

FOR SALE

2466 E. 79TH STREET

Cleveland, Ohio 44104



UNIVERSITY
CIRCLE INC

Opportunity
Corridor



6.628 ACRES

DEVELOPMENT OPPORTUNITY LOCATED WITHIN
AN OPPORTUNITY ZONE

PROXIMITY TO THE
OPPORTUNITY
CORRIDOR

PROPERTY FEATURES



6.628 ACRES

TOTAL SITE SIZE

\$150,000/ACRE

SALE PRICE

**124-09-021 to
124-09-025**

PARCEL#

COMMENTS

- Local neighbors include Cleveland State, Cleveland Clinic, University Hospitals, Case Western Reserve University, Fairfax Renaissance Development Corporation, and more!
- Immediate access to the Opportunity Corridor and easily accessible via public transportation.
- Highest and best use is for office and industrial purposes (manufacturing, light assembly and warehousing) Zoning: SI-C1 (Semi-Industry).
- Norfolk Southern rail potentially available along the west side of the site.
- Targeted area for State of Ohio grant incentives; located within an opportunity zone.



299,819
Population
(2022 | 5 Mile)



133,520
Households
(2022 | 5 Mile)



\$115,524
Owner Median
Home Value
(2022 | 5 Mile)



37.7
Median Age
(2022 | 5 Mile)



\$44,382
Median
Household Income
(2022 | 5 Mile)

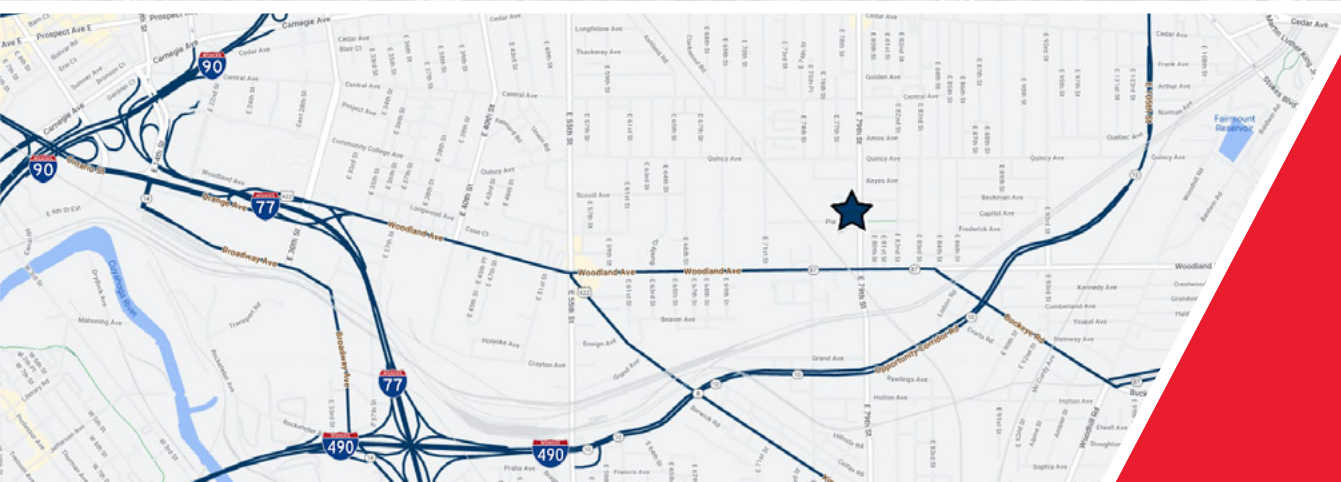
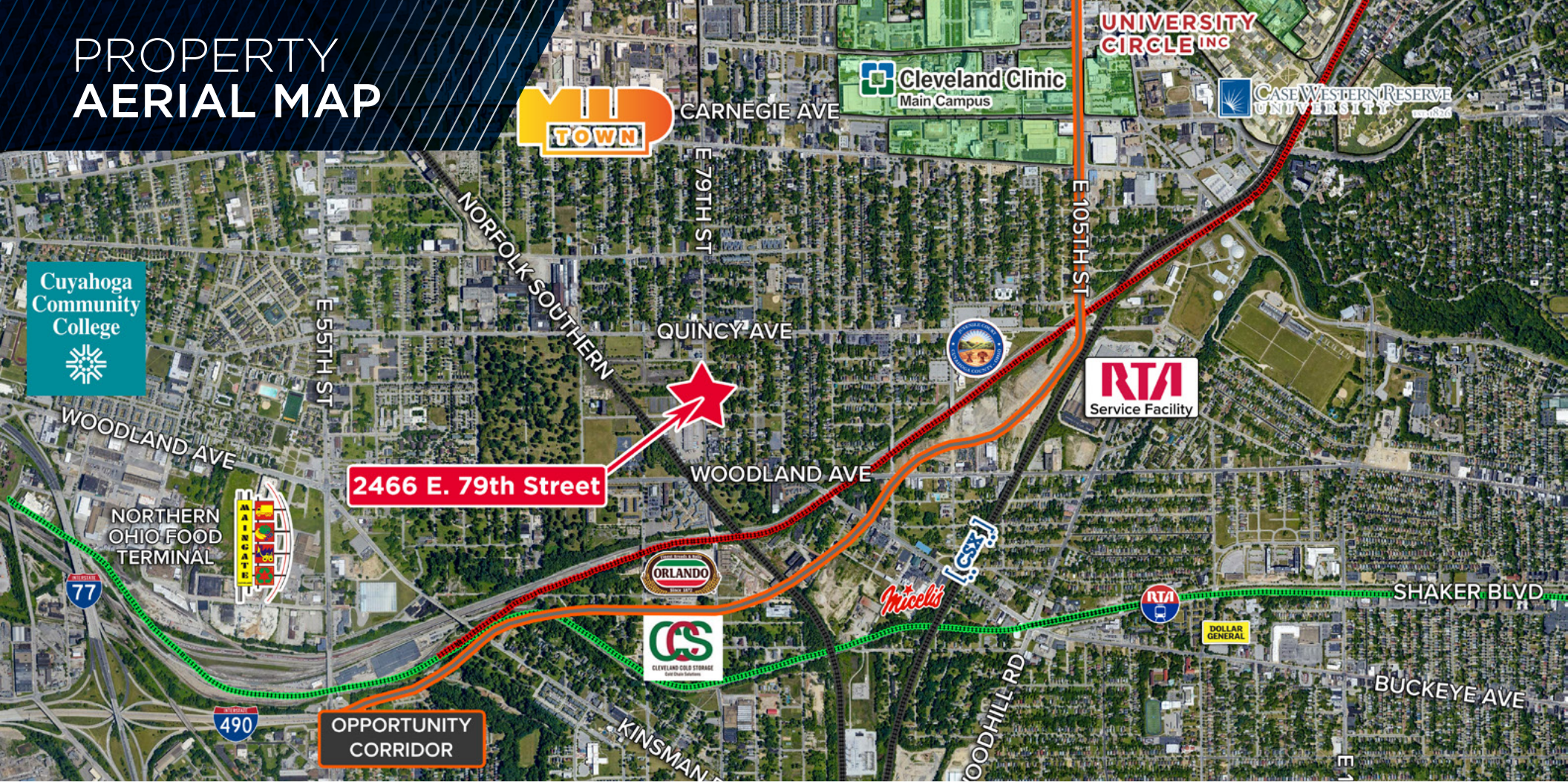


\$61,380
Average
Household Income
(2022 | 5 Mile)

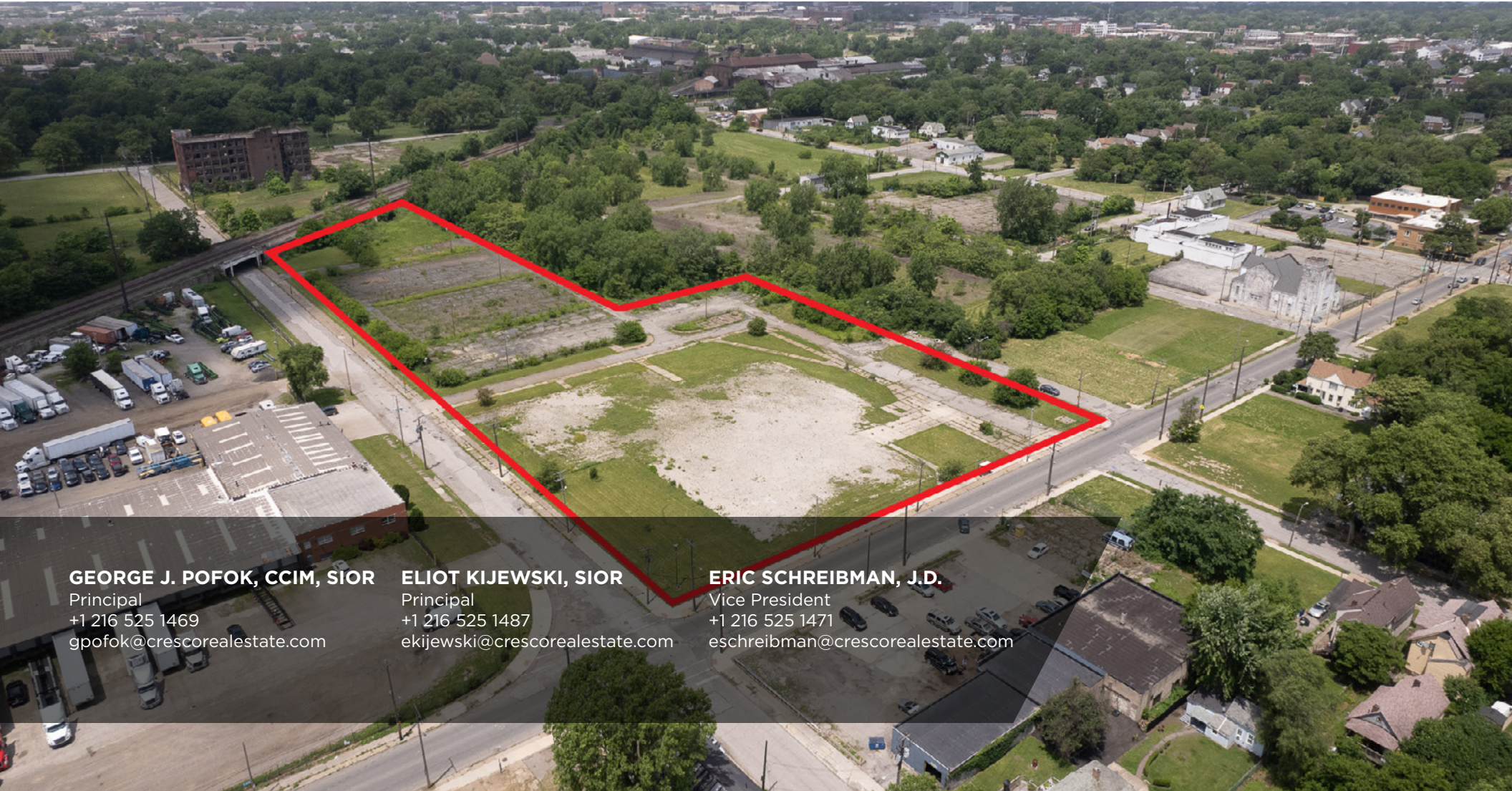


**View Full
Demographics**

PROPERTY AERIAL MAP



Easy access to
I-77, I-490 & I-90



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