

# Turnkey Restaurant For Lease

Former Nighttown | 12395 Cedar Road, Cleveland Heights, Ohio 44106





## Highlights

- Former Nighttown restaurant space that received a \$1.5mm reinvestment that includes a fully upgraded & expanded kitchen and original aesthetics with a modern twist
- Turnkey with all FF&E available
- Two large outdoor and covered patio areas allow for private dining optionality
- Liquor License in place for next operator
- Staple location in iconic neighborhood

## Availability

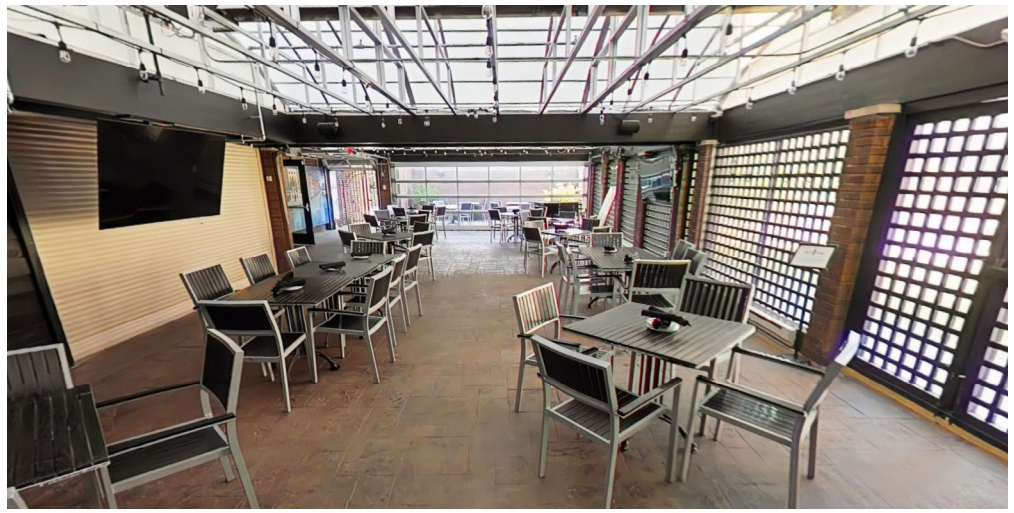
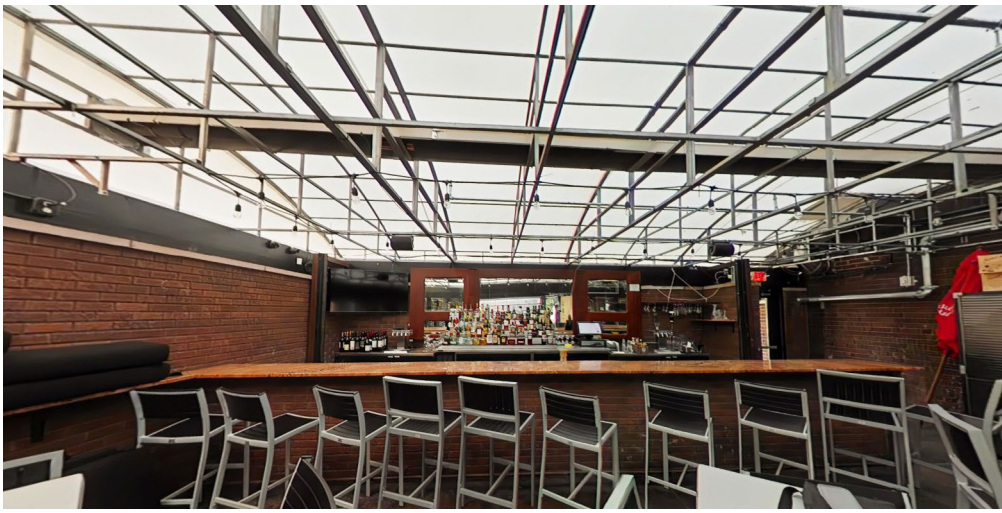
14,000 Turnkey Restaurant

## Lease Rate

Call for Pricing

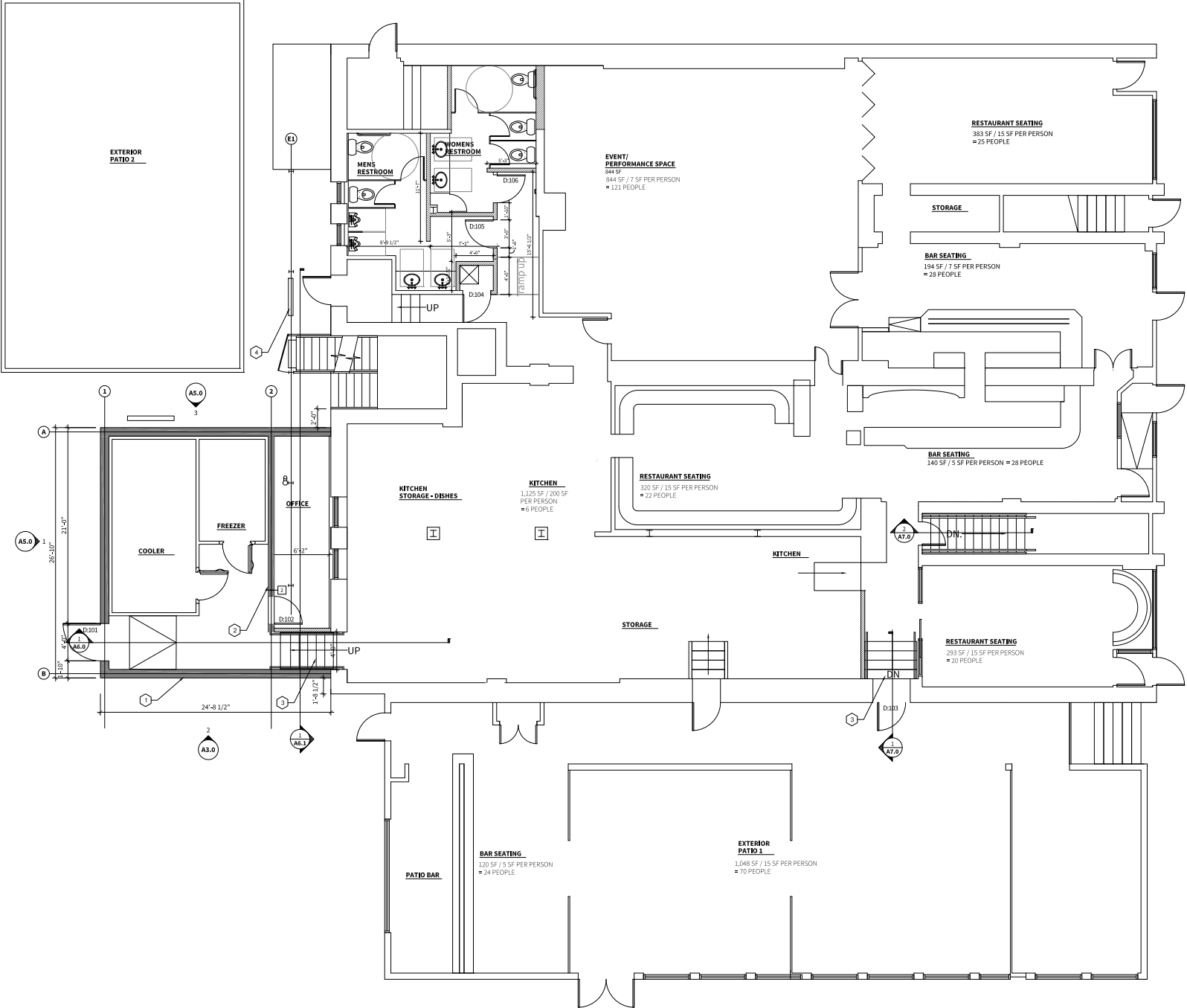






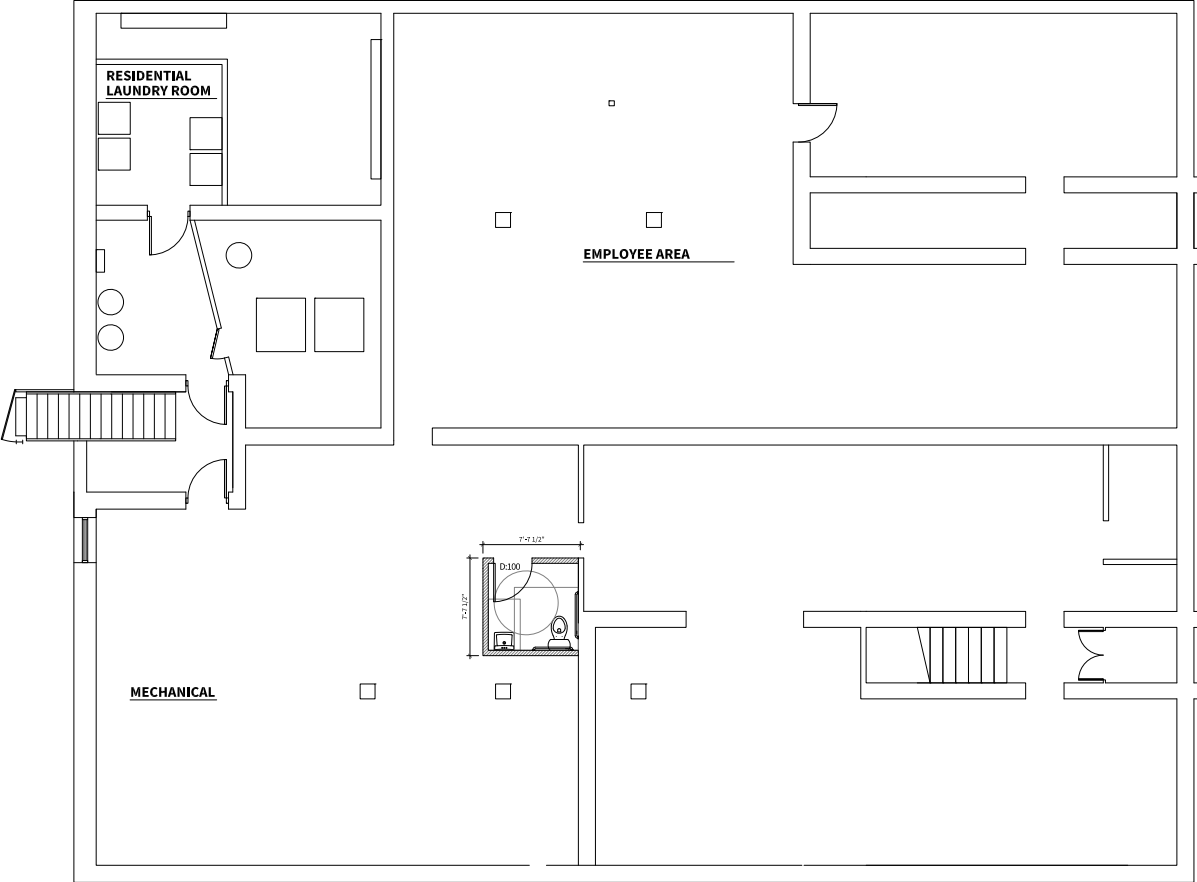


# FIRST FLOOR





# LOWER LEVEL





# Cedar Fairmount Neighborhood

Cedar Fairmount neighborhood, nestled in the heart of Cleveland Heights, Ohio, exudes a distinct charm and character. Known for its historic architecture, tree-lined streets, and vibrant community spirit, Cedar Fairmount offers a unique blend of residential tranquility and urban convenience. With its eclectic array of shops, boutiques, restaurants, and cafes, residents and visitors alike can explore a diverse range of culinary delights and one-of-a-kind retail experiences. The neighborhood's proximity to cultural attractions, such as the Cleveland Museum of Art and Severance Hall, enriches its cultural tapestry. Moreover, Cedar Fairmount fosters a strong sense of community through its active engagement in local events, festivals, and initiatives, making it a cherished destination for those seeking a harmonious blend of tradition and modernity in a picturesque setting.

## Demographics

population  
**318,858**

median age  
**38.3**

households  
**145,574**

average hh income  
**\$80,670**

businesses  
**14,188**

employees  
**162,427**





# CEDAR FAIRMOUNT

EUCLID HEIGHTS BLVD | 16,998 VPD

12395 Cedar Road

**A**  
THE ASCENT  
TOP OF THE HILL  
Delivered in 2023  
267 Upscale Units  
11,000 SF Commercial Space

Starbucks Coffee, Wanderlust Jewelers, Bruegger's Bagels, Parnell's Irish Pro, zhug, Ataddin's, apple tree Books, Vero Pizza, Pavilion Home & Design, at&t, Buffalo Wild Wings

CEDAR RD | 19,847 VPD

Chipotle Mexican Grill, Chase, Sundco, Firestone

FAIRMOUNT BLVD | 7,212 VPD

The Fairmount, Luna Bakery Cafe, Barri, Dog Summer Cleaners, Green Tara Yoga & Healing Arts, Heights Family Dental



**UPTOWN**

- plum
- BIBIBOP asian grill
- CHIPOTLE MEXICAN GRILL
- Panera
- POTBELLY SANDWICH SHOP
- Orangetheory FITNESS
- D.P. Dough
- planet fitness
- verizon

**100**  
CLEVELAND MUSEUM OF NATURAL HISTORY  
1876-2016

**botanical garden**  
CLEVELAND  
HOLDEN FORESTS & GARDENS

**CIA**  
Cleveland Institute of Art

**THE CLEVELAND MUSEUM OF ART**

**1.4 Miles**

**UNIVERSITY CIRCLE INC**

**Cleveland Clinic**

**UPTOWN**

**MOCA**  
MUSEUM OF MODERN AND CONTEMPORARY ART  
CLEVELAND

**University Hospitals**

**CASE WESTERN RESERVE UNIVERSITY**  
JACK, JOSEPH AND MORTON  
WANDEL SCHOOL  
OF POLITICAL SCIENCES

**1.1 Miles**

**HISTORIC LITTLE ITALY**  
CLEVELAND'S CULINARY & FINE ART NEIGHBORHOOD

- Mario's Little Italy
- Eina Ristorante
- Frattoria ON THE HILL
- Presti's Bakery
- TOLI
- Mama Santa RESTAURANT PIZZERIA
- Guarino's est. 1918
- Valerio's RISTORANTE
- CLEVELAND MONTESGHI
- ROSSO
- Lee Heinen Paintings & Prints
- CORBO'S BAKERY
- Algebra Tea House
- Campus Polyeyes
- La Dolce Vita
- MIA BELLA
- Angelo's Alce Ombra

**CEDAR FAIRMOUNT**

- CHIPOTLE MEXICAN GRILL
- THE MOUNTAIN
- luna
- Starbucks COFFEE
- zhug
- at&t
- Verde PIZZA
- Aladdin's
- buffalo WILD WINGS
- harris
- THE ASCENT TOP OF THE HILL
- THE SUMMER CLEARANCE

**GREAT LOCATION**



# Turnkey Restaurant For Lease

Former Nighttown | 12395 Cedar Road, Cleveland Heights, Ohio 44106

**RICO A. PIETRO, SIOR**  
Principal  
rpietro@crescorealestate.com  
+1 216 525 1473

**KIRSTEN PARATORE**  
Associate  
kparatore@crescorealestate.com  
+1 216 525 1491

**ROBBY MARTINELLI**  
Associate  
rmartinelli@crescorealestate.com  
+1 216 232 4104

**Cushman & Wakefield | CRESCO**  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, OH 44131  
crescorealestate.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.