



FOR SALE

PROJECT 49

W. 49th Street & Detroit Avenue

Cleveland, Ohio 44102



DETROIT SHOREWAY DEVELOPMENT OPPORTUNITY

**detroit
shoreway**

1.28 ACRES OF MIXED USE LAND



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PROJECT 49

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Cleveland, Ohio 44102



- Minutes from Ohio City & West 25th St.
- Fantastic highway access via Route 2
- Great mixed use development play with incredible views of downtown Cleveland
- 250' Detroit Road frontage
- 1.28 acres of land
- Asking price of \$2,950,000
- Up to 50,000 SF of retail
- Estimated 200 apartment units
- All utilities on site
- Mixed-use commercial zoning
- 10,000+ VPD

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Aerial Map



Major Developments in the Neighborhood:

Clinton Avenue Apartments	Geis Co.	70 Unit Apartment Building
Quarter	Snively Group	194 Unit Apartment Building; \$60mm investment
The Edison at Gordon Square	NRP Group	306 suite rental community; \$30mm investment
Battery Park Vintage	DSCDO & Vintage Development Group	328 unit Apartment Building; \$100mm investment
Cleveland Lakefront West Project	DSCDO	Better connect the City to Lake Erie, biking and walking paths; \$70mm investment
Edge 32	DSCDO & Vintage Development Group	60 Private luxury apartments; \$70mm investment
Mariner's Watch	Multi-family	62 Unit Apartment Building; \$5mm investment

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Demographics



Demographics

	1 Mile	3 Mile	5 Mile
Population	14,912	103,615	260,078
AVG. HH Income	\$57,912	\$47,288	\$47,753
Daytime Population	9,177	141,458	299,616

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