



CONFIDENTIAL

Ohio City Development Site for Sale

2.27 Acres | *The best available land site available in Ohio City.*

This A+ development site sits in Hingetown, on the northeast edge of Ohio City, with panoramic views of Lake Erie and the downtown Cleveland skyline that are protected for the long term. The property is located in a federally designated Opportunity Zone, giving qualifying investors a path to defer and reduce capital gains taxes. The seller is also open to a short- to medium-term sale/lease-back, which can generate income while a buyer works through design and approvals.

The site is large enough to support high-density development. A potential 90-foot height limit leaves room for a building tall enough to take full advantage of the lake and city views, and for a modern design that will register on the skyline.

A buyer can plan for residential, retail, office, or a mix of all three. Hingetown is already a walkable neighborhood, and new ground-floor uses would add to the street activity already in place. The site also connects to the Detroit Avenue retail corridor, which runs west through Ohio City to the Gordon Square Arts District. A new project here would anchor one end of that stretch and give the corridor another reason to draw residents and visitors.

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