



SEQUOIA REALTY

“Northeast Ohio’s Commercial Broker”
7311-B Mentor Avenue, Mentor, Ohio 44060
visit us at: www.SequoiaRealty.com

Prime Downtown Painesville Retail/Office Space 154 Main St. Painesville, OH 44077

- For Lease at \$1,975.00/month
- 1,650+/- Sq. Ft.
- Flexible Layout Suitable for Retail, Coffee Shop, Wine & Cheese Shop, Professional Office, Salon, Café, Fitness, Service or Boutique
- Surrounded by Thousands of Daytime Employees, Government Offices, and Established Local Businesses Driving Consistent Daily Activity and Customer Traffic
- Located in the Heart of Downtown Painesville with Excellent Visibility, Pedestrian Foot Traffic & Vehicle Exposure
- Large Storefront Windows Provide Natural Light and Street Presence
- Convenient Customer Parking Nearby
- Charming Setting with Historic Character and Community Appeal
- Just Minutes from SR 2, Rt. 44 & I-90

For More Information
Call Patrick Dowd – 216.406.0476

Contact **The RICK FERRIS** Team
Phone: 440.946.8600 ● Fax: 440.953.4500

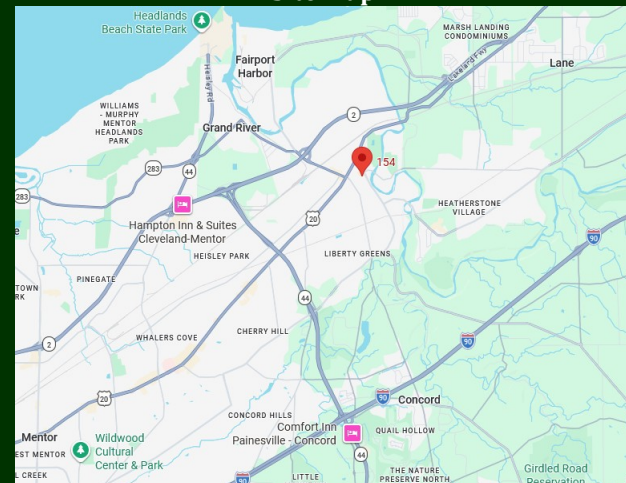
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154 Main St., Painesville, OH 44077



Site Map





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GRAND
RIVER WALK

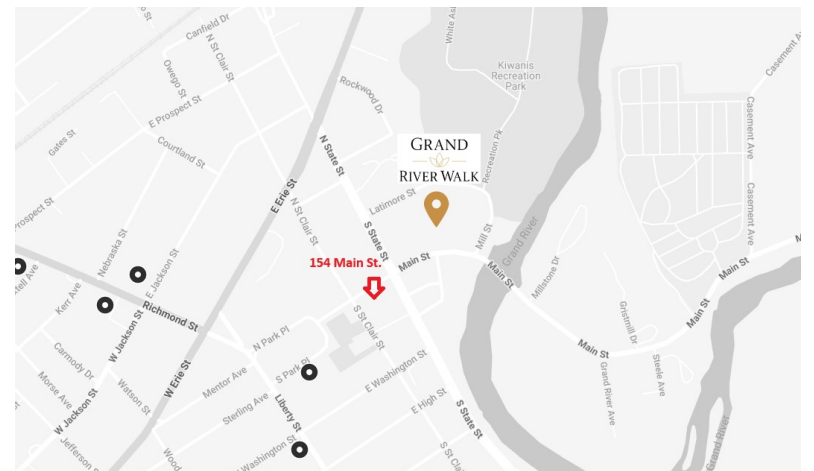
Coming Soon to Downtown Painesville (Just Steps from 154 Main St.)

Major Investment in the Neighborhood — Grand River Walk is a \$28.5 million mixed-use development currently under construction in Painesville, part of over \$500 million in new public and private investment aimed at revitalizing downtown into a new residential and entertainment district.

Retail & Dining Destination — The project features first-floor retail anchored by Burgers 2 Beer, bringing new dining and entertainment options to downtown Painesville.

Hundreds of New Residents — The development will add 111 apartment units, including studio, one-bedroom, and two-bedroom layouts, bringing a wave of new residents and foot traffic directly to Main Street.

Amphitheater & Riverfront Amenity — As part of the development, the City of Painesville will construct an amphitheater on the site, creating an exciting destination along the Grand River.



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OVER \$100M CURRENT & PLANNED DEVELOPMENT IN DOWNTOWN PAINESVILLE

The Tower | \$20M Conversion

- Former Chase Bank Building converted to Lake Erie College student housing
- 172 bedroom apartments with shared living areas and amenities
- Two ground level restaurants and pedestrian walkway
- Completion: Summer 2024

Victoria Place | \$25M Mixed-Use Redevelopment

- 78 new market rate apartments
- 52,000 SF of office
- 75,000+ SF ground level restaurant and retail
- Completion: Fall 2026

Highland Park | New Residential Development

- 46 single family homes (\$300k-\$350k)
- 36 townhomes along Washington Street
- Completion: 2026



City Investment & Hillside Entertainment District

- \$2M streetscape project (trees, lighting, etc.)
- Newly designated entertainment district
- New \$2M amphitheater (Summer 2024) at Grand River Walk
- New splash park, dog park, revamped skate park, baseball and soccer fields
- SR-44 Interchange Project

Major Employers

- | | |
|---------------------|---------------------|
| • Avery Dennison | • Lake Erie College |
| • Cintas | • Lubrizol |
| • Government/County | • Dyson |
| • Mar-Bal | |



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