

RIVERSIDE COMMONS

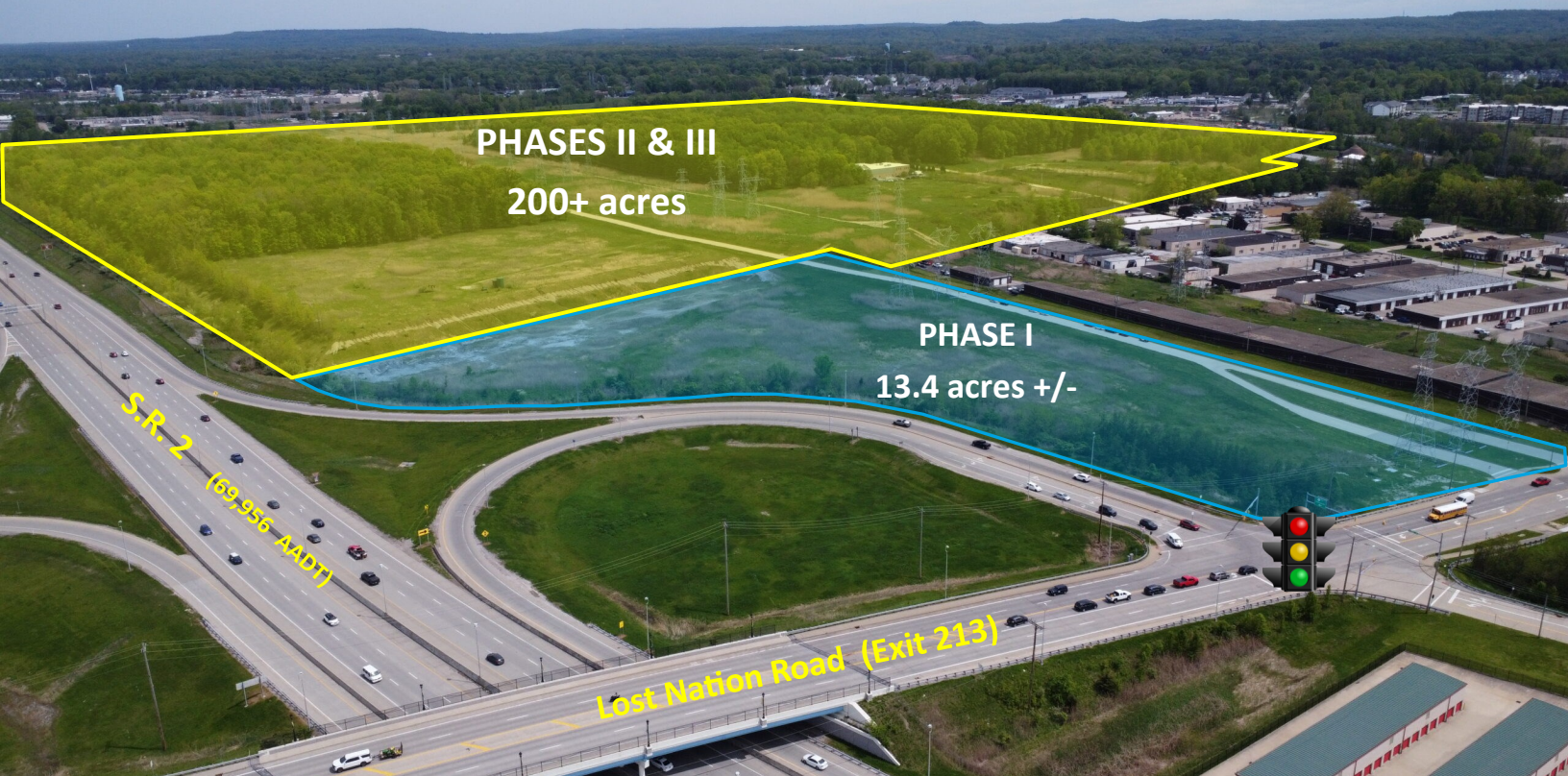
ROUTE 2 INTERCHANGE | WILLOUGHBY, OH



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, infrastructure, master stormwater system, and utilities in place. Land is designated CRA (tax abatement).
G-B/L-I zoning allows for variety of uses.

LOCATION



Michael Maurer
216.706.2275
mmaurer@crminc.us

RIVERSIDE COMMONS

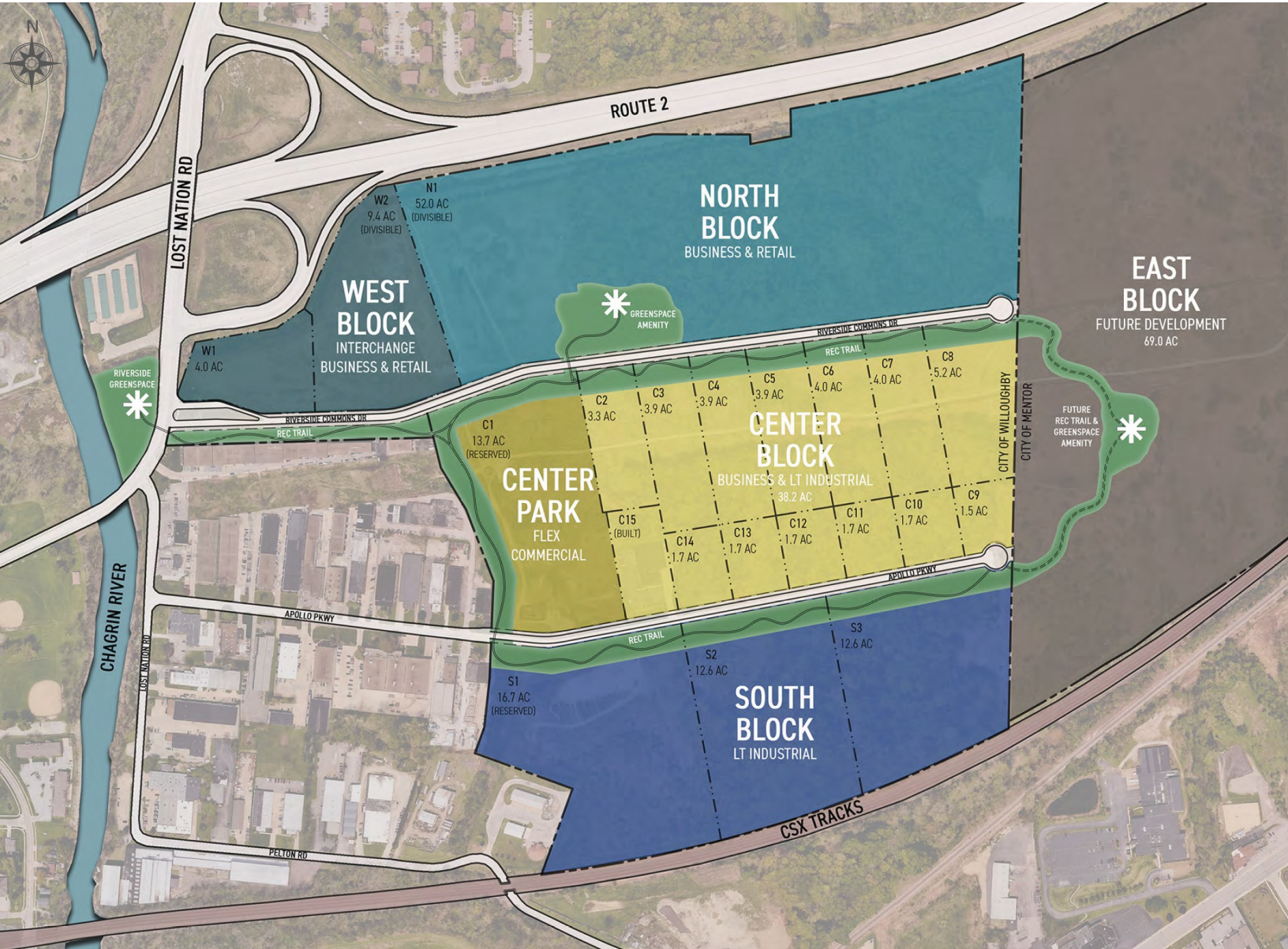
ROUTE 2 INTERCHANGE | WILLOUGHBY, OH



1110 Euclid Avenue, #300 | Cleveland, OH

LAND FOR SALE/GROUND LEASE

MASTER CONCEPT PLAN



Michael Maurer
216.706.2275
mmaurer@crminc.us

RIVERSIDE COMMONS

ROUTE 2 INTERCHANGE | WILLOUGHBY, OH



1110 Euclid Avenue, #300 | Cleveland, OH

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 |

Michael Maurer

216.706.2275

mmaurer@crminc.us

RIVERSIDE COMMONS

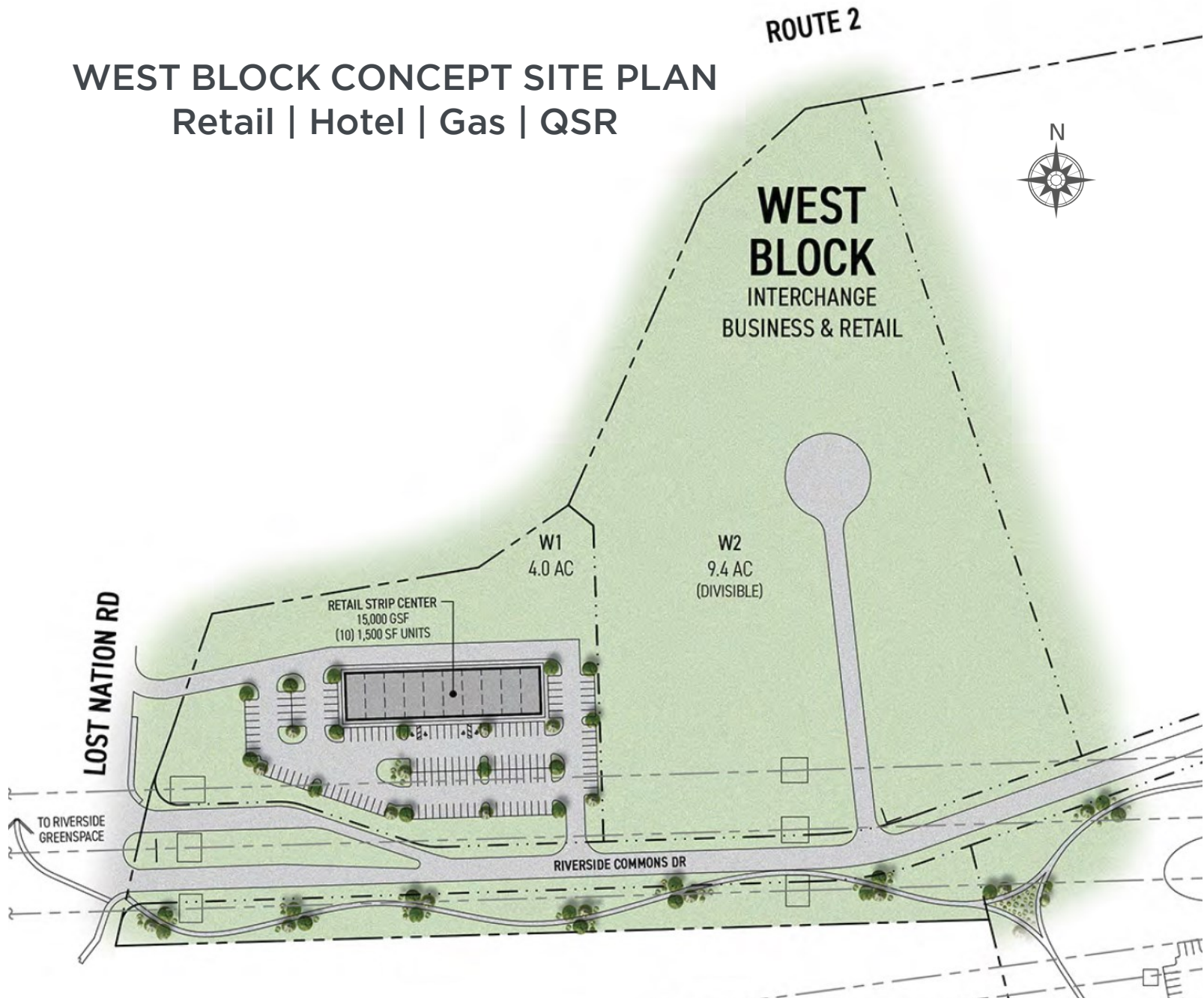
ROUTE 2 INTERCHANGE | WILLOUGHBY, OH



1110 Euclid Avenue, #300 | Cleveland, OH

LAND FOR SALE/GROUND LEASE

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



Michael Maurer

216.706.2275

mmaurer@crminc.us

RIVERSIDE COMMONS

ROUTE 2 INTERCHANGE | WILLOUGHBY, OH



1110 Euclid Avenue, #300 | Cleveland, OH

LAND FOR SALE/GROUND LEASE

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



Michael Maurer
216.706.2275
mmaurer@crminc.us

RIVERSIDE COMMONS

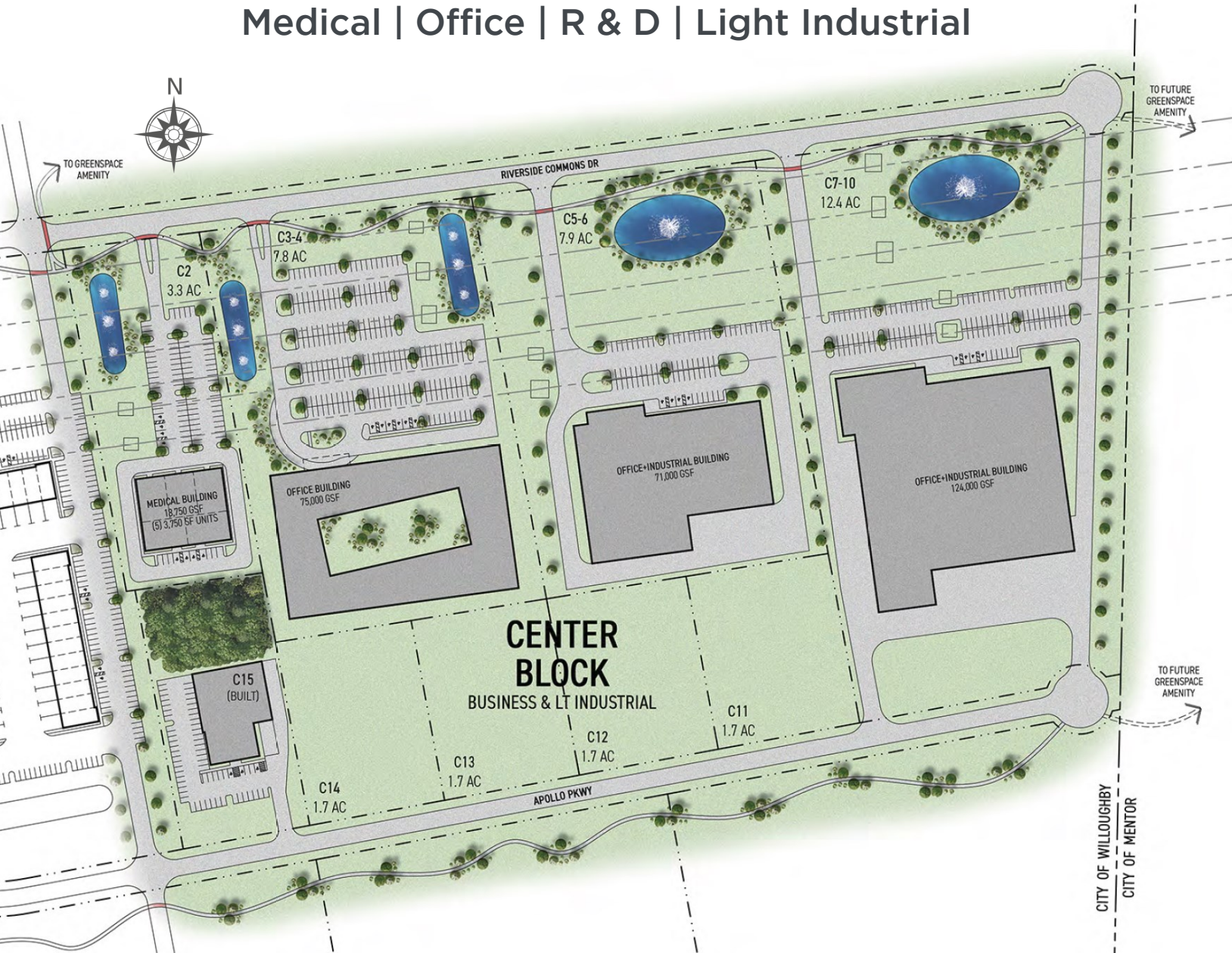
ROUTE 2 INTERCHANGE | WILLOUGHBY, OH



1110 Euclid Avenue, #300 | Cleveland, OH

LAND FOR SALE/GROUND LEASE

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



Michael Maurer

216.706.2275

mmaurer@crminc.us

RIVERSIDE COMMONS

ROUTE 2 INTERCHANGE | WILLOUGHBY, OH



1110 Euclid Avenue, #300 | Cleveland, OH

AERIAL FACING SOUTHEAST



Michael Maurer
216.706.2275
mmaurer@crminc.us