

# RIVERSIDE COMMONS

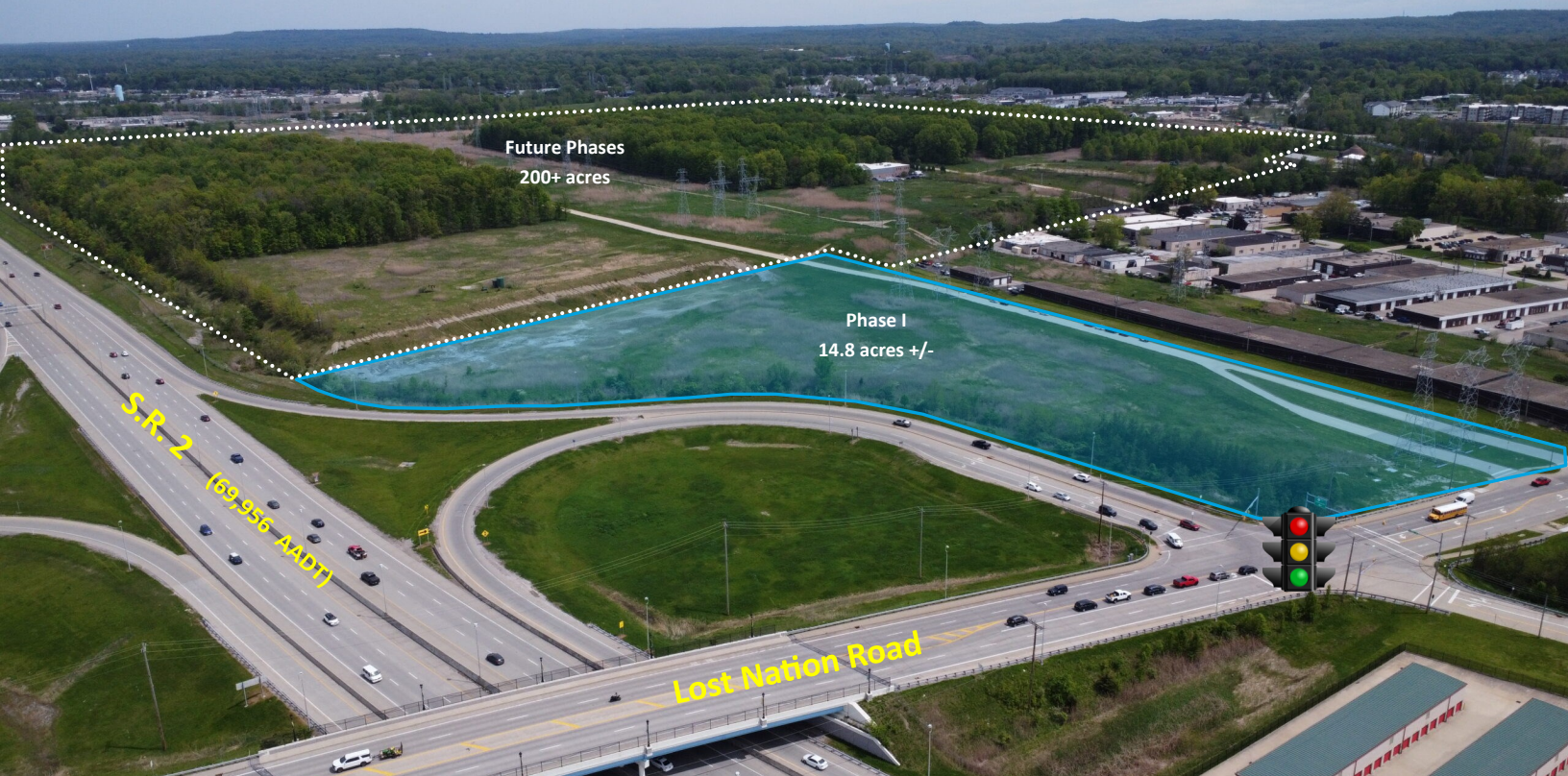
ROUTE 2 INTERCHANGE | WILLOUGHBY, OH



1110 Euclid Avenue, #300 | Cleveland, OH

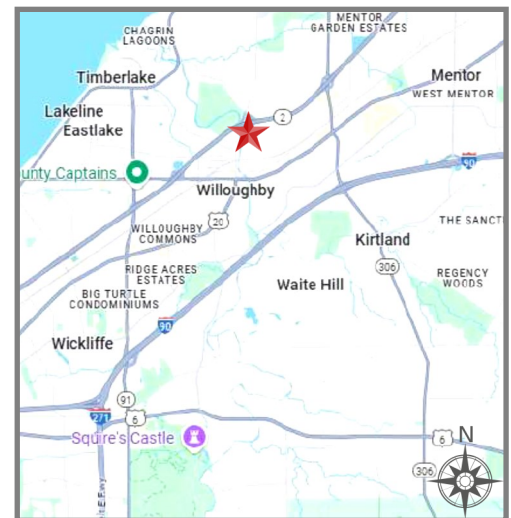
## LAND FOR SALE/GROUND LEASE

PHASE I NOW AVAILABLE



- **PROPERTY:** Fully entitled commercial development located at SEQ of Route 2 & Lost Nation Road Interchange.  
  
Close to Downtown Willoughby.  
20 minute drive from Downtown Cleveland.
- **PERMITTED USES:** Retail, gas, restaurant with drive-thru, office, medical, hotel, car dealership
- **DETAILS:** Roads, infrastructure, and utilities in place. Land is designated CRA (tax abatement). G-B/L-I zoning allows for variety of uses.
- **PRICING:** Call for details.

### LOCATION



Michael Maurer

216.696.5442

mmaurer@crminc.us



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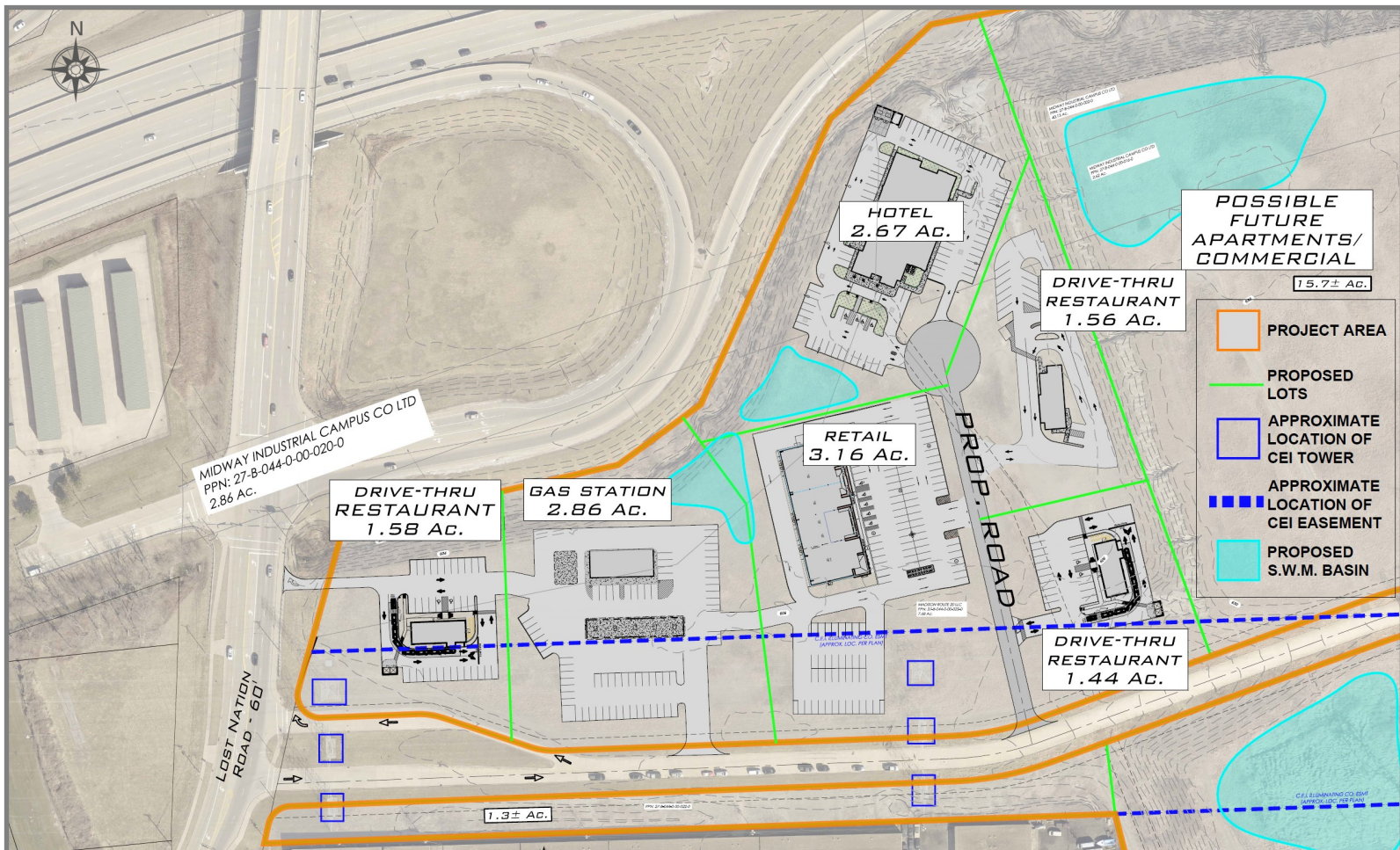
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### CONCEPT SITE PLAN



### 2024 DEMOGRAPHICS

Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	4,470	52,138	106,155
Avg Household Income	\$109,350	\$95,526	\$94,813
Total Households	1,864	23,197	47,443
Median Age	46.3	45.5	46.4

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## AERIAL FACING SOUTHEAST



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