

0.69 AC OPPORTUNITY ZONE DEVELOPMENT NEXT TO CLEVELAND CLINIC

2220 E 105TH ST, CLEVELAND, OHIO 44106

CBRE

FOR SALE | FOR LEASE

Cleveland
4
MILES

MID
TOWN

Cleveland Clinic
LARGEST EMPLOYER
IN NORTHEAST OHIO
MAIN CAMPUS

meijer
FAIRFAX
MARKET

Canon

AURA

SITE

POTENTIALLY
EXPANDABLE
0.19 AC



FUTURE DEVELOPMENT

E 103rd St

E 105th St - 35,303 VPD

Wayne Ct

← Opportunity Blvd

EXCLUSIVE CONTACT

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CBRE, Inc.
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THE OPPORTUNITY

- 0.69 AC Opportunity zone development adjacent to the Cleveland Clinic Main Campus for sale or lease
 - » Potentially expandable to 0.88 AC with adjacent property
- For Sale: \$1,600,000
- The site is positioned on the opportunity corridor boulevard with over 35k VPD (source ODOT TIMS)
- Located adjacent to the new Meijer Fairfax Market
- Dense market of 136,230 in a 3 mile radius and daytime population of 218,570
- Located within walking distance of the “Eds & Meds” district consisting of Cleveland Clinic Main Campus, Case Western Reserve (12,266 total students), and UH Cleveland Medical Center.
- Within walking distance to University Circle, Cedar Fairmount and Case Western Reserve, which has over 12,000 students and 8,500 employees
- Zoned: NX3 Neighborhood Flex 3



Quick Stats - 3 Mile Radius



DAYTIME
POPULATION
218,570



POPULATION
136,230



HOUSEHOLDS
62,360



POPULATION
25 & OVER
90,492



AVG. HOUSEHOLD
INCOME
\$64,617

AERIAL VIEW

 **Cleveland Clinic**
LARGEST EMPLOYER
IN NORTHEAST OHIO
MAIN CAMPUS

CIRCLE SQUARE


**THE CLEVELAND
MUSEUM OF ART**


WESTERN RESERVE UNIVERSITY

UNIVERSITY CIRCLE UPTOWN
     


**University
Hospitals**


**Historic
LITTLE ITALY**


**meijer
FAIRFAX
· MARKET ·**


**SKYLINE
ON STOKES**

Canon

Cedar Ave - 9,248 VPD

**POTENTIALLY
EXPANDABLE
0.19 AC**

E 105th St

FUTURE DEVELOPMENT

Wayne Ct

SITE

±236' **±50'** **35,303 VPD**
±236' **±155'**
±100' **±125'**


AURA

E 103rd St

Opportunity Blvd →

Hudson Ave

CBRE

AERIAL VIEW



AURA

Cleveland 4 MILES

MID TOWN

Cleveland Clinic
LARGEST EMPLOYER
IN NORTHEAST OHIO
MAIN CAMPUS

SITE

POTENTIALLY
EXPANDABLE
0.19 AC

meijer
FAIRFAX
MARKET

E 103rd St

Wayne Ct

← Opportunity Blvd

E 105th St - 35,303 VPD

FUTURE DEVELOPMENT

±100'
±125'
±155'
±236'
±236'
±50'

AT THE HEART OF INNOVATION IN UNIVERSITY CIRCLE



TOP EMPLOYERS

1 108,000 Employees
 Cleveland Clinic

2 16,300 Employees
 University Hospitals
 Portage Medical Center

3 7,000 Employees
 U.S. Department of Veterans Affairs

4 5,000 Employees
 CASE WESTERN RESERVE UNIVERSITY

5 500 Employees
 Judson

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	14,258	136,230	309,440
2030 Population - Five Year Projection	14,775	136,474	310,247
2025 Daytime Population	88,723	218,570	436,920
2025 Households - Current Year Estimate	6,644	62,360	141,734
2025 Average Household Income	\$63,128	\$64,617	\$78,616
2030 Average Household Income Projection	\$70,713	\$72,369	\$88,374
2025 Median Household Income	\$34,743	\$36,913	\$47,896
2025 Population Over 25	9,348	90,492	211,234

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