGION

- Cleveland Hopkins International Airport
- Akron-Canton Airport
- Cleveland Burke Lakefront Airport

For Lease

PNC Building

1900 East 9th Street, Cleveland, Ohio 44114

SCHEDULE A TOUR TODAY

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