

DETROIT SHOREWAY DEVELOPMENT OPPORTUNITY FOR SALE – PRIME .98 ACRE MIXED-USE LAND DEVELOPMENT SITE 4910-5004 Detroit Ave., Cleveland, Ohio



NEWMARK

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Terry **COYNE**.com

TILLMAN AVE

**.98 ACRE MIXED-USE
DEVELOPMENT SITE**

WEST 49TH ST

DETROIT AVE



DEVELOPMENT PROGRAM		PROPOSED CONCEPT
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94	94.1	94.1
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99	99.1	99.1
100	100.1	100.1

4 floors | 92 units | 80 one-bedroom | 12 two-bedroom

6,458 SF

2 levels | 110 spaces | elevated parking deck

176,055 SF

42,920 SF

- **“PRO” Zoning** — pedestrian retail overlay

- .98 acres of mixed-use development land
- Minutes from Ohio City & West 25th Street
- Fantastic highway access via Route 2
- Great mixed-use development opportunity with incredible views of Downtown Cleveland
- Highly visible parcel with 250 feet Detroit Avenue frontage
- All utilities available on-site
- 10,000+ vehicles per day at the intersection of Detroit Avenue and West 49th Street

4910-5004 Detroit Ave., Cleveland, Ohio

SITE PARCEL MAP



**.98 ACRE MIXED-USE
DEVELOPMENT SITE**

4910-5004 DETROIT AVE

Cleveland, Ohio 44102 · Cuyahoga County

SITE AREA ±0.98 AC
PARCELS 7 contiguous tax parcels
AERIAL Cuyahoga County, Spring 2026
PARCEL DATA Cuyahoga County tax parcel fabric

 Subject site parcels

0 100 200 FT





LAKE ERIE



HERMAN AVE

TILLMAN AVE

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WEST 49TH ST

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LAKE ERIE



HERMAN AVE

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WEST 49TH ST





LAKE ERIE



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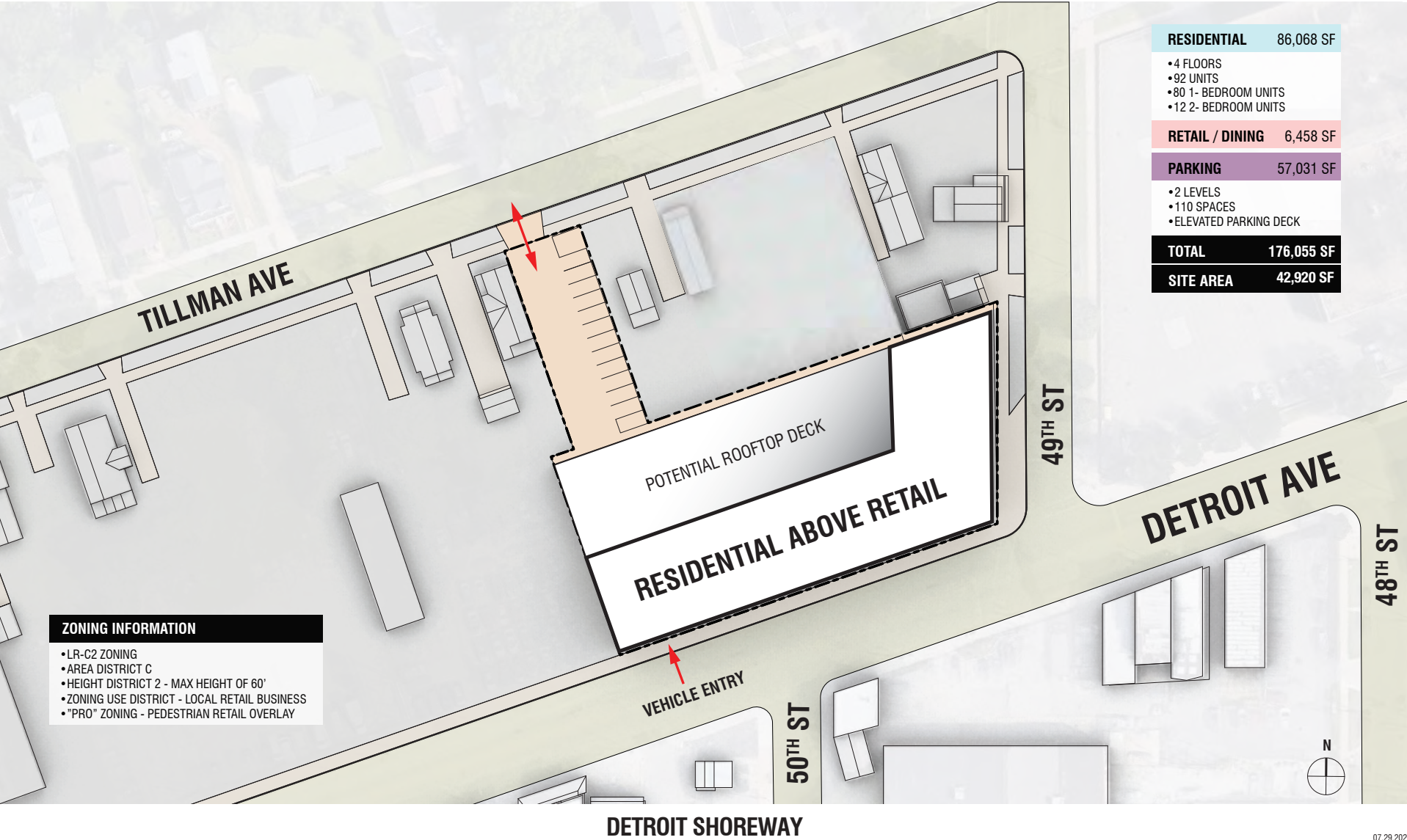
HERMAN AVE

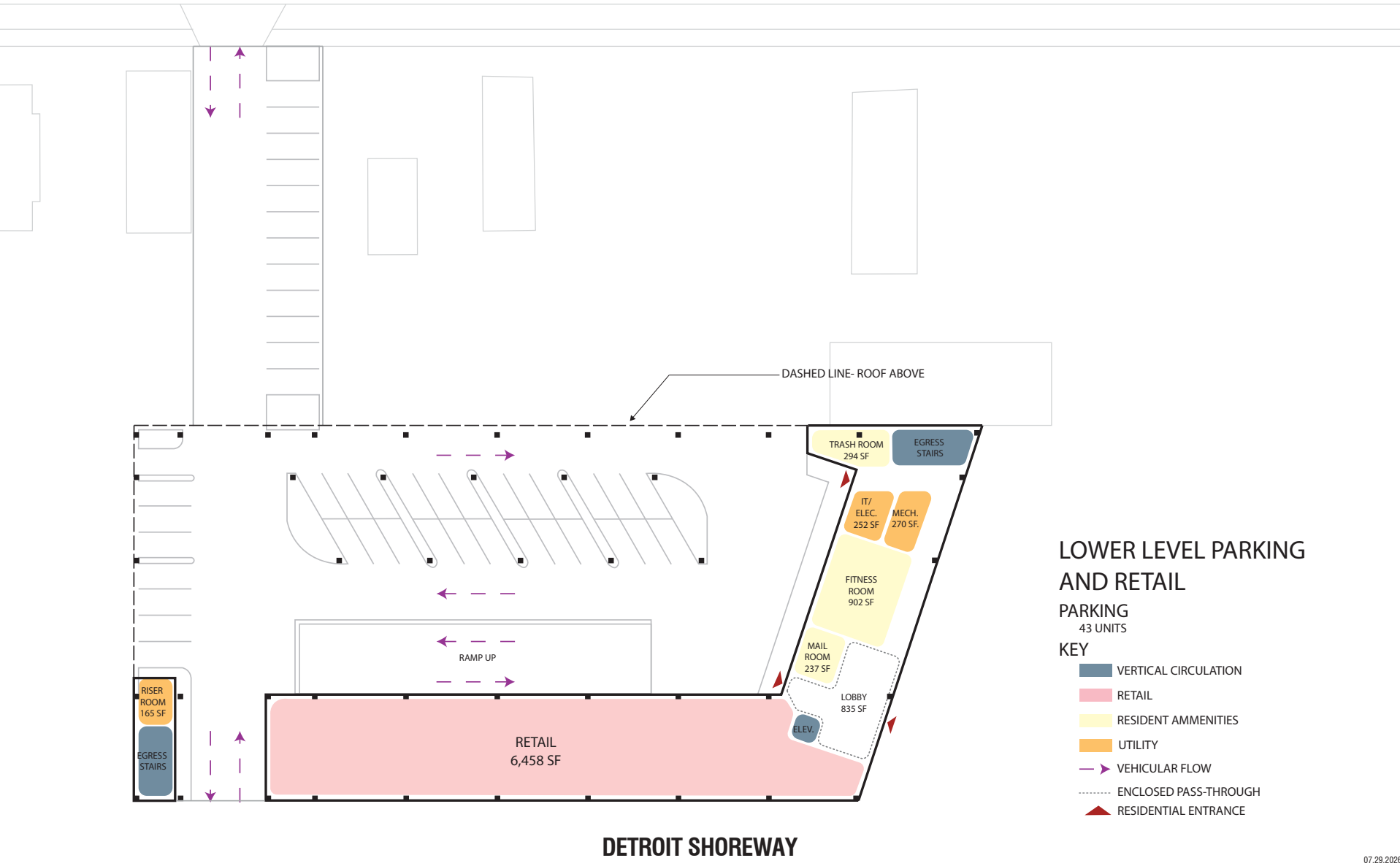
TILLMAN AVE

WEST 49TH ST

DETROIT AVE









2-BEDROOM UNITS: 3

2- BEDROOM UNITS



67 UNITS

----- ENCLOSED PASS-THROUGH

NORTHEAST OHIO IS THE 19TH LARGEST MARKET IN THE UNITED STATES, HOME TO MORE THAN 3.6 MILLION PEOPLE AND A REGIONAL WORKFORCE OF MORE THAN 1.8 MILLION. THE GREATER CLEVELAND COMBINED STATISTICAL AREA RANKS 17TH NATIONALLY WITH A \$266 BILLION ECONOMY, ANCHORED BY A REGIONAL SUPPLY CHAIN IN ADVANCED MANUFACTURING, AUTOMOTIVE, PLASTICS AND POLYMERS, FINANCIAL SERVICES, AND HEALTHCARE.



EMPLOYMENT



- 116,500 daytime population
- Just over 28,000 jobs per square mile
- Largest employment concentration in Ohio (99,558 jobs, 2019)
- 77% of downtown employers in the office three or more days per week

HOSPITALITY



- 62.8% average hotel occupancy; 77% August peak
- \$187.19 average daily rate
- \$116.97 RevPAR
- 4,853 hotel rooms in 19 hotels (2019)
- 39.5 million annual downtown visits

RESIDENTIAL



- 21,000+ Downtown Cleveland residents, up 12% since 2019
- 26,000 residents projected by 2032
- 888 residential units added in 2025
- 86% apartment occupancy rate
- 17,246 renter-occupied units

DEVELOPMENT



- \$5+ billion in development projects underway and planned
- \$458.1 million in projects completed during 2025
- \$6.4 billion planned, underway, or completed over the last five years

OFFICE

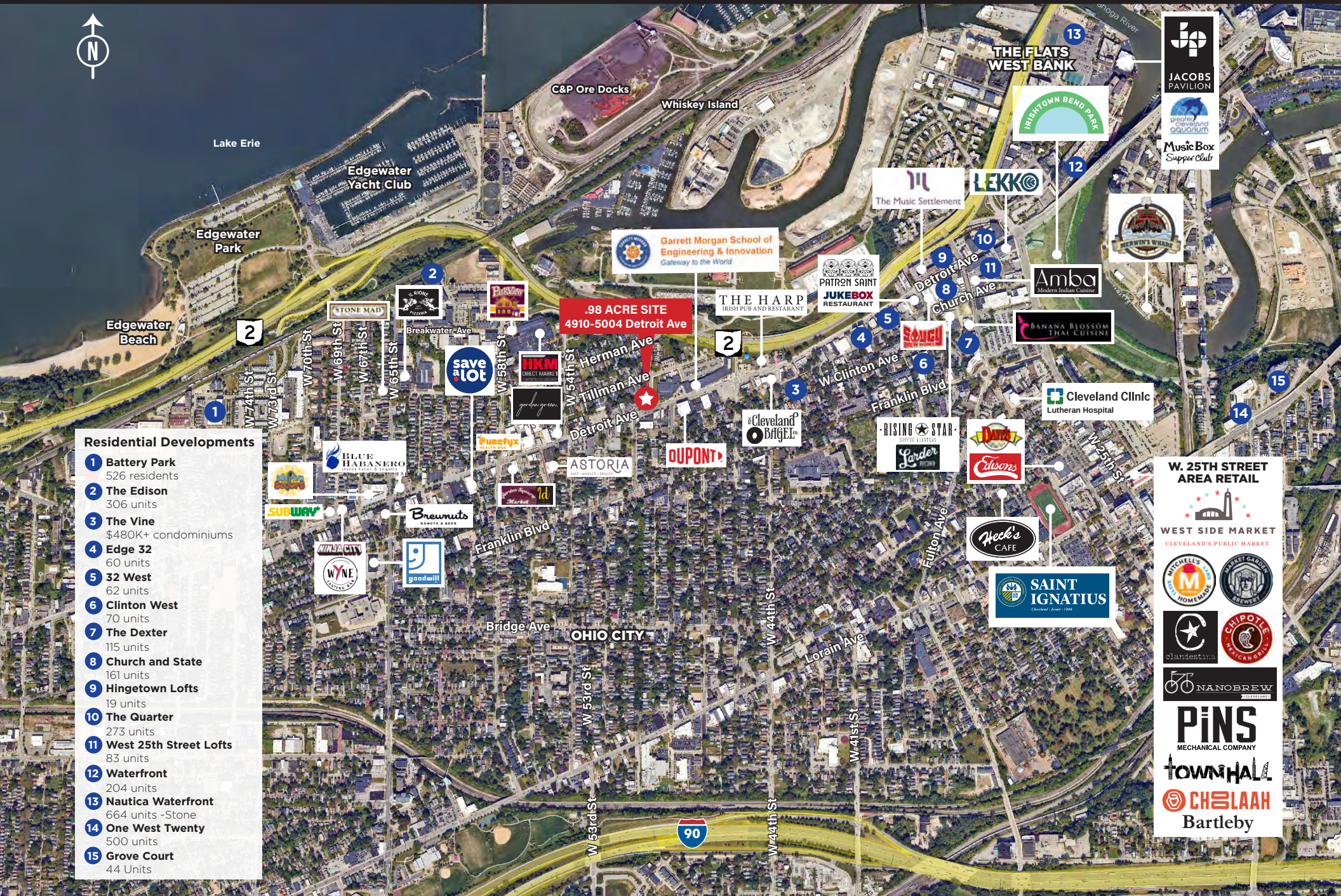


- 24.9 million square feet of office space in the Central Business District
- 83.2% occupied
- \$20.98/SF Class A average asking lease rate, full service
- \$20.05/SF overall average asking lease rate, full service
- 6.6 million SF converted or under renovation since 2013

RETAIL



- 2.3 million square feet of street-facing retail in the CBD (2023)
- 82% average storefront occupancy in key retail corridors
- 22 new store openings and a net gain of 12 businesses in 2025
- 260+ restaurants and bars
- 70% of downtown retail spending comes from outside Cuyahoga County



Residential Developments

- 1 **Battery Park**
526 residents
- 2 **The Edison**
306 units
- 3 **The Vine**
\$480K+ condominiums
- 4 **Edge 32**
60 units
- 5 **32 West**
62 units
- 6 **Clinton West**
70 units
- 7 **The Dexter**
115 units
- 8 **Church and State**
161 units
- 9 **Hingetown Lofts**
19 units
- 10 **The Quarter**
273 units
- 11 **West 25th Street Lofts**
83 units
- 12 **Waterfront**
204 units
- 13 **Nautica Waterfront**
664 units -Stone
- 14 **One West Twenty**
500 units
- 15 **Grove Court**
44 Units

W. 25th STREET AREA RETAIL

- WEST SIDE MARKET**
CLEVELAND'S PUBLIC MARKET
-

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LOCATION MAP



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