

Gordon Square Owner-User or Developer Opportunity

For Sale | 5701-5711 Detroit Avenue, Cleveland, Ohio 44102



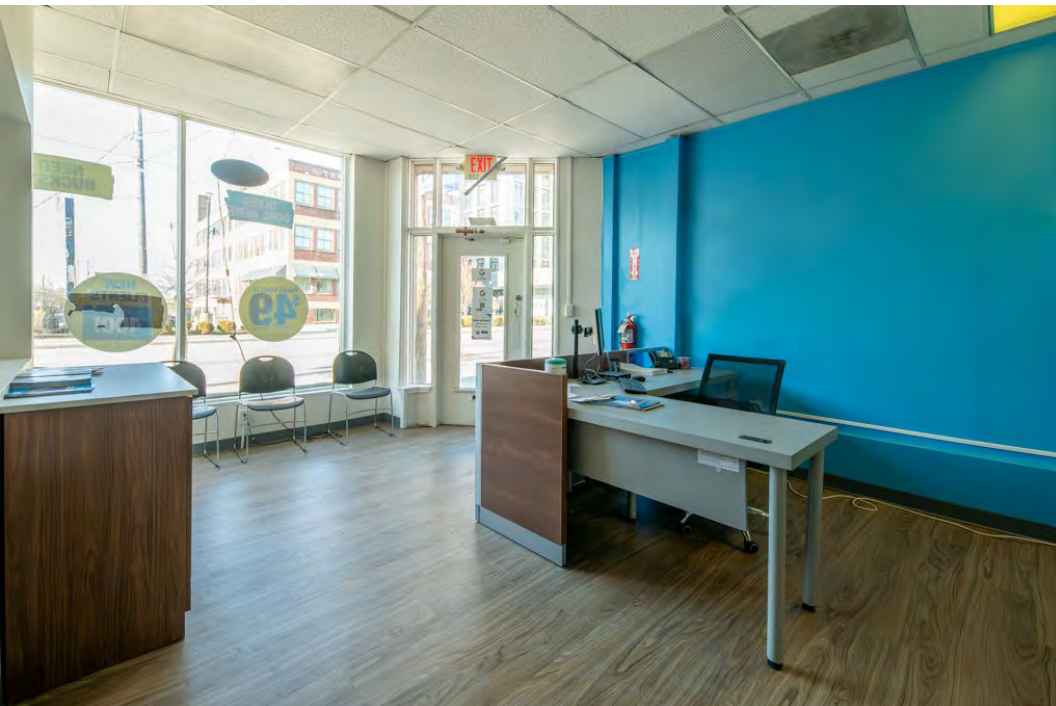
CUSHMAN & WAKEFIELD

CRESCO
Real Estate

5701-5711 Detroit Avenue

- Rare opportunity for owner-user or developer in the heart of Gordon Square/Detroit Shoreway neighborhood
- 11,614 SF freestanding building located on 0.43 acres
- Located at the signalized intersection of Detroit Avenue and West 58th Street, adjacent to Cleveland's newest mixed development, Welleon
- Nearby tenants include: NUIQ Wellness Lounge & Med Spa, Purefyx Health Bar, Cleveland Bagel Company, Astoria Cafe & Market, Capitol Theatre, Il Rione Pizzeria, Brewnuts and more
- Located moments away from Route 2 (over 40,000 VPD)

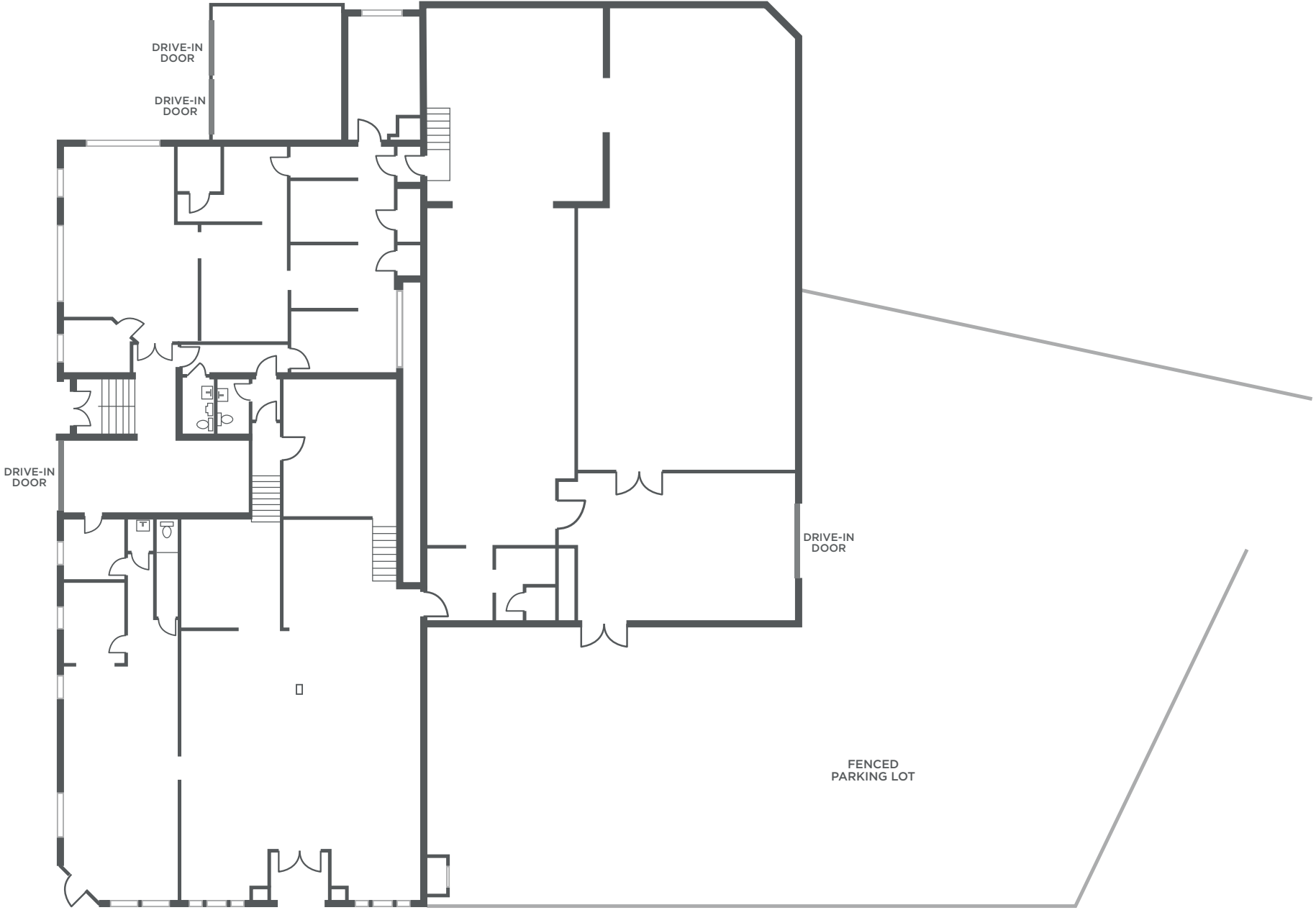
Sale Price: \$1,000,000



Quick Stats

Building Size	11,614 SF
Year Built (Reno)	1906 (1952)
Parcel #'s	002-15-010 & 002-15-008
Land Area	0.43 AC
# of Floors	Two (2)
Parking Spaces	18 Surface

Floor Plan - 11,614 SF



280,739

Population
(2024 | 5 Mile)

35.5

Median Age
(2024 | 5 Mile)

131,459

Households
(2024 | 5 Mile)

\$77,349

Household Income
(2024 | 5 Mile)

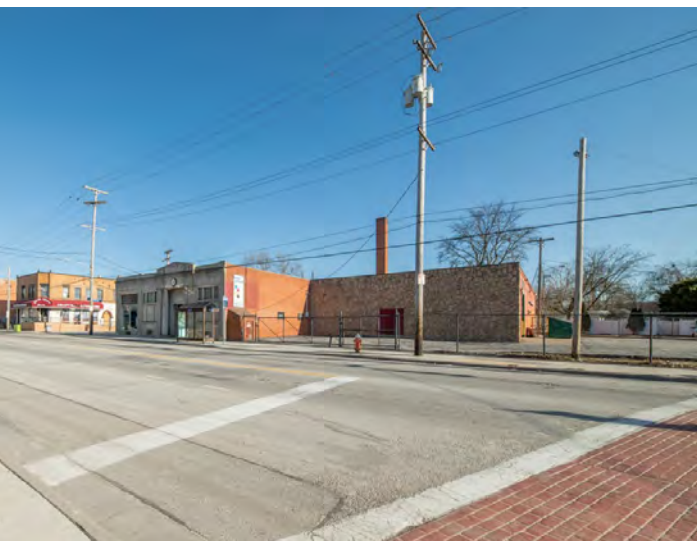
12,769

Total Businesses
(2024 | 5 Mile)

177,458

Total Employees
(2024 | 5 Mile)





Great Location in Gordon Square





Gordon Square

Gordon Square is a vibrant arts district on Cleveland's West Side, known for its eclectic mix of local shops, theaters, and restaurants. Anchored by the historic Capitol Theatre, the neighborhood thrives as a cultural hub, with independent galleries, performance spaces, and murals adding to its creative energy. Its walkable streets are lined with coffee shops, boutiques, and eateries, making it a popular destination for both locals and visitors. The area's revitalization efforts have preserved its historic charm while fostering a lively atmosphere that supports artists, entrepreneurs, and community events. Whether you're catching a show, exploring unique stores, or enjoying a meal at a cozy café, Gordon Square offers a dynamic blend of art, culture, and entertainment.

Events

Third Fridays at 78th Street Studios:

A year-round event occurring on the third Friday of each month, where visitors can explore the largest art and design complex in Northeast Ohio, featuring open galleries, studios, and live entertainment.

Our Lady of Mount Carmel Italian Festival:

This annual July festival celebrates Italian heritage with traditional food, music, and cultural activities, attracting visitors from across the region.

Dyngus Day:

Celebrated each April, Dyngus Day is a city-wide festival of Polish culture and traditions. The event includes authentic ethnic food, merchandise, beer, dancing, and live entertainment across multiple stages.

Día de Muertos:

Held annually in October, this free, family-friendly event honors the memory of those who have passed. It features indoor and outdoor art installations, Latin food, live music, performances, and a colorful "Skulls & Skeletons" procession.





5701-5711
Detroit Ave

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