



PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

**1133 & 1175 EAST 152ND STREET
CLEVELAND, OHIO 44110**

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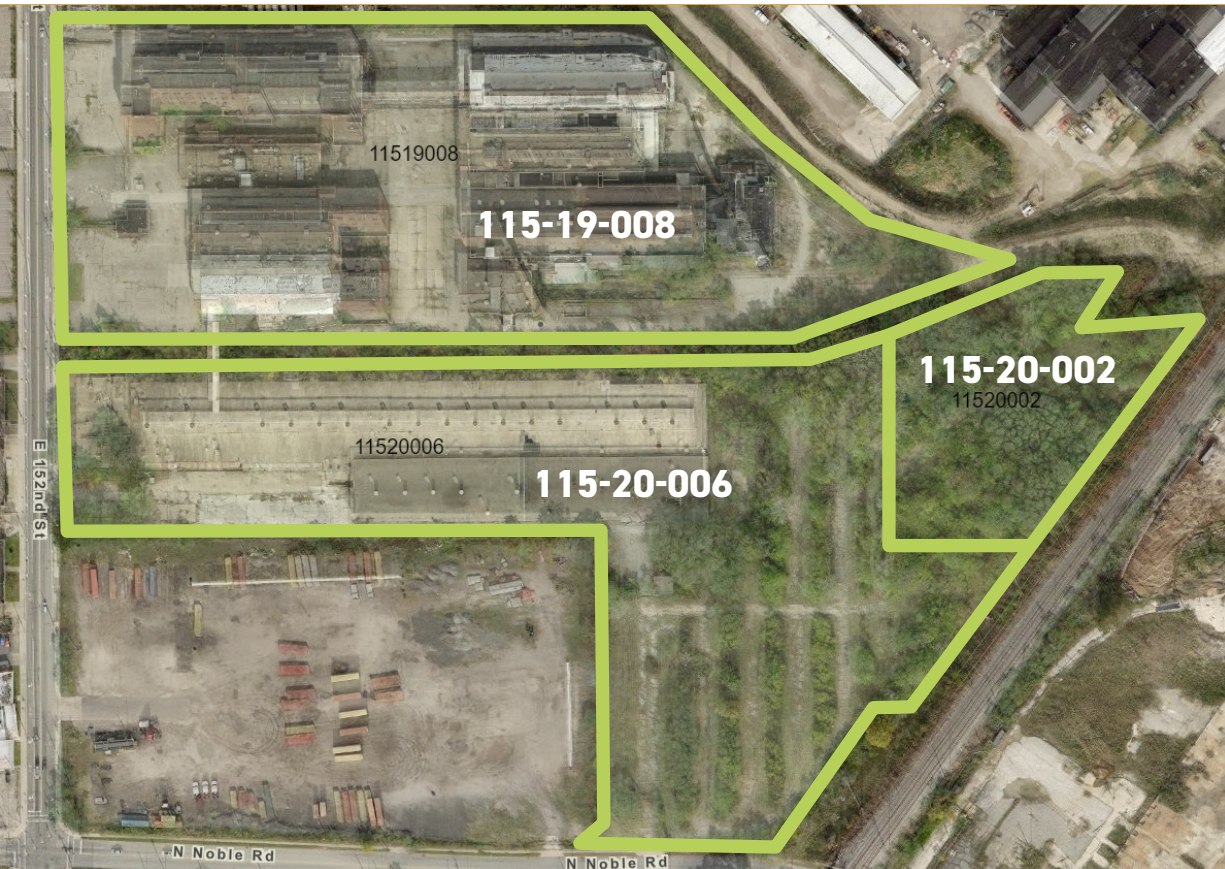
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PROPERTY OVERVIEW

- PPN - 115-20-006; 115-19-008; 115-20-002
- Land Size - ±25.6 total acres
- Zoning - GI-B3 (General Industry)
- Active Demolition Site: Delivered by end of 2023 with gravel
- Proximity to CSX Intermodal Terminals (1 mile)

- Brownfield Redevelopment Site
- Potential Industrial Outdoor Storage (IOS)
- 1 mile south of I-90
- Proximity to Cleveland Job Corp Center (>1 mile)
- Asking Price - \$65,000/Acre



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Aerial Map

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**CLEVELAND
FOOD BANK**

**CSX INTERMODAL
TERMINALS**

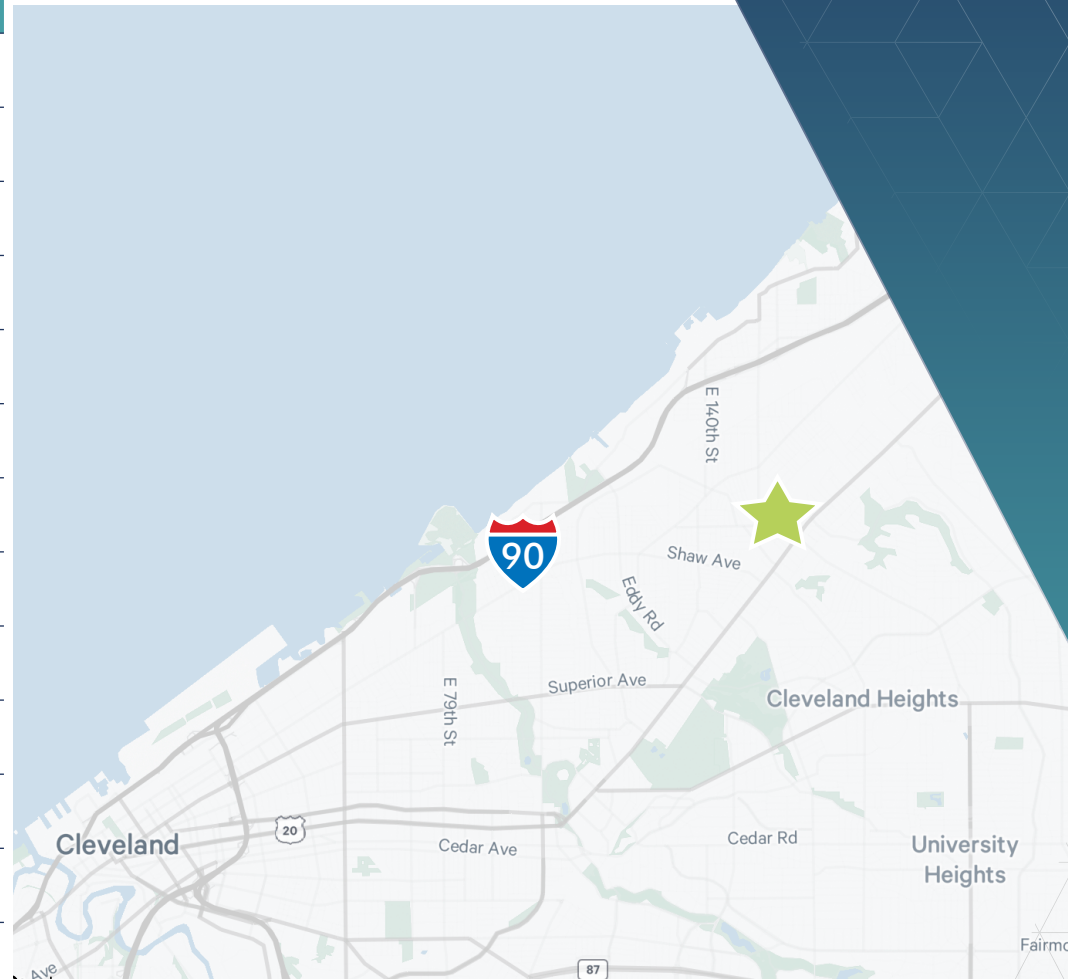
**JOB CORP
CENTER**

**SITE PROGRESS
11/2023**



Area Demographics

Demographic	1 Mile	3 Miles	5 Miles	10 Miles
2023 Businesses	362	2,563	7,177	24,810
2023 Employees	3,109	31,355	225,997	550,163
2023 Population - Current Year Estimate	14,247	109,905	245,943	631,335
2023 Median Age	40.70	41.10	40.90	40.80
2023 Population 25 and Over	9,952	76,519	171,423	443,893
2023 Households	6,872	50,697	111,254	285,139
2023 Average Household Income	\$38,888	\$57,519	\$71,684	\$77,629
2023 Owner Occupied Housing Units	2,602	22,996	55,256	142,957
2023 Average Value of Owner Occ. Housing Units	\$172,387	\$177,296	\$204,932	\$211,114
2023 Daytime Population	12,202	89,609	294,946	788,626
Daytime Workers	2,987	25,381	157,610	444,407
Daytime Residents	9,215	64,228	137,336	344,219
2023 Average Household Size	2.25	1.93	2.04	2.16



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