



NEW OPPORTUNITY ZONE REDEVELOPMENT PROJECT

205 W. 20th Street
Lorain, Ohio 44052

BUILD FOR GROWTH. POSITION FOR SUCCESS.



- **6.49 acres** (with 140,000 SF of existing medical space) available for redevelopment
- Former St. Joseph Hospital site in Lorain, Ohio
- 800 car parking structure in place



- Located in Lorain, a lakefront community
- 800 acres of public parks
- Easy access to highways
- 10th largest city in Ohio



- Opportunity Zone
- City of Lorain incentives available
- Possible joint venture option
- Anticipate approvals for upwards of 200 residential units/assisted living beds

ASKING PRICE: \$2,300,000.00



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REDEVELOPMENT OPPORTUNITY

SUMMARY

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Lorain, Ohio 44052



Multiple Potential Incentive Sources & Development Advantages

- Low Income Housing Tax Credits
- New Market Tax Credits
- Historical Tax Credits
- Opportunity Zone benefits
- TIFF / special infrastructure funding
- Business-friendly environment in City of Lorain

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PROFILE



City of Lorain Community Profile

The City of Lorain Quick Facts

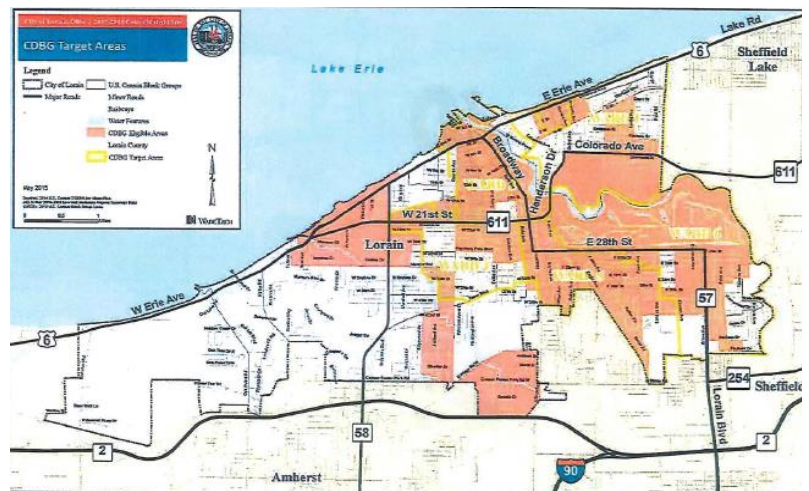
Population	63,855
Median Age	37.2
Households	25,460
Median Household Income	\$37,014
Incorporated Square Miles	24 Sq mi
Average Commute Time	26.6 minutes
Acres of Parks	800
Median House Value	\$85,400
Organization budget	\$118,000,000

Services: Police, Fire, Water, Sewer, Street,

Lorain, Ohio is a lakefront community that offers affordable housing, a vibrant network of public parks, easy access to the interstate highway system and a one of a kind sunset view all within a 25 minute drive of the Cleveland Hopkins International Airport.

We are positioned between New York City, Chicago and Toronto, allowing quick market access to more than half of North America, including Canada. Almost 50% of the US population is within 500 miles/805 km of Lorain, Ohio. Additionally, 60% of all US Fortune 500 headquarters are within a day's drive of the region.

Moreover, over the next 5-years the Northeast, Ohio region is expected to add 20,700 jobs to our regional economy.



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LORAIN, OH REDEVELOPMENT PROJECTS



Contribute to this list of redevelopment projects in Lorain:

- Broadway Building - a complete renovation of this historic hotel, including retail space
- Broadway Streetscape - 10th Street to West Erie Ave. - new sidewalks, lights and signage
- Water Quality Improvement initiative
- Meijer at 5350 Leavitt Road
- Sprenger Health Care - Silver Maple Recovery Center - 2101 All Pro-Athletic Avenue
- Mercy Health - Oak Point Road
- Cornerstone Farms - new community at Kolbe & Jaeger Roads

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POTENTIAL SITE PLAN (PARTIAL)

W. 20th St

Atrium

W. 20th St



W. 21st

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SENIOR/ AFFORDABLE HOUSING



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PROPERTY PHOTOS



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