

**FOR SALE**

# Former Elementary School

446 W 11th Street, Elyria, OH 44035

**\* PRICE REDUCTION \***



## PROPERTY OVERVIEW

- ~100,000 SF (2-story plus basement on ~6 acres)
- Great redevelopment opportunity
- Ideal for non-profit, church, senior living, charter school, sports complex, daycare
- Offered for Sale at - **WAS: \$600,000**  
**NOW: \$495,000**



**CLICK TO VIEW DRONE FOOTAGE!**

## Demographic Snapshot *(2021 Estimated)*

	1 Mile	3 Miles	5 Miles
Population	10,567	51,584	80,745
Households	4,333	21,980	34,111
Median HH Inc	\$35,062	\$49,292	\$55,992
Average HH Inc	\$41,019	\$58,803	\$66,926
Daytime Pop	3,439	20,414	33,877

**View in Google Maps**



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Dyann Davison**

216.839.2008  
dyanndavison@hannacre.com

**Andrew Chess**

216.861.5061  
andrewchess@hannacre.com

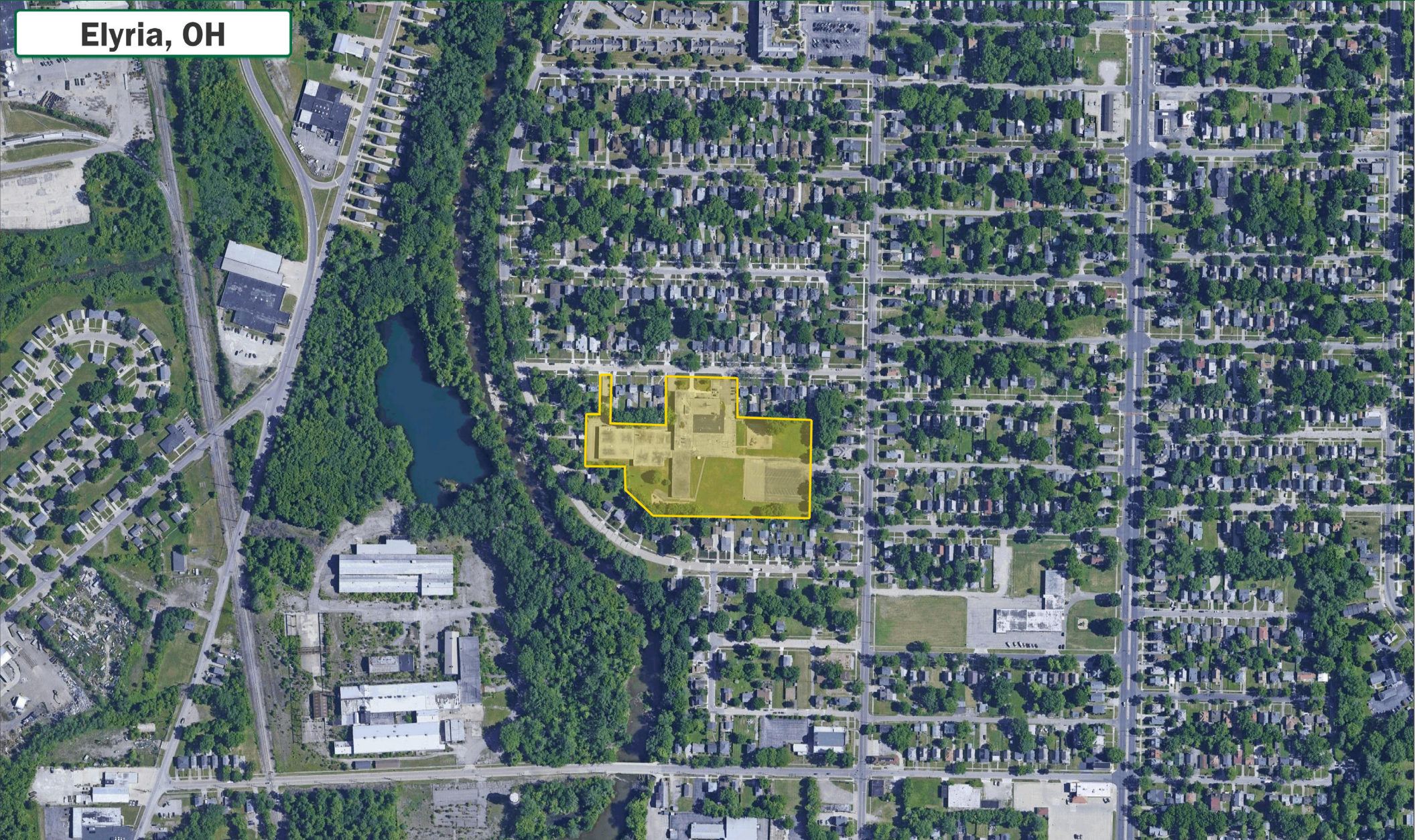


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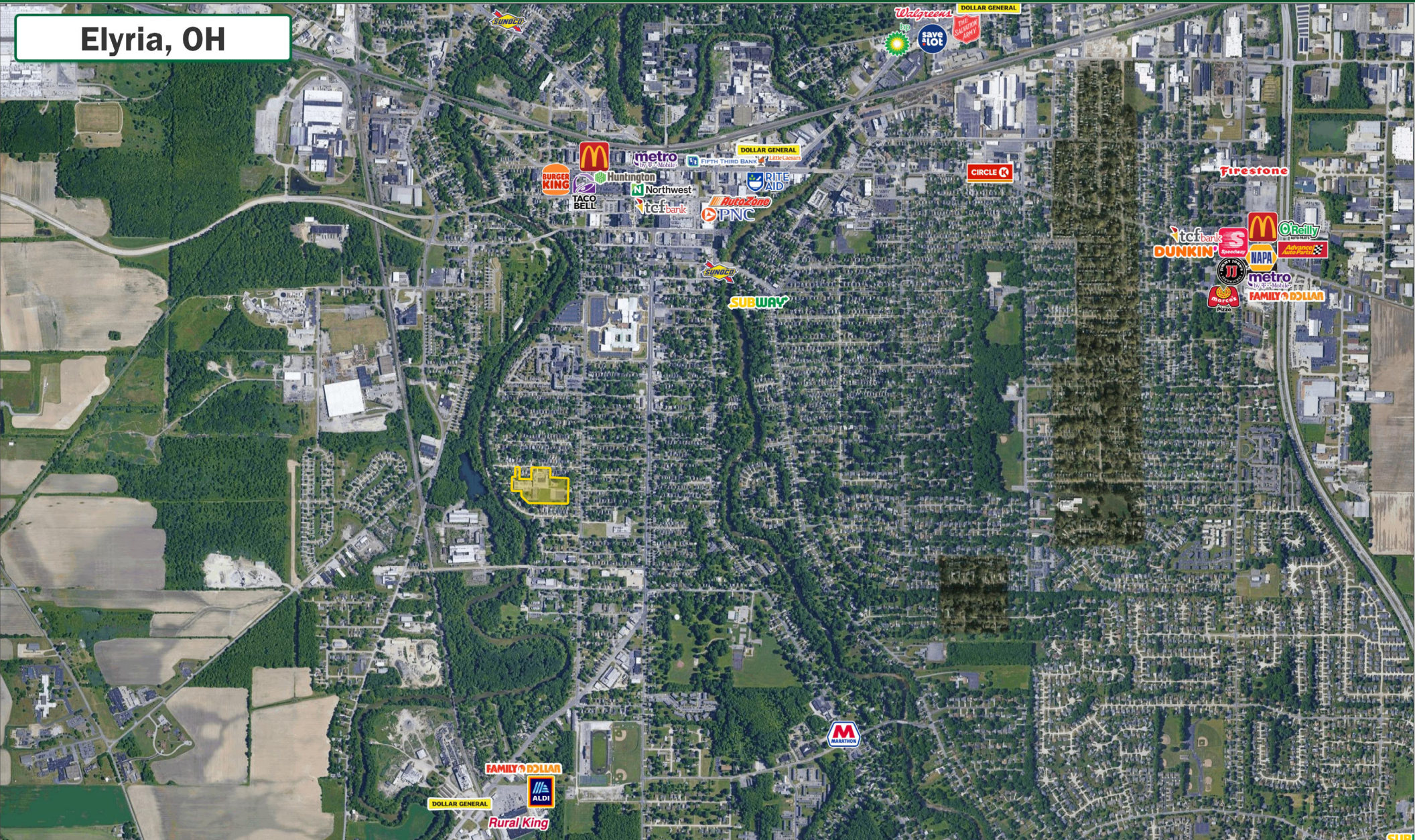


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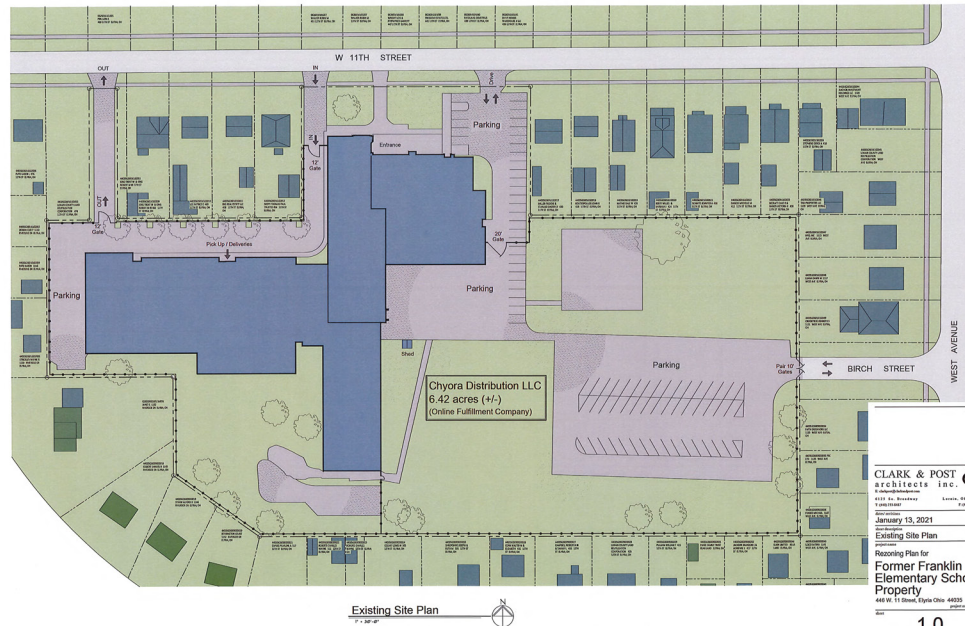
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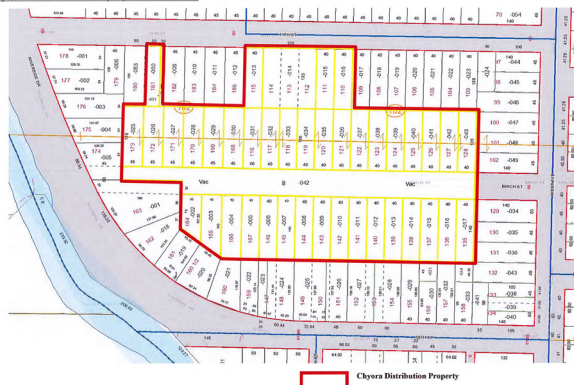
# Former Elementary School

## 446 W 11th Street, Elyria, OH 44035



Re zoning Application for Former Franklin Elementary School Property  
446 W. 11th Street, Elyria Ohio 44035  
Project No. 2045

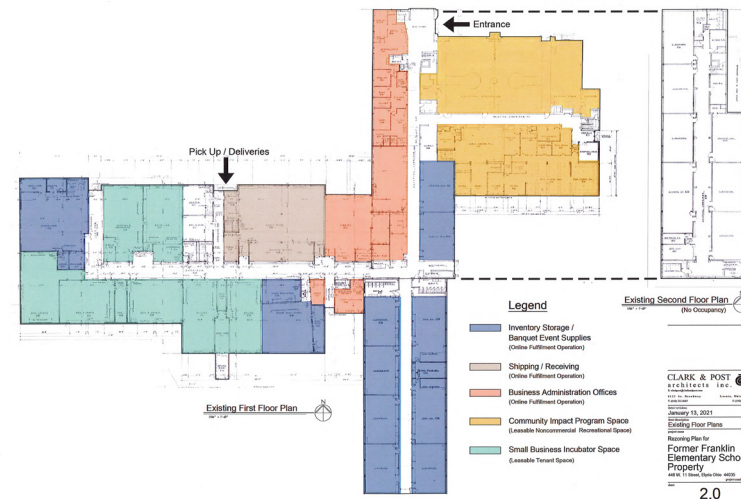
Proposed Re zoned Parcels Owned by Chyora Distribution LLC:



Chyora Distribution Parcels

00-20-000-000-000
00-20-000-000-001
00-20-000-000-002
00-20-000-000-003
00-20-000-000-004
00-20-000-000-005
00-20-000-000-006
00-20-000-000-007
00-20-000-000-008
00-20-000-000-009
00-20-000-000-010
00-20-000-000-011
00-20-000-000-012
00-20-000-000-013
00-20-000-000-014
00-20-000-000-015
00-20-000-000-016
00-20-000-000-017
00-20-000-000-018
00-20-000-000-019
00-20-000-000-020
00-20-000-000-021
00-20-000-000-022
00-20-000-000-023
00-20-000-000-024
00-20-000-000-025
00-20-000-000-026
00-20-000-000-027
00-20-000-000-028
00-20-000-000-029
00-20-000-000-030
00-20-000-000-031
00-20-000-000-032
00-20-000-000-033
00-20-000-000-034
00-20-000-000-035
00-20-000-000-036
00-20-000-000-037
00-20-000-000-038
00-20-000-000-039
00-20-000-000-040
00-20-000-000-041
00-20-000-000-042
00-20-000-000-043
00-20-000-000-044
00-20-000-000-045
00-20-000-000-046
00-20-000-000-047
00-20-000-000-048
00-20-000-000-049
00-20-000-000-050

CLARK & POST architects inc.



**HANNA**  
COMMERCIAL REAL ESTATE

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### SUMMARY PROFILE

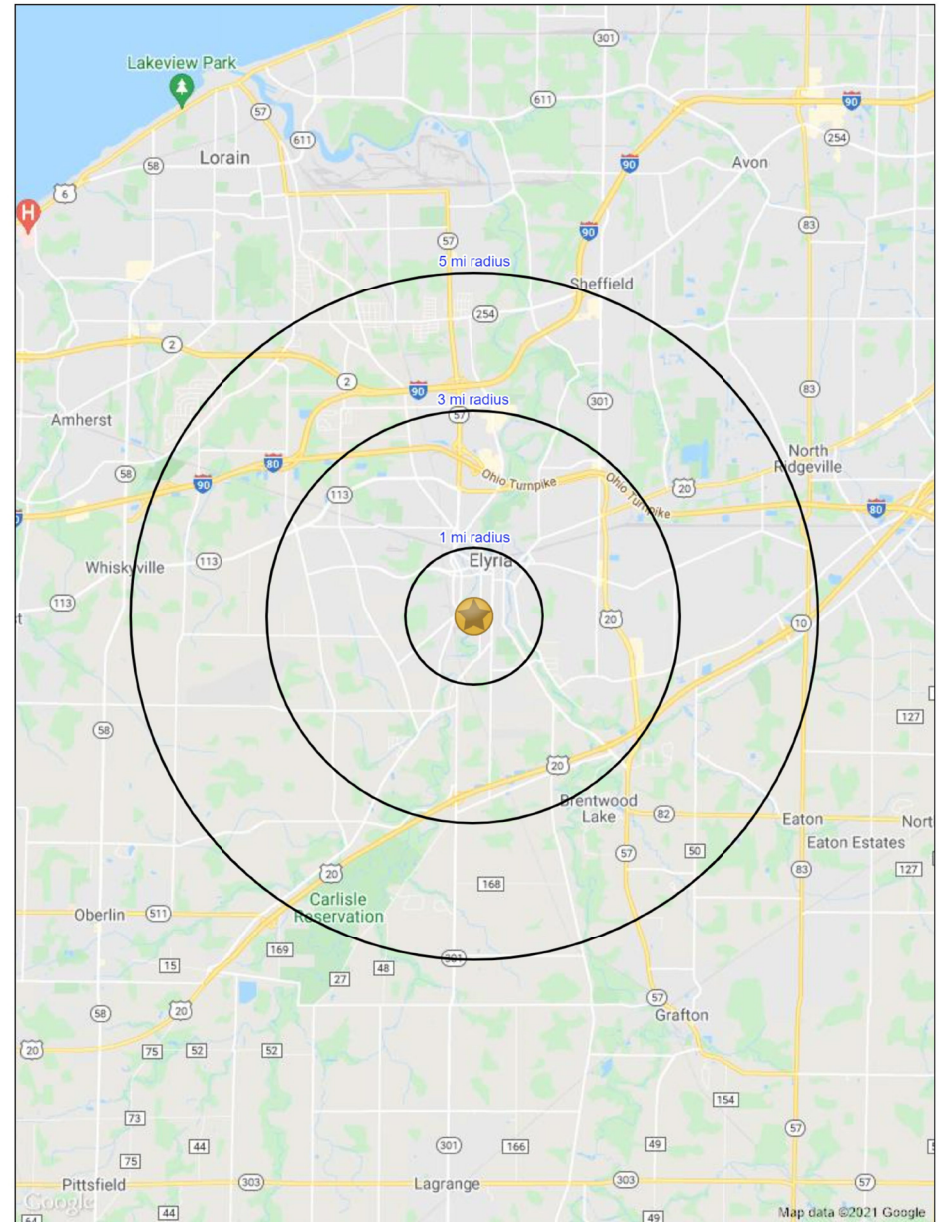
2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.3564/-82.1127

446 W 11th St				
Elyria, OH 44035				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2021 Estimated Population	10,567	51,584	80,745
	2026 Projected Population	10,258	50,722	81,024
	2010 Census Population	10,587	52,031	77,746
	2000 Census Population	11,299	52,677	75,803
	Projected Annual Growth 2021 to 2026	-0.6%	-0.3%	-
	Historical Annual Growth 2000 to 2021	-0.3%	-	0.3%
HOUSEHOLDS	2021 Median Age	35.0	38.9	40.6
	2021 Estimated Households	4,333	21,980	34,111
	2026 Projected Households	4,296	22,071	34,915
	2010 Census Households	4,164	21,239	31,622
	2000 Census Households	4,390	21,025	29,854
	Projected Annual Growth 2021 to 2026	-0.2%	-	0.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	-	0.2%	0.7%
	2021 Estimated White	64.2%	76.7%	80.5%
	2021 Estimated Black or African American	26.0%	15.3%	11.9%
	2021 Estimated Asian or Pacific Islander	0.6%	1.1%	1.3%
	2021 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.3%
	2021 Estimated Other Races	8.8%	6.6%	6.0%
INCOME	2021 Estimated Hispanic	7.7%	6.4%	7.1%
	2021 Estimated Average Household Income	\$41,019	\$58,803	\$66,926
	2021 Estimated Median Household Income	\$35,062	\$49,292	\$55,992
EDUCATION (AGE 25+)	2021 Estimated Per Capita Income	\$17,139	\$25,256	\$28,419
	2021 Estimated Elementary (Grade Level 0 to 8)	3.9%	2.4%	2.2%
	2021 Estimated Some High School (Grade Level 9 to 11)	14.9%	10.1%	8.8%
	2021 Estimated High School Graduate	33.8%	34.0%	32.9%
	2021 Estimated Some College	26.9%	26.7%	24.8%
	2021 Estimated Associates Degree Only	9.7%	12.4%	11.6%
BUSINESS	2021 Estimated Bachelors Degree Only	7.1%	9.5%	13.0%
	2021 Estimated Graduate Degree	3.7%	5.0%	6.7%
	2021 Estimated Total Businesses	269	1,528	2,447
	2021 Estimated Total Employees	3,439	20,414	33,877
	2021 Estimated Employee Population per Business	12.8	13.4	13.8
BUSINESS	2021 Estimated Residential Population per Business	39.2	33.8	33.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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