



2

LAKE AVE

8400 Lake Avenue
Cleveland, Ohio 44102



AVAILABLE LAND FOR SALE

2.156 acres

PROPERTY HIGHLIGHTS

- 2.1+ acre development opportunity in Cleveland's Detroit Shoreway neighborhood
- Vertical multi-family or mixed-use project with lake and park views
- Less than one (1) minute from Edgewater Beach Park
- 200' of frontage along Lake Avenue
- Steps from Gordon Square, Terrestrial Brewing, McNamara's Pub, Don's Lighthouse Grill, 78th Street Studios, brewnuts, Gypsy Beans, and so much more

SALE PRICE

\$1,800,000

JASON LAVER, SIOR

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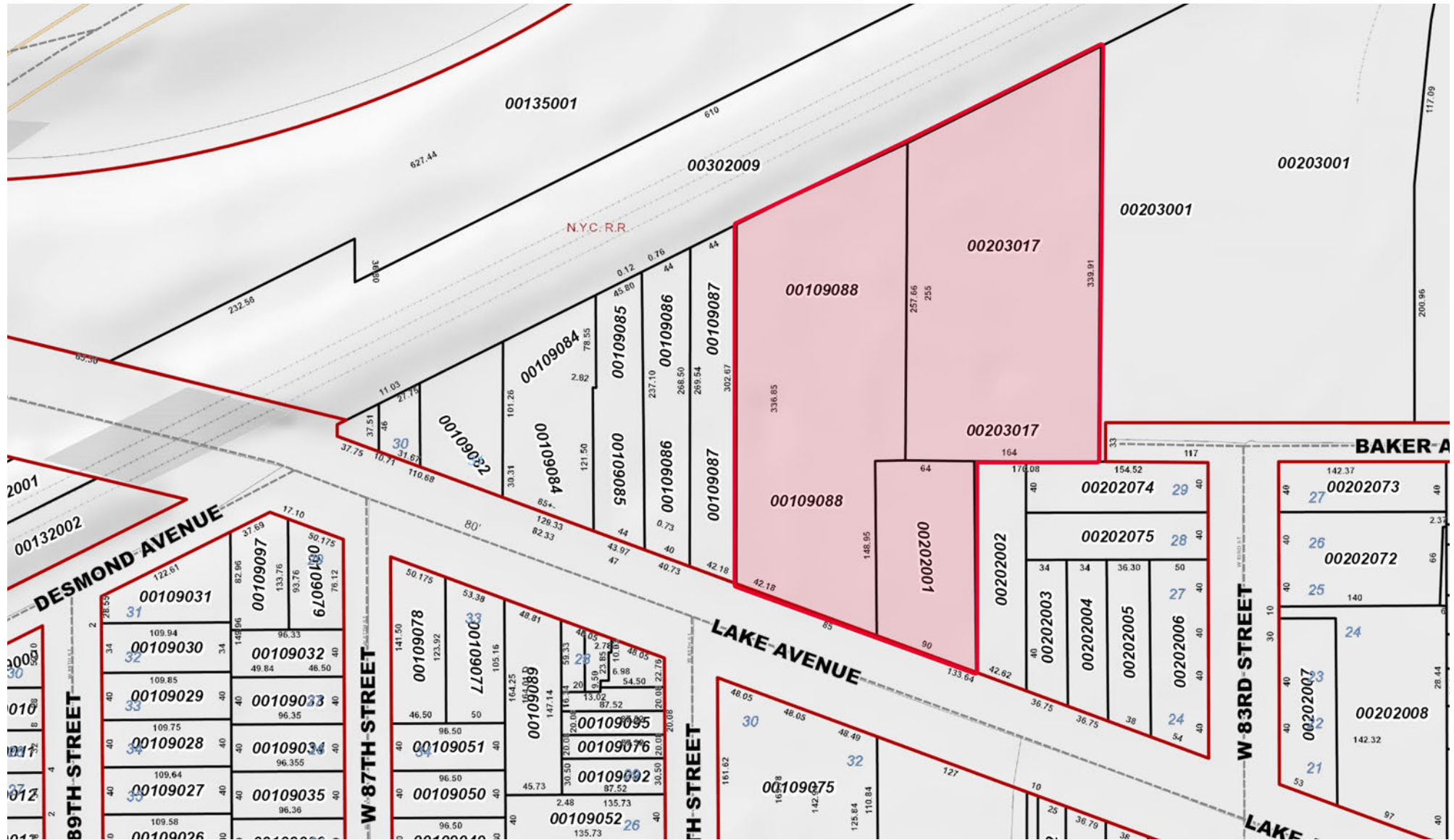
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2.156 ACRES



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Lake
Erie



EDGEWATER
PARK

GORDON
SQUARE
ARTS DISTRICT

8400 Lake Avenue

LAKE AVE

TERRESTRIAL
TRAINING COMPANY

Cleveland
Pizzeria

IL RIONE
PIZZERIA

CAPITOL
THEATRE
superelectric
BOMBHELL
FIRST FEDERAL
LAKEWOOD

FLIGHT
PIZZERIA

BIG EGG
PIZZERIA

DETROIT AVE

ASTORIA

FRANKLIN BLVD

W 44TH ST

70TH STREET
STUDIOS

Sweet
Waters

Brewnits
LUXE

CPT
Gypsy

save
a lot

HAPPY
DOG

BURGER
KING

HAPPY'S
PIZZA

McDonald's

BLADINGSADDLE
CYCLE

FAMILY
DOLLAR

RITE
AID

Neighborhood
Family Practice

CLEVELAND PUBLIC LIBRARY

W 65TH ST

BRIDGE AVE



CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

LAKE AVENUE REHABILITATION

- Complete asphalt resurfacing, including full and partial depth pavement repairs where needed.
- Sidewalk, ADA-compliant curb ramps and drive aprons as necessary.
- Installation of pedestrian refuge islands at West 110th Street, along Lake Avenue from Clifton Boulevard to Viking Court, at West 85th Street and at West 78th Street.
- Revised pavement markings from Clifton Boulevard to Detroit Road (Section 2) to accommodate on-street bicycles, with exclusive bike lanes in both directions.
- Improved pedestrian crossings, including installation of rectangular rapid flashing beacons (RRFBs) at West 85th Street and West 78th Street.
- Project will include pedestrian refuge islands.

March
2021

Design
complete

April
2021

Project
award

June
2021

Construction begins

November
2021

Construction
complete





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