

LORAIN
PORT AND FINANCE
AUTHORITY

BLACK RIVER COMMONS

ACRES

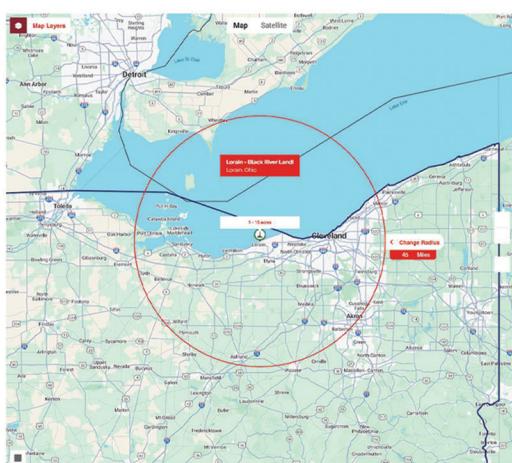
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421 BLACK RIVER LANE LORAIN, OH 44052

MIXED USE 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 OR HIGHER	92%
COLLEGE EDUCATION OR HIGHER	64%





BLACK RIVER COMMONS

15
Acres

44052
Zipcode

VACANT
Land Type

YES
Divisible

YES
Opportunity
Zone

.20 MILES
Nearest Highway

► 421 BLACK RIVER LANE, LORAIN OH

Site ready for all or portion to be redeveloped located on the the Black River and adjacent to the City's festival activities (Black River Landing).

The facilities are used frequently for summer festivals and events and attract thousands of visitors.

► AVAILABILITY

FOR LEASE	YES
SALE PRICE	\$1,125,000
SALE TERMS	\$75,000/AC
OWNERSHIP	LORAIN PORT & FINANCE AUTHORITY

► TRANSPORTATION

NEAREST HIGHWAY	SR 611
DISTANCE TO 4 LANE	.20 MILES
HIGHWAY 2	YES
DISTANCE TO NEAREST AIRPORT	SR 57
DISTANCE TO PORT	.20 MILES
PORT NAME	CLEVELAND HOPKINS
DISTANCE TO	24 MILES
	YES
	PORT OF LORAIN
	0 MILES

► RIVERFRONT READY FOR REVIVAL

With high foot traffic from concerts, festivals, and year-round activities, the location is ideal for commercial, mixed-use, or hospitality development. It's a rare chance to invest in Lorain's revitalization while enjoying scenic riverfront views and direct access to one of Lorain County's most beloved destinations.

► HIGH-TRAFFIC GROWTH ZONE

