

# Gordon Square Owner-User or Developer Opportunity

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



# 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)

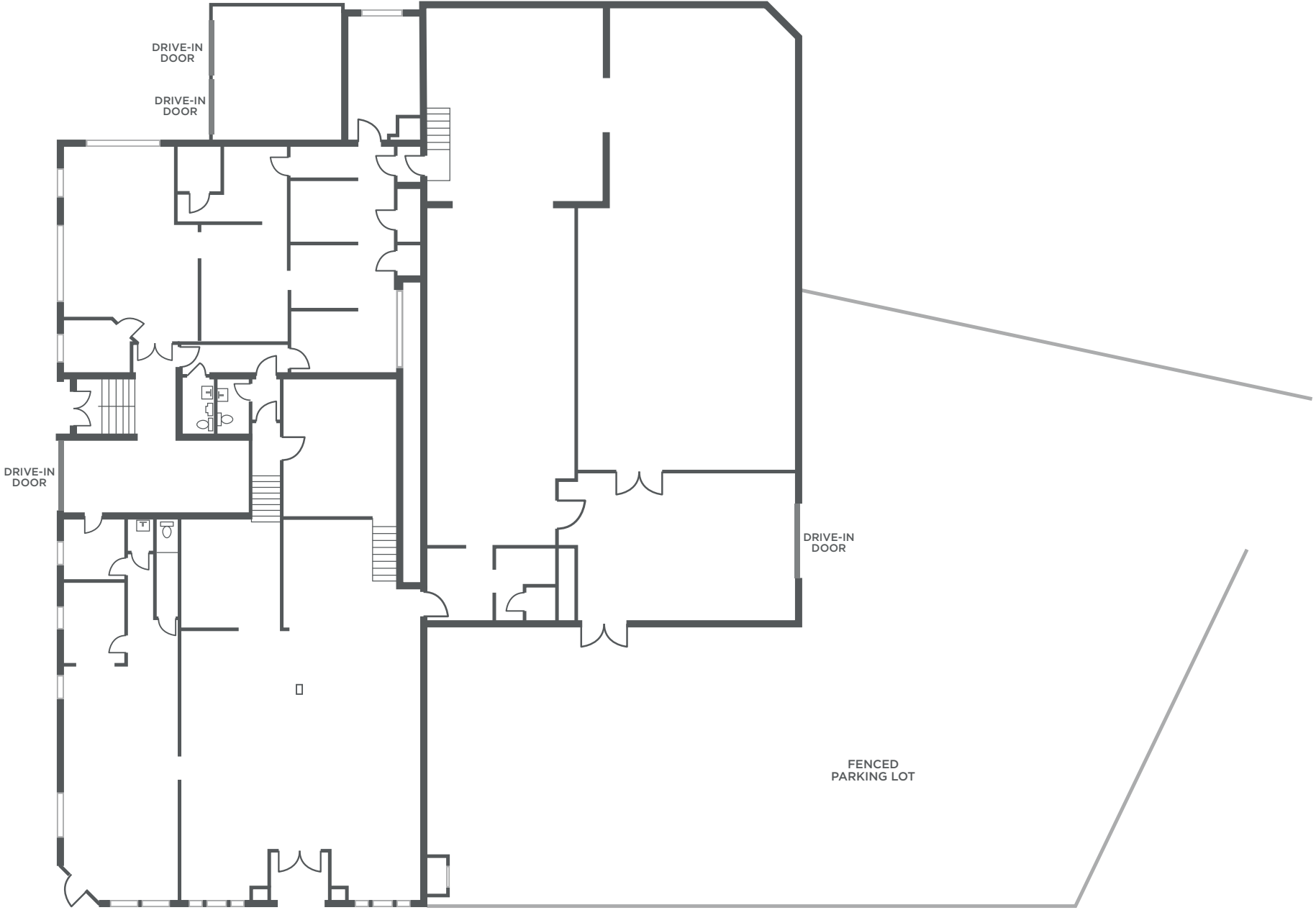
**Sale Price: \$1,000,000**



## 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**

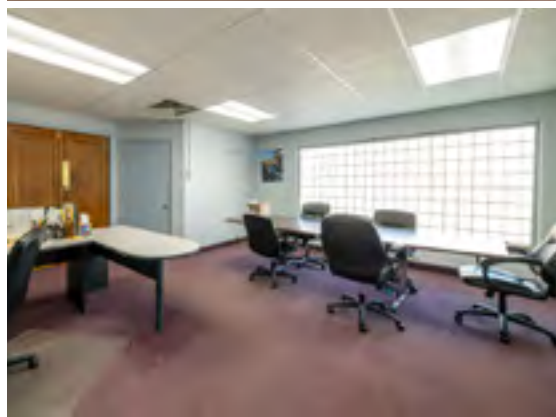
Household Income  
(2024 | 5 Mile)

**12,769**

Total Businesses  
(2024 | 5 Mile)

**177,458**

Total Employees  
(2024 | 5 Mile)





# Great Location in Gordon Square





# Gordon Square

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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

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### **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

## 5701-5711 DETROIT AVE CLEVELAND, OHIO 44102

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