



FOR SALE IN THE HEART OF TREMONT  
**RARE DEVELOPMENT OPPORTUNITY**  
1415 KENILWORTH AVENUE, CLEVELAND, OHIO 44113

# 1415 KENILWORTH AVE

CLEVELAND, OH 44113

## OVERVIEW

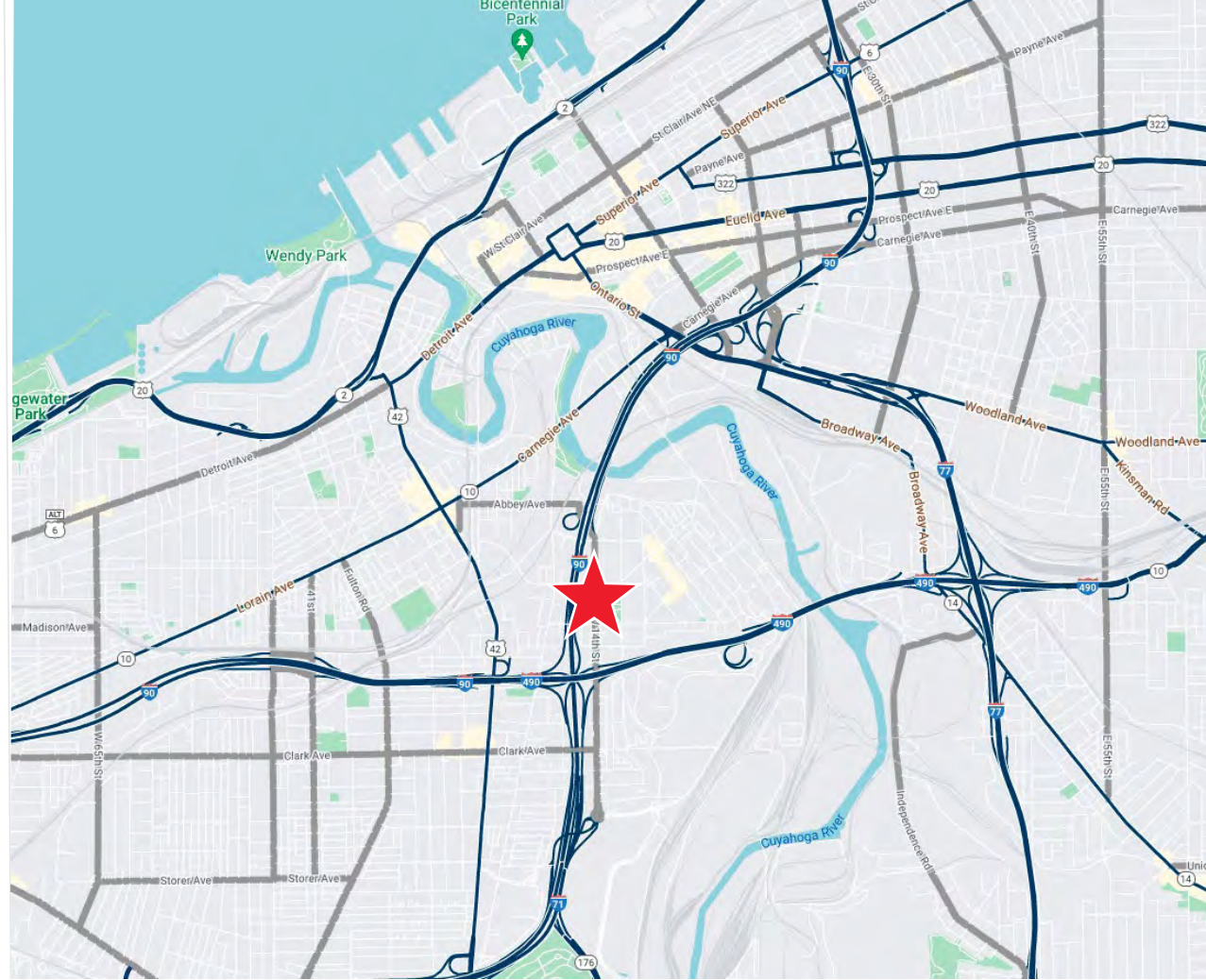
- Rare vertical development opportunity in the heart of Tremont
- Adjacent to Lincoln Park
- Approved for 40+ market-rate apartment units
- Excellent access to I-90, Ohio City, Downtown Cleveland and more
- Tremont is a grown and vibrant community

## AVAILABLE SPACE

0.226 AC

## SALE PRICE

\$500,000



## DEMOGRAPHICS

**277,413**

Population  
(2023 | 5 Mile)

**35.3**

Median Age  
(2023 | 5 Mile)

**127,263**

Households  
(2023 | 5 Mile)

**\$45,806**

Household Income  
(2023 | 5 Mile)

**13,353**

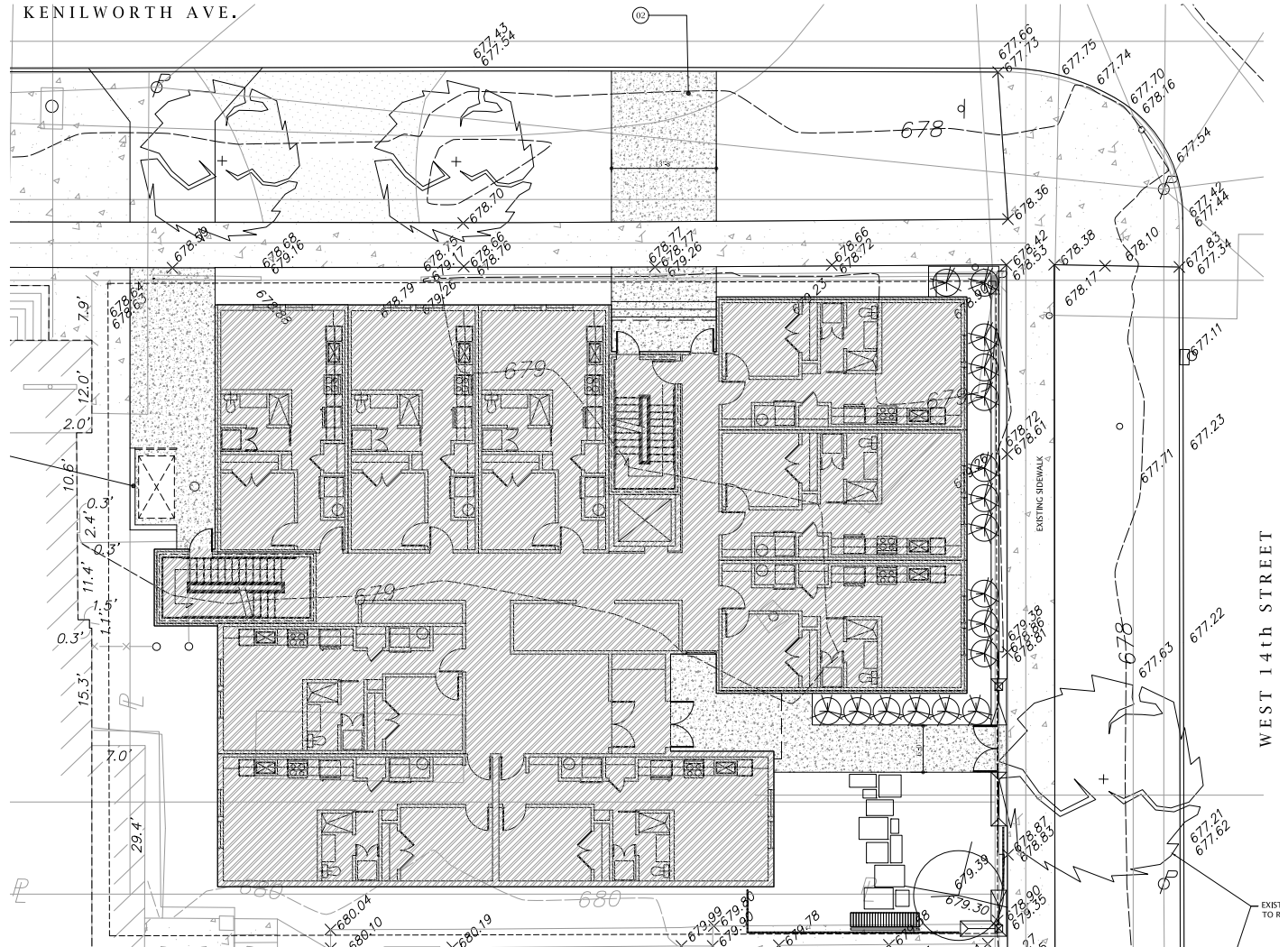
Total Businesses  
(2023 | 5 Mile)

**194,308**

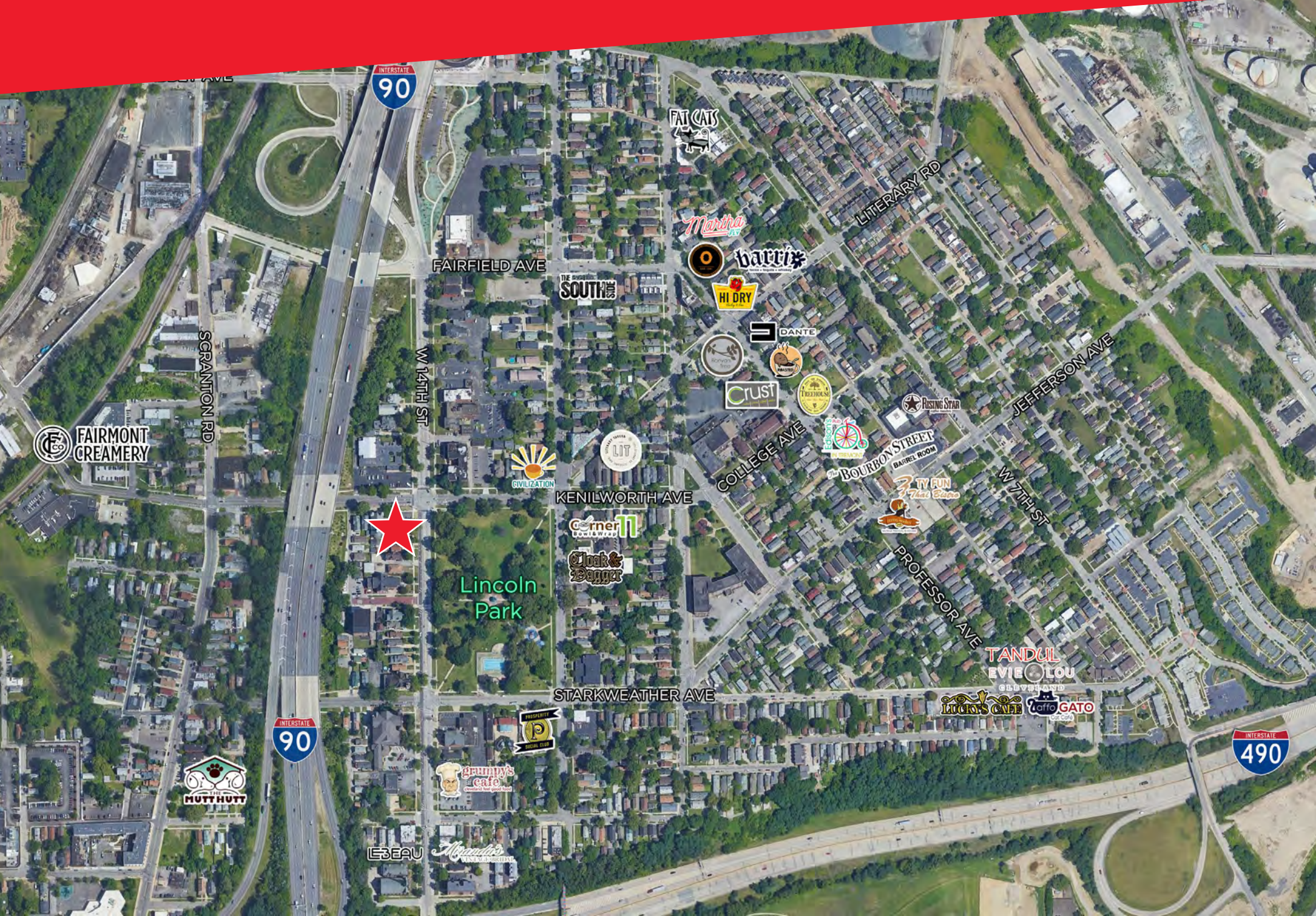
Total Employees  
(2023 | 5 Mile)

# SITE PLAN

POTENTIAL DEVELOPMENT



# MARKET AERIAL



FAIRMONT CREAMERY

FAT CATS

Martha

Hairy

HI DRY

DANTE

Crust

THE BOURBONS

RISING STAR



KENILWORTH AVE

Corner

Cluck & Bang

TV FUN

THE BOURBONS

PROFESSOR AVE

TANDUL

EVIE LOU

LUCKY'S CAFE

CAFFO GATO

INTERSTATE 90

INTERSTATE 490



grumpy's cafe

LEBEAU

Mandi's



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