

RIVERSIDE COMMONS

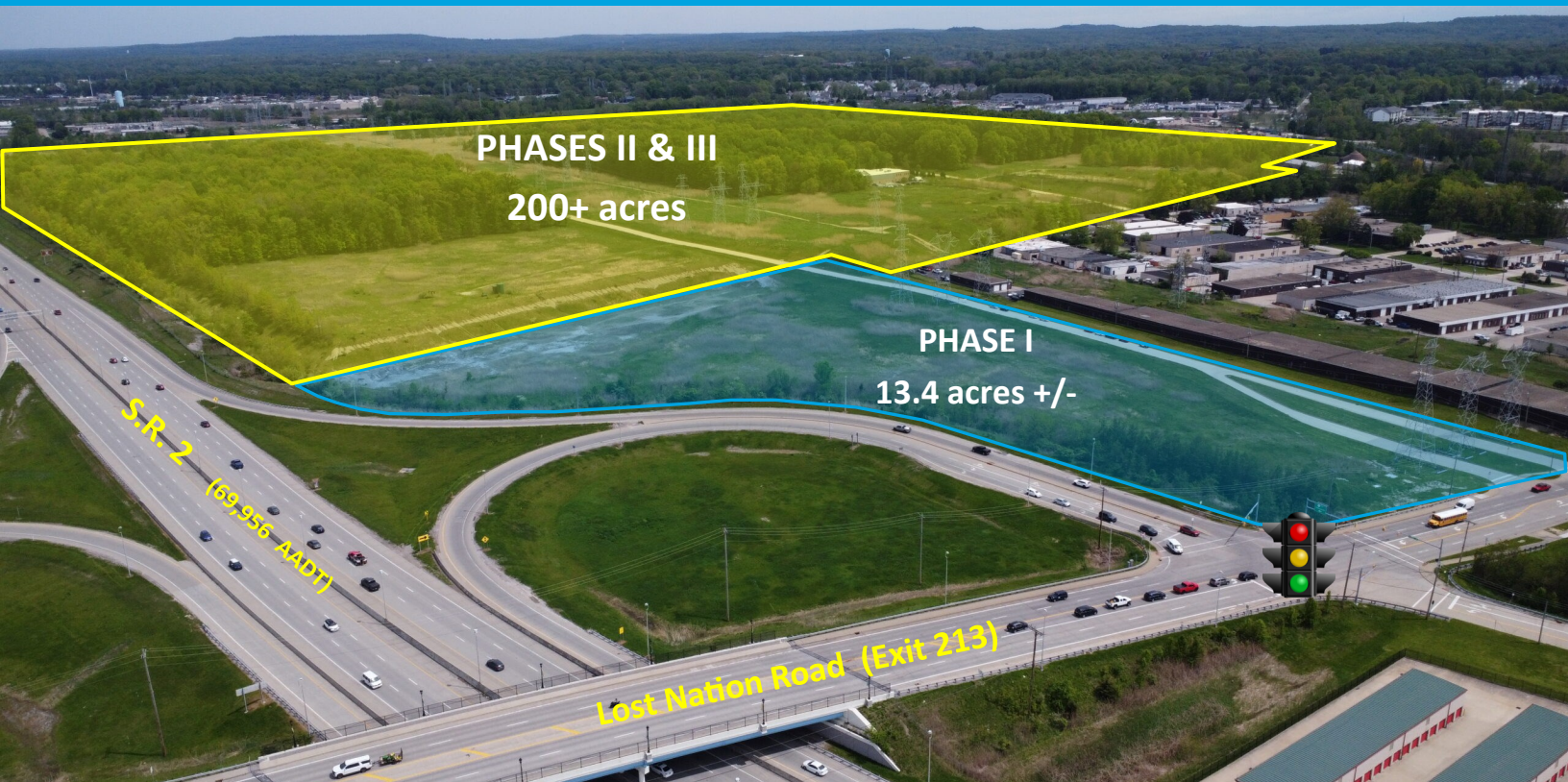
ROUTE 2 INTERCHANGE | WILLOUGHBY, OH



1110 Euclid Avenue, #300 | Cleveland, OH

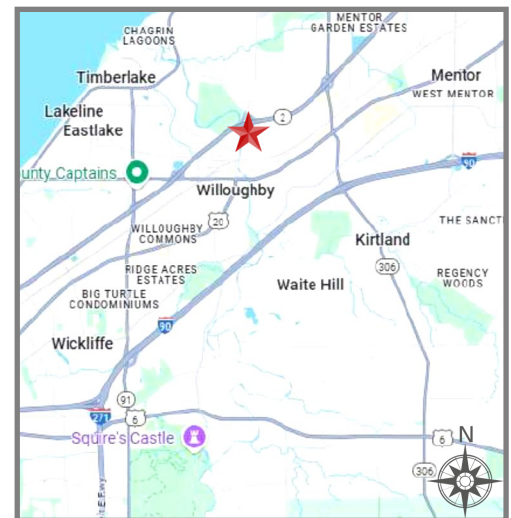
LAND FOR SALE/GROUND LEASE

NOW AVAILABLE



- PROPERTY:** 1 to 25+ acres available
SEQ of Route 2 & Lost Nation Road Interchange (Exit 213)
1.2 miles to Downtown Willoughby
20 minute drive to Downtown Cleveland
30 minute drive to Cleveland Airport
- PERMITTED USES:** Retail, gas, QSR, office, medical, industrial, R&D, distribution, lodging
- DETAILS:** Roads, master stormwater & sanitary sewer system, and utilities available in 15' utility easement. Land is designated CRA (tax abatement).
G-B/L-I zoning allows for variety of uses.

LOCATION



Michael Maurer

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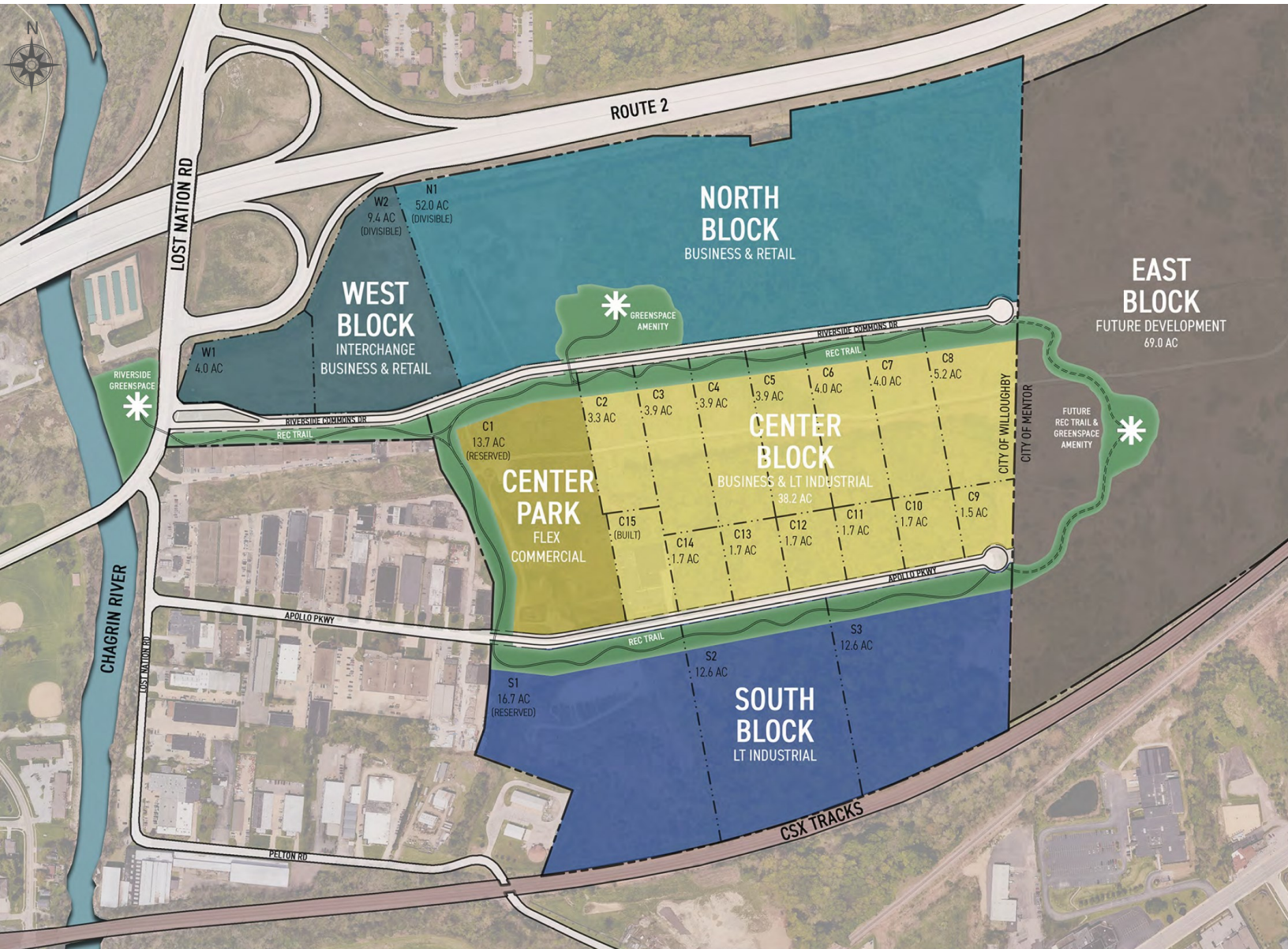
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LAND FOR SALE/GROUND LEASE

MASTER CONCEPT PLAN



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RIVERSIDE COMMONS

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LAND FOR SALE/GROUND LEASE

PROJECT SUMMARY

Riverside Commons is Northeast Ohio's premier business park. The project's 200+ acres have convenient access to Route 2, nearby Downtown Willoughby, and a short drive to Downtown Cleveland (20 minutes) and CLE Hopkins International Airport (30 minutes).

One of the few large tract commercial developments in Northeast Ohio, Riverside Commons accesses a densely populated, mature region with a highly skilled workforce, world class education, healthcare, and recreation institutions.

Surrounding the development is an abundance of green space and recreation, including Lake Metroparks and the Chagrin River.

The master developer, CRM Companies, plans to designate an integral portion of the development for a recreational trail and green space.

2025 DEMOGRAPHICS

Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	4,512	51,023	112,229
Avg Household Income	\$107,215	\$91,612	\$94,119
Total Households	2,060	23,479	50,817
Median Age	43.2	45.5	45.6

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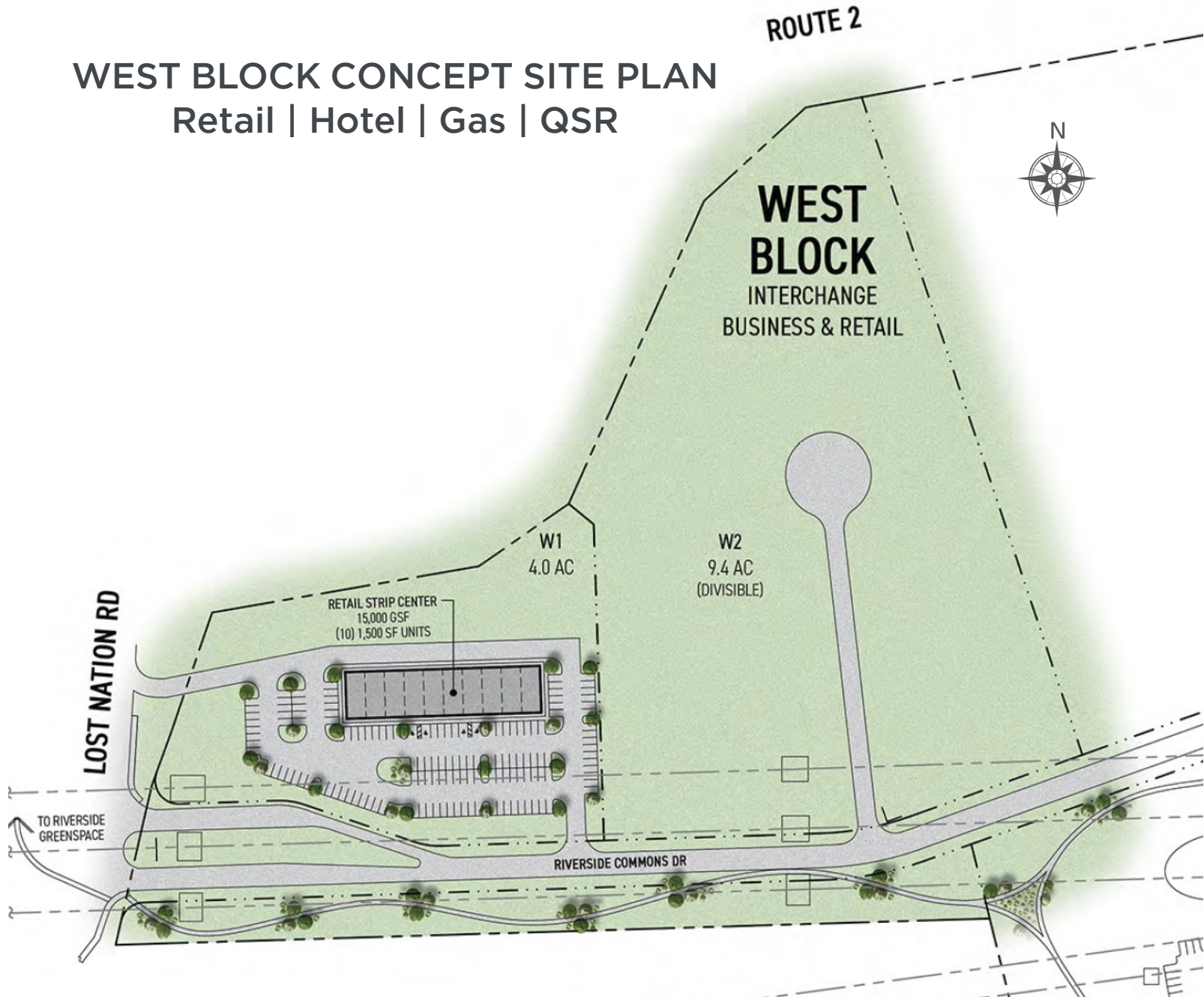
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WEST BLOCK CONCEPT SITE PLAN Retail | Hotel | Gas | QSR



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CENTER PARK CONCEPT SITE PLAN Small Bay Flex Product - For Lease



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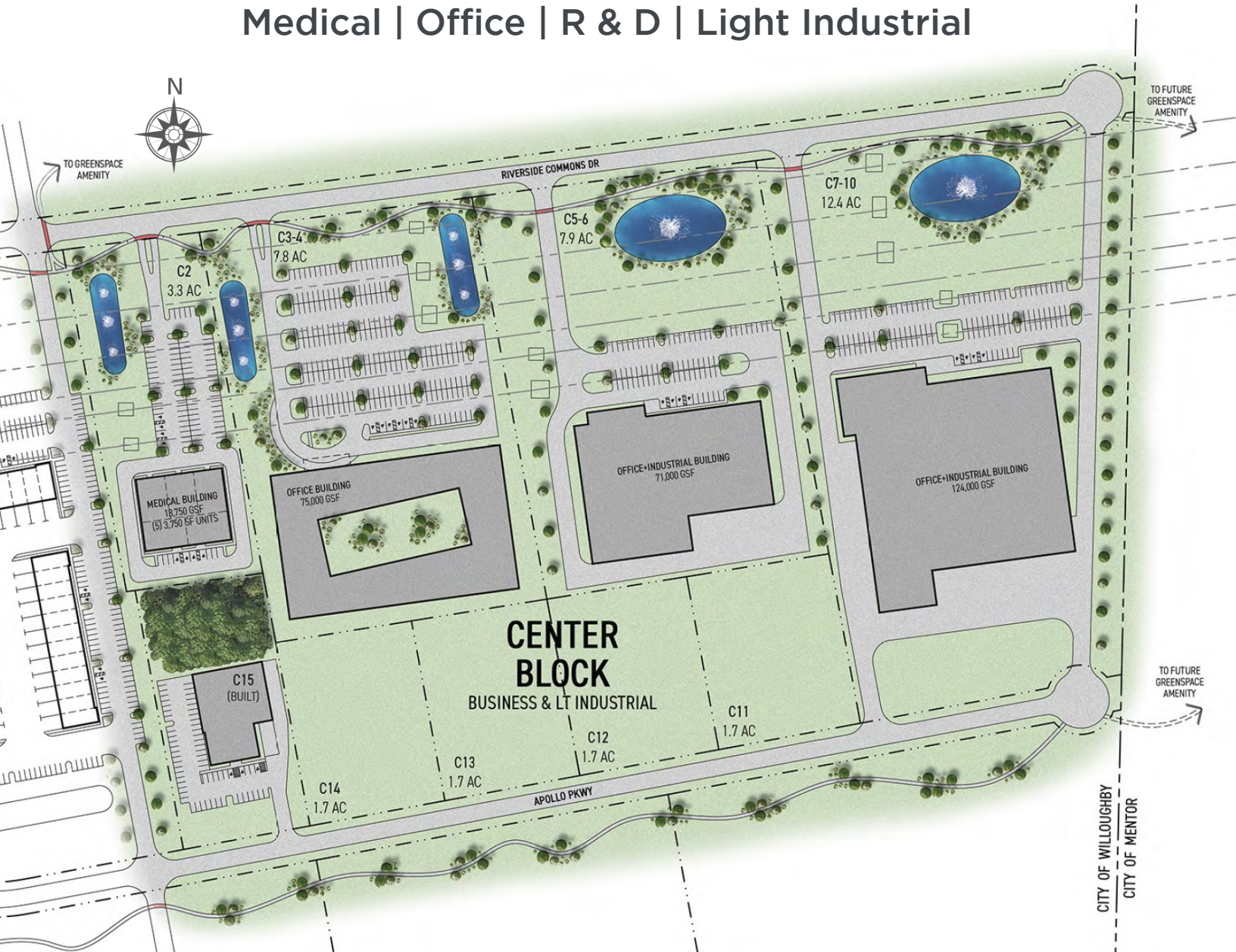
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CENTER BLOCK CONCEPT SITE PLAN Medical | Office | R & D | Light Industrial



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AERIAL FACING SOUTHEAST



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