



FOR SALE PROJECT 49 W. 49th Street & Detroit Avenue Cleveland, Ohio 44102



DETROIT SHOREWAY DEVELOPMENT OPPORTUNITY

detroit horeway

1.28 ACRES OF MIXED USE LAND



DAVID LEB

Sales Associate 216.525.1488 dleb@crescorealestate.com RICO A. PIETRO, SIOR

Principal 216.525.1473

rpietro@crescorealestate.com

3 Summit Park Drive, Suite 200 Cleveland, Ohio 44131 Main 216.520.1200 216.520.1828 Fax crescorealestate.com

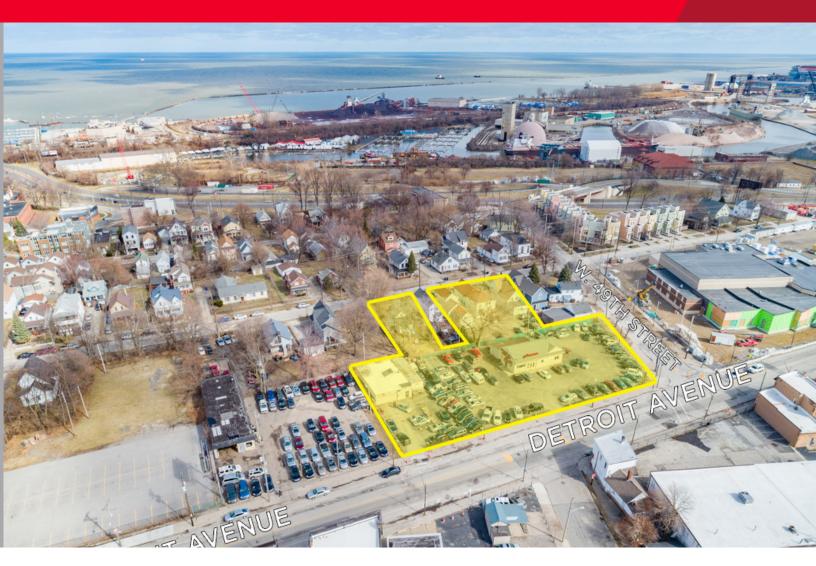
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- Minutes from Ohio City & West 25th St.
- Fantastic highway access via Route 2
- Great mixed use development play with incredible views of downtown Cleveland
- 250' Detroit Road frontage
- 1.28 acres of land

- 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:

Caia Ca	70 Unit Apartment Building	
Geis Co.		
Snavely Group	194 Unit Apartment Building; \$60mm investment	
NDD Crown	306 suite rental community;	
NRP Group	\$30mm investment	
DSCDO & Vintage	328 unit Apartment Building; \$100mm investment	
Development Group		
DSCDO	Better connect the City to Lake Erie, biking and walking paths;	
	\$70mm investment	
DSCDO & Vintage Development Group	60 Private luxury apartments; \$70mm investment	
Mulli formula	62 Unit Apartment Building;	
Multi-tamily	\$5mm investment	
	NRP Group DSCDO & Vintage Development Group DSCDO DSCDO & Vintage Development	





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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