

9,163 SF FREESTANDING BUILDING / RESTAURANT

IDEAL OWNER-USER OR REDEVELOPMENT OPPORTUNITY

OUTPARCEL TO THE #1 CINEMARK IN OHIO!

5989 CANAL ROAD, VALLEY VIEW, OHIO 44125

FOR SALE



9,163 SF
1.54 ACRES

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CBRE

THE OPPORTUNITY

- 9,163 SF former restaurant For Sale Outparcel to the #1 Cinemark in Ohio!
- Price: \$1,050,000
- The Valley View Cinemark is ranked #1 in Ohio and #9 nationally out of 179 locations based on # of visits and sales (Source: Placer.ai)
- Second Generation restaurant with hood, cooler, bar and additional restaurant infrastructure in place
- Average household incomes of \$111,659 within a 1-mile radius
- Positioned minutes from Rockside Road which features over 4M SF of office space and Top Golf
- One of the most centrally located sites in the market; easily accessible to downtown Cleveland, Independence, Western suburbs and Eastern suburbs
- Dense population of 201,497 with daytime population of 190,553 in a 5 mile radius
- Positioned minutes from the redeveloped 750,000 SF Highland Park business park
- Multiple industrial distribution centers constructed in the Valley over the past few years
- Over 3.5 M SF industrial/flex space in the Valley View corridor (Source: Costar)



QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

67,551



POPULATION

55,859



HOUSEHOLDS

23,226



POPULATION
25 & OVER

39,695



AVG. HOUSEHOLD
INCOME

\$88,987

PROPERTY INFORMATION



Address

5989 Canal Road,
Valley View, Ohio 44125

Parcel ID

571-20-018

Total Building Area

9,163 SF

Land Area

1.54 Acres

Year Built

2002

Parking

Asphalt
(125 total striped spaces)

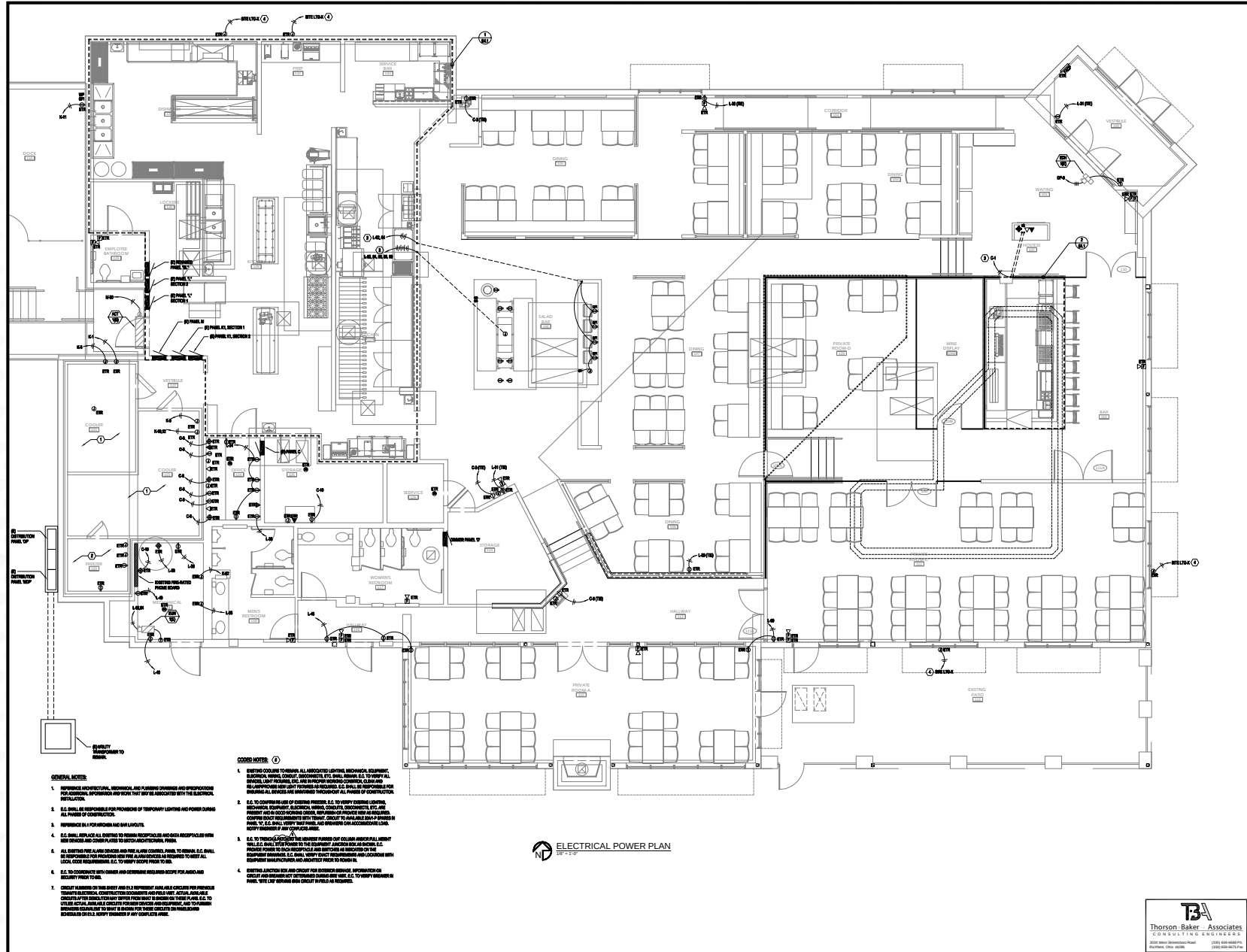
Zoning

Industrial District
(Village of Valley View)

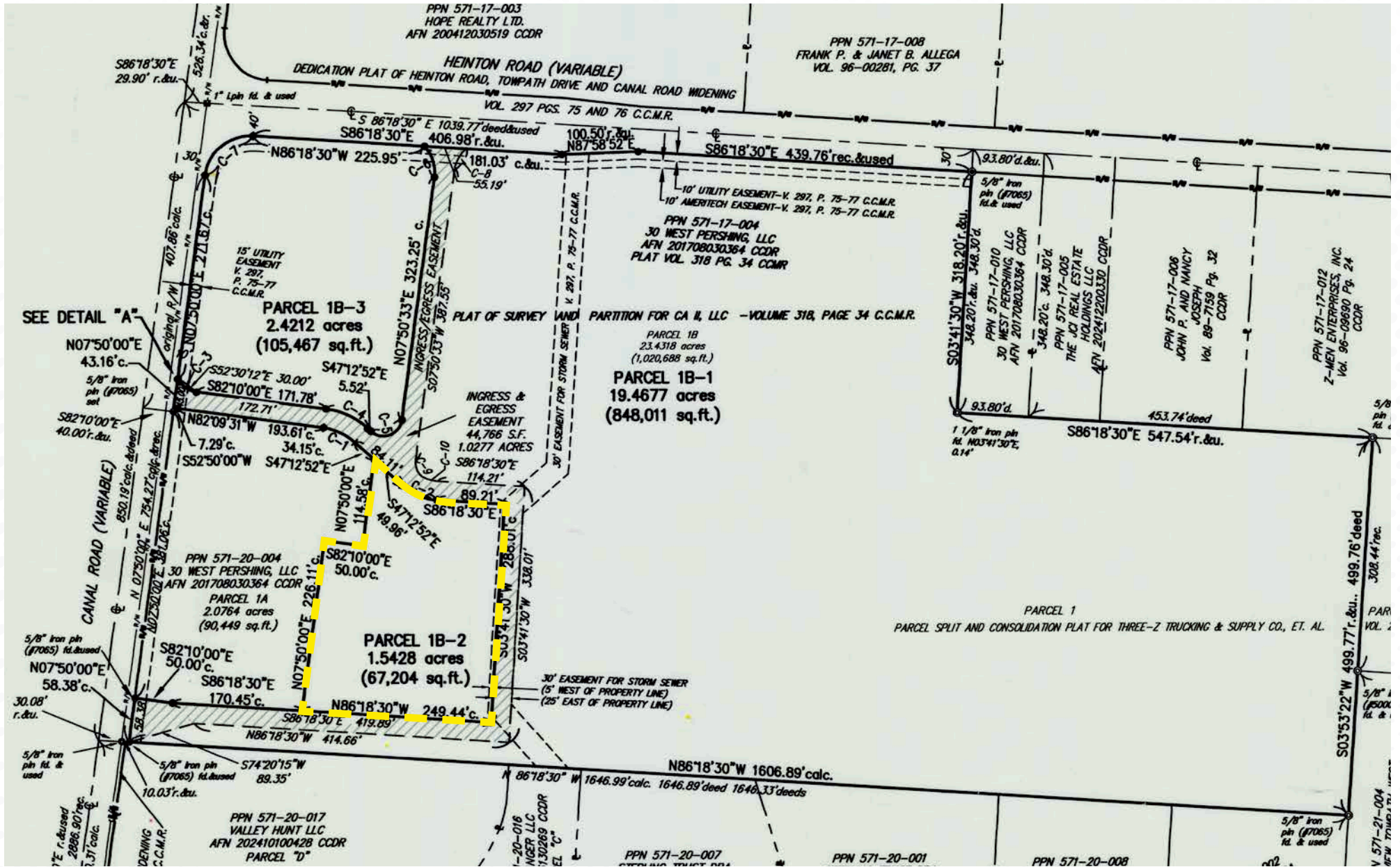
Occupancy

Vacant

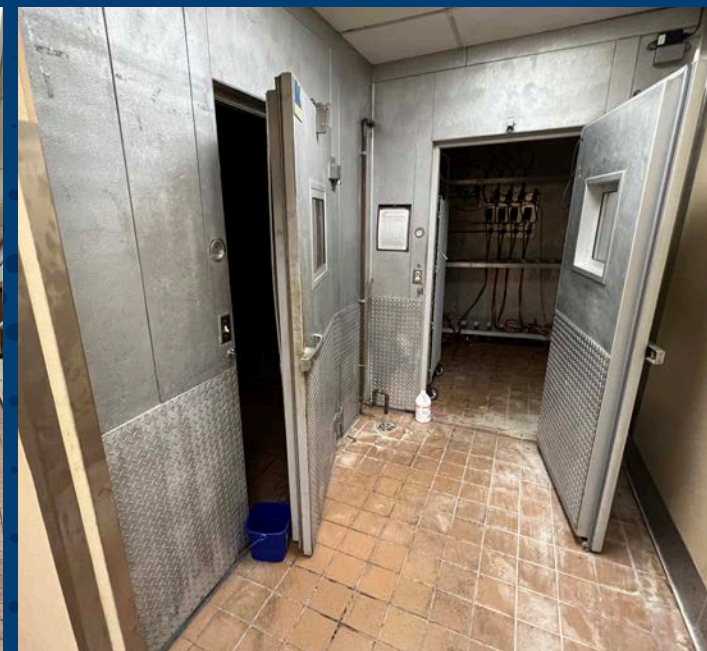
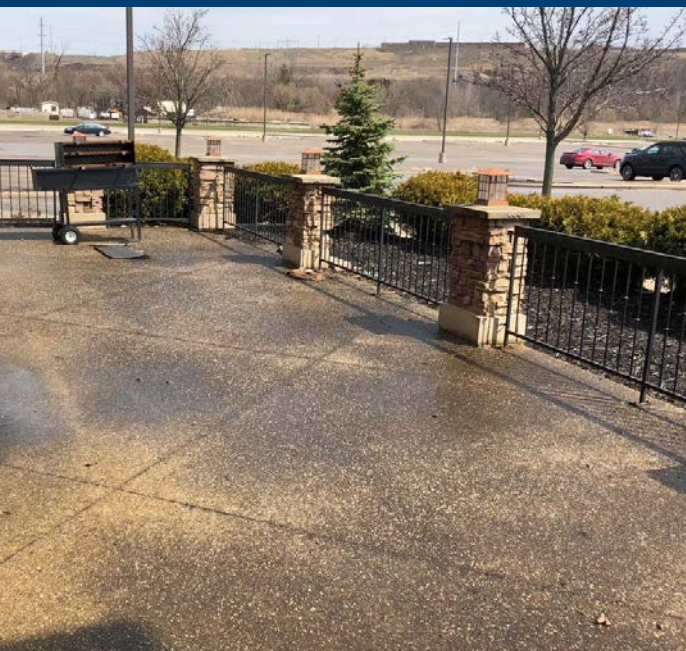
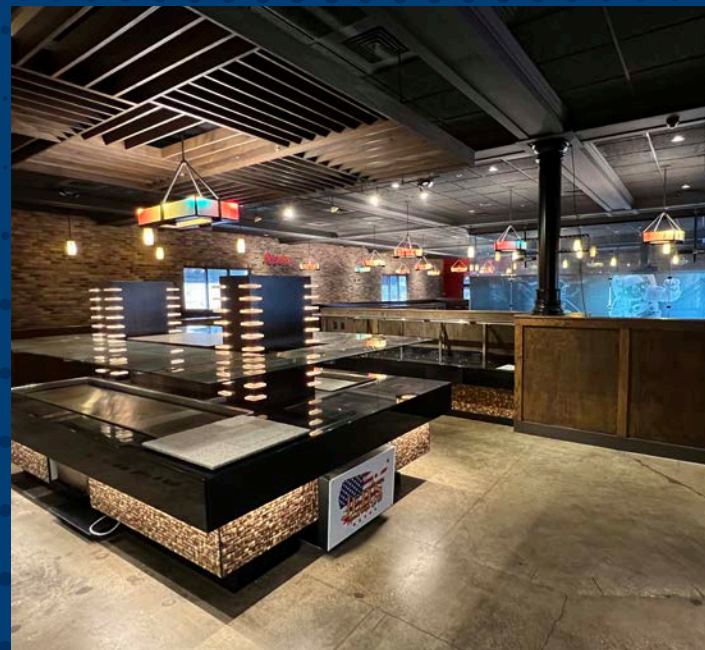
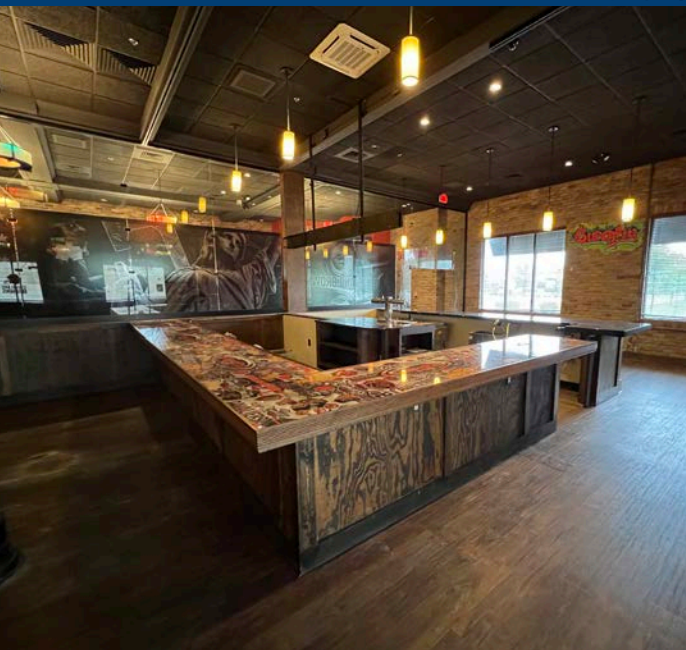
FLOOR PLAN



SURVEY PLAN



INTERIOR PHOTOS



AERIAL

HIGHLAND PARK
750K+ SF
NEW INDUSTRIAL PARK

SITE
9,163 SF / 1.54 AC

CINEMARK

TOP PERFORMING
CINEMARK IN
ALL OF OHIO
(18 TOTAL LOCATIONS)
(NAP - SEPARATE
OWNERSHIP)

QUAKER
STEAK
& LUBE

BEST
WINGS
USA

the
OAK BARREL
Brewery & Taproom

HEINTON RD

CANAL RD - 11,370 VPD

RANGE
USA

AERIAL



Cleveland

amazon

HIGHLAND PARK
750K+ SF
NEW INDUSTRIAL PARK

480

157,883 VPD

the
OAK BARREL
Brewery & Taproom

SITE
9,163 SF / 1.54 AC

CINEMARK[®]
TOP PERFORMING
CINEMARK IN
ALL OF OHIO
(18 TOTAL LOCATIONS)
(NAP - SEPARATE
OWNERSHIP)

RANGE
USA

CANAL RD - 11,370 VPD

HEINTON RD

INDEPENDENCE / ROCKSIDE RD RETAIL TRADE AREA



DEMOGRAPHICS WITHIN 3 MILES



50,451
Population



20,914
Total Households



67,439
Daytime Population



3,421
Total Businesses



\$73,515
Median HH Income



53,850
Total Employees

MAJOR EMPLOYERS

1	MetroHealth	1,200
2	Weltman Weinberg & Reis	1,000
3	Safeguard Properties	1,000
4	Sirva	600
5	Koinonia Homes	500

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	728	55,859	199,006
2025 Daytime Population	7,805	67,551	187,961
2025 Households - Current Year Estimate	359	23,226	86,523
2025 Average Household Income	\$111,659	\$88,987	\$77,494
2030 Average Household Income Projection	\$131,109	\$101,291	\$87,700
2025 Median Household Income	\$76,925	\$66,504	\$57,959
2025 Per Capita Income	\$46,666	\$36,866	\$33,817
2025 Population 25 and Over	512	39,695	142,753

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