

Variety Theater

For 35 years, Cleveland Development Advisors (CDA) has been committed to creating jobs and improving neighborhoods throughout the city. CDA investments have helped to fuel Cleveland's revitalization and collaborates with its strong network of public and private partners to structure the financing for these catalytic projects.



The historic Variety Theater Complex in Cleveland's Westtown neighborhood is undergoing a dramatic renovation thanks to a \$300,000 predevelopment grant from Cleveland Development Advisors. The project includes revitalizing the live music venue, creating five storefronts for local and minority-owned businesses, and adding 12 affordable apartment units.

The complex, dormant for nearly two decades, has been a focus of community development efforts. The nonprofit Friends of the Historic Variety Theater took over the property in 2009, and various initiatives, including streetscape revitalization and public funding, have aimed to restore its glory. Despite previous attempts to attract developers, progress stalled until Kelly Flamos acquired the property in 2022.

Flamos, known for transforming Mahall's in Lakewood into a thriving entertainment venue, plans a comprehensive renovation. This includes refurbishing the auditorium into a modern performing arts venue, creating retail spaces for minority and nonprofit organizations, and adding affordable housing units.

IMPACT

Emerging Developer

The investment supports an emerging female developer

Neighborhood Revitalization

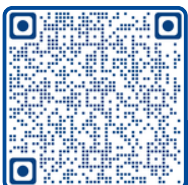
- The project is the central component of the Lorain Theater District Strategic Plan. The property had been a focus of development efforts for almost 20 years

Historic Preservation

The project will preserve and redevelop the blighted complex

PROJECT DETAILS

Status	Predevelopment
Location	11815-11837 Lorain Avenue
Neighborhood	West Town
Project Type	Mixed-use; Historic Renovation Theater
Program	Theater, Retail storefronts & 12 apartments
Sponsor	Kelly Flamos
CDA Investment	\$300,000
Total Project Costs	\$12 Million
Community Demographics	Poverty Rate 27% Median Income: 72.52%



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