



BLACK RIVER WHARF

ACRES

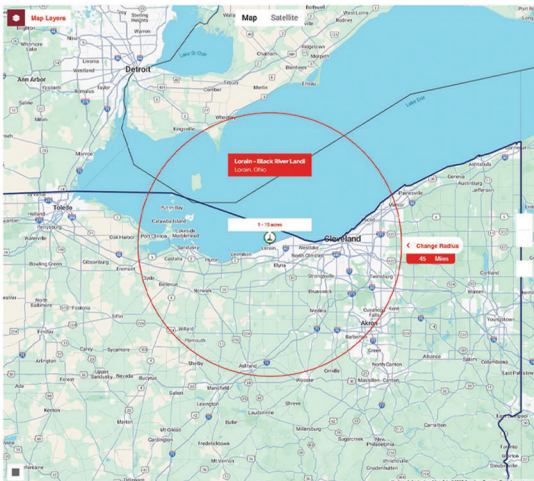
42

1355 BROADWAY LORAIN, OH 44052

INDUSTRIAL DEVELOPMENT OPPORTUNITY

► DEMOGRAPHICS (45 MILE RADIUS)

| | |
|-----------------------|-----------|
| POPULATION | 2,557,793 |
| MEDIAN AGE | 41.5 |
| LABOR FORCE | 1,282,490 |
| HOUSEHOLDS | 1,110,713 |
| HOUSEHOLD INCOME 75K+ | 46% |
| HIGH SCHOOL EDUCATION | 92% |
| COLLEGE EDUCATION | 64% |





BLACK RIVER WHARF

42
Acres

44052
Zipcode

VACANT
Land Type

YES
Divisible

YES
Opportunity
Zone

.20 MILES
Nearest Highway

► Utilities

ELECTRIC
PROVIDER
NEAREST LINE
ADDITIONAL

YES
FIRST ENERGY
.3 MILES
12.5 KV LINE, 69 KV LINE
1,500 FEET TO SOUTH

GAS
PROVIDER
NEAREST LINE
ADDITIONAL

YES
COLUMBIA GAS
14,000FT, SIZE 12 IN
LOCATED SOUTHEAST
END OF SITE

WATER
PROVIDER
NEAREST LINE
EXCESS CAPACITY

YES
CITY OF LORAIN
OFT, SIZE 12 IN
1,080,000 GPD

SEWER
PROVIDER
CAPACITY
EXCESS CAPACITY
LINE SIZE

YES
CITY OF LORAIN
70,000,000 GPD
3,000,000 GPD
54IN

► TRANSPORTATION

NEAREST HIGHWAY (4 LANE)
DISTANCE TO
SECOND NEAREST HIGHWAY
DISTANCE TO
NEAREST AIRPORT
DISTANCE TO
NEAREST PORT
DISTANCE TO

SR 611
.20 MILES
SR 57
.20 MILES
CLEVELAND HOPKINS
24 MILES
PORT OF LORAIN
0 MILES

► PROPERTY HISTORY

THIS PROPERTY HAS PREVIOUSLY BEEN USED AS A BOAT LAUNCH, BUT FUTURE INTENDED USE WOULD BE FOR INDUSTRIAL/MARITIME RELATED ACTIVITIES.

► AVAILABILITY

FOR SALE
SALE PRICE
SALE TERMS
OWNERSHIP

YES
\$3,157,500
\$75,000/AC
CITY OF LORAIN
PORT AUTHORITY

► HIGH-TRAFFIC GROWTH ZONE

