



**1.133 AC  
FOR SALE**

FOR SALE

# COMMERCIAL DEVELOPMENT OPPORTUNITY

WEST 73RD STREET LAND, CLEVELAND, OHIO 44102



# WEST 73RD STREET LAND

CLEVELAND, OHIO 44102

## OVERVIEW

- 1.133 acres of prime residential development land for sale in Cleveland's Battery Park neighborhood
- Currently zoned for multi-family, with height up to 60' by right. 85% tax abatement available to developer
- Immediately adjacent to Station 73, a 258-unit luxury apartment development (95%+ occupied)
- Just steps from Edgewater Park, Gordon Square Arts District, with sweeping Downtown and lake views, and excellent highway access
- Walk to Terrestrial Brewing, Stone Mad Pub, Il Rione, Astoria, 78th Street Studios, Cleveland Public Theatre, and so much more



## DEMOGRAPHICS

**127,622**  
Population  
(2024 | 3 Mile)

**34.2**  
Median Age  
(2024 | 3 Mile)

**63,383**  
Households  
(2024 | 3 Mile)

**\$54,623**  
Med. Household Income  
(2024 | 3 Mile)

**6,504**  
Total Businesses  
(2024 | 3 Mile)

**89,762**  
Total Employees  
(2024 | 5 Mile)

**AVAILABLE SPACE**  
**1.133 AC**

**SALE PRICE**  
**\$1,200,000**





# MARKET AMENITIES



~ 1 MILE TO  
DOWNTOWN CLEVELAND



CLOSE PROXIMITY TO  
EDGEWATER PARK AND SR 2





# GORDON SQUARE

Gordon Square is a neighborhood located in the western part of Cleveland, Ohio. The neighborhood is known for its vibrant arts and cultural scene, as well as its historic architecture. In recent years, Gordon Square has undergone significant revitalization efforts, resulting in new businesses, restaurants, and entertainment options for residents and visitors alike.

One of the most notable attractions in Gordon Square is the Capitol Theatre, a historic movie theater that has been restored and transformed into a state-of-the-art entertainment venue. The theater hosts a variety of events throughout the year, including film screenings, live performances, and special events. Additionally, the neighborhood is home to a number of art galleries, music venues, and theaters, making it a hub for the arts in Cleveland.

Gordon Square is also home to a diverse array of restaurants and cafes, offering a range of culinary options to suit all tastes. From traditional American fare to international cuisine, there is something for everyone in Gordon Square. Whether you are looking for a quick bite to eat or a leisurely dining experience, the neighborhood has plenty of options to choose from. Overall, Gordon Square is a vibrant and thriving neighborhood that offers something for everyone to enjoy.





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