



LORAIN *Ohio*

PELLET TERMINAL

ACRES

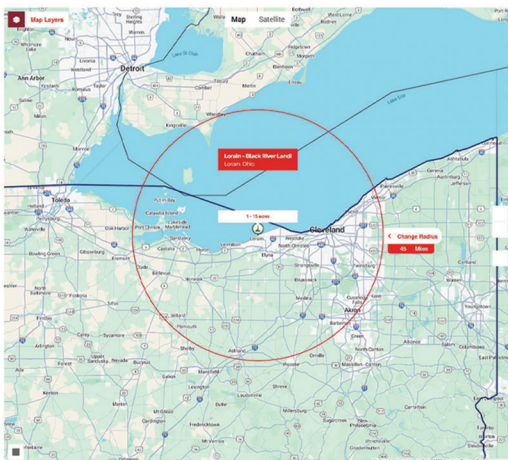
17

BROADWAY AND 1ST ST, LORAIN, OH

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	92%
COLLEGE EDUCATION	64%





PELLET TERMINAL

17
Acres

44052
Zipcode

VACANT
Land Type

YES
Divisible

YES
Opportunity
Zone

.20 MILES
Nearest Highway

► BROADWAY AND 1ST ST, 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 SALE
SALE PRICE
SALE TERMS
OWNERSHIP

YES
NEGOTIABLE
NEGOTIABLE
CITY OF LORAIN

► 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

► 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

