



LORAIN
Ohio

PELLET TERMINAL

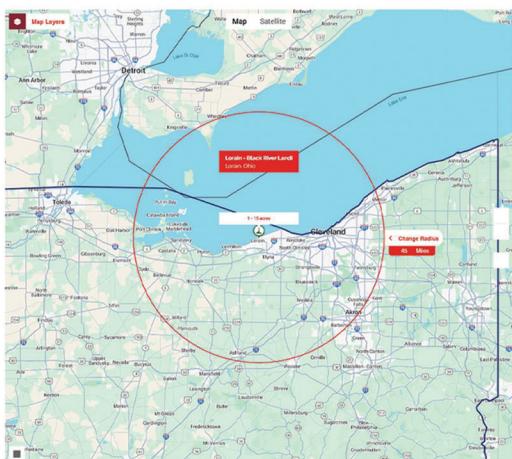
ACRES
17

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	YES
SALE PRICE	NEGOTIABLE
SALE TERMS	NEGOTIABLE
OWNERSHIP	CITY OF LORAIN

TRANSPORTATION

NEAREST HIGHWAY (4 LANE)	SR 611
DISTANCE TO SECOND NEAREST HIGHWAY	.20 MILES
SR 57	.20 MILES
NEAREST AIRPORT	CLEVELAND HOPKINS
DISTANCE TO NEAREST PORT	24 MILES
DISTANCE TO	PORT OF LORAIN
NEAREST PORT	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

CITY OF LORAIN WATERFRONT REDEVELOPMENT PROJECT

CONCEPTUAL PLAN FOR SUNSET PARK, BOATING/FISHING ACCESS IMPROVEMENTS, AND MIXED-USE REDEVELOPMENT

