



UNIVERSITY CIRCLE DEVELOPMENT OPPORTUNITY

12408 Euclid Ave, Cleveland, OH 44106

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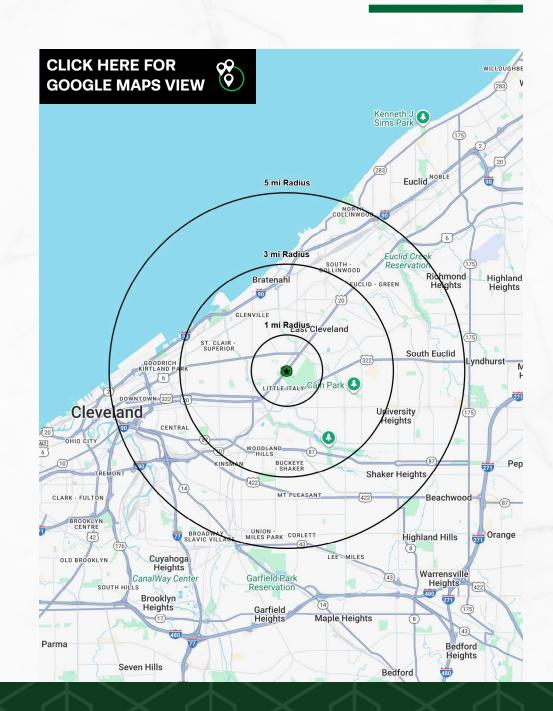
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PROPERTY OVERVIEW

PROPERTY SUMMARY

- Prime Euclid Ave. redevelopment site adjacent to University Circle
- 0.87 acres in the CircleEast investment area, with plans for over 200 new homes
- Existing mixed-use and industrial buildings repurpose or remove for new development
- Flexible zoning: SI-C2 Semi-Industry
- · Excellent transit access on the Euclid Ave. Healthline
- Immediate proximity to University Hospitals, Cleveland Clinic and Case Western Reserve University
- · Located in an Opportunity Zone

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	21,821	143,753	311,222
HOUSEHOLDS	10,090	66,633	140,784
AVERAGE HH INCOME	\$64,788	\$73,994	\$80,277
MEDIAN HH INCOME	\$47,001	\$52,557	\$56,729
DAYTIME POPULATION	15,570	111,292	278,523





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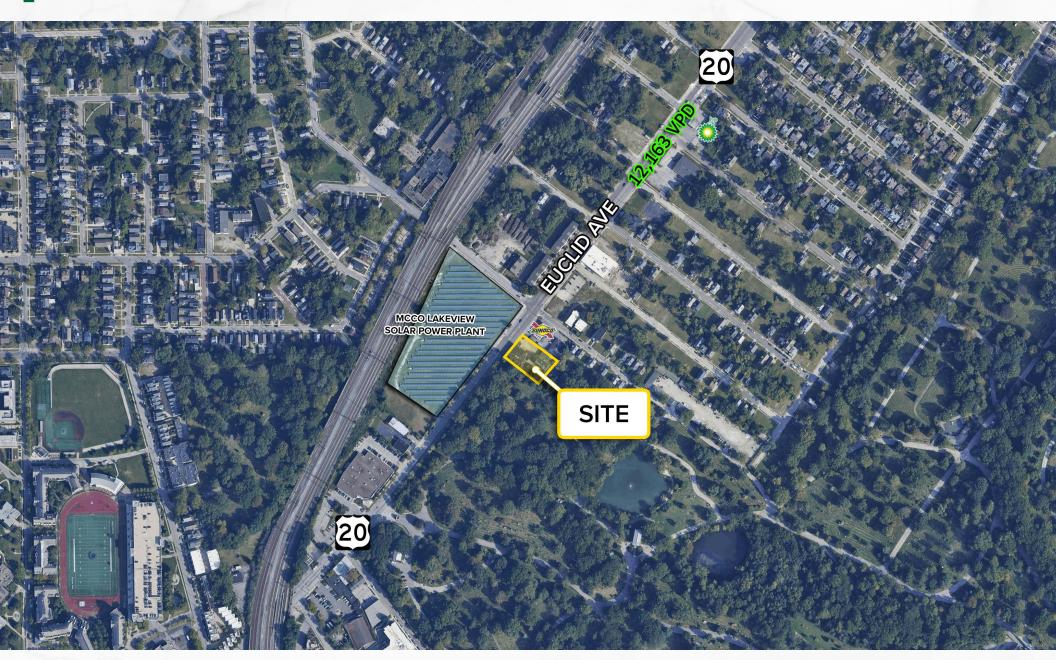
PARCEL





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MICRO AERIAL





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