

FOR SALE APARTMENT LAND 55+ 8-ACRE PRIME LAND OPPORTUNITY, ORANGE VILLAGE (CLEVELAND, OH)



- HIGH PROFILE LOCATION NEAR MAJOR RETAILERS, AMENITIES, I-271 & HARVARD RD
- FULLY ZONED, ALL UTILITIES TO PARCEL, CONSTRUCT APPROX. 200 UNITS
- WATER DETENTION IN PLACE



- WALK TO **WHOLE FOODS** & **PINECREST RETAIL/RESTAURANTS**
- WALKING TRAILS PLANNED FOR **37 ACRE PARK** ADJACENT TO SITE
- I-271 FULL CLOVERLEAF AT HARVARD RD
- 4 LANES TRAFFIC + TURN LANES ON HARVARD
- 1/4 MILE ACCESS TO WORLD CLASS **HEALTHCARE** AT University Hospitals Ahuja Medical Center
- WITHIN THE LARGEST EASTSIDE CLEVELAND RETAIL & BUSINESS CORRIDOR
- HIGHLY EDUCATED, AFFLUENT SUBURBAN POPULATION

KEY DEMOGRAPHICS

| | 3 - Mile | 5 - Mile |
|---------------------------------|-----------|-----------|
| Total Population (2025) | 43,261 | 165,821 |
| Average Household Income (2025) | \$156,033 | \$130,481 |
| Age 55+ % of Population (2025) | 37.2% | 35.9% |
| Age 65+ % of Population (2025) | 24.8% | 23.7% |

Jim Stonehill **Rob Solganik**
 jstonehill@terrannational.com rob@terrannational.com
 216-533-4868 216-912-5809

Developer



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.