



OFFERING SUMMARY

Sale Price: Subject to Offer
Lot Size: 1.4 Acres
Number of Parcels: 11 Parcels

LOCATION OVERVIEW

- Metro Health Corridor, directly on West 25th Street, between Walton Avenue and Erin Avenue.

PROPERTY HIGHLIGHTS

- Development opportunity
- 2.5 miles from the heart of downtown Cleveland
- Highly visited surrounding neighborhoods, including Ohio City, Tremont, Batters Park, Detroit Shoreway and HingeTown
- Only a 15 minute walk from MetroHealth Hospital

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	17,236	\$48,874	16,627
3 Miles	129,020	\$51,787	142,769
5 Miles	300,146	\$51,268	314,336
7 Minute	293,706	\$52,564	311,688

QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200
Beachwood, OH 44122

www.passovgroup.com

FOR MORE INFORMATION, CONTACT: 216.831.8100

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SITE

TREMONT PARK

CLARK AVE 10,589 VPD

LINCOLN WEST HIGH SCHOOL

MH MetroHealth
CAMPUS

STEELYARD COMMONS

ADJACENT NEIGHBORHOODS



CLEVELAND



OHIO CITY



TREMONT



BATTERY PARK



DETROIT SHOREWAY



HINGETOWN



MetroHealth



MetroHealth Senior Vice President of Campus Transformation Walter Jones and Director of Economic and Community Development Jim Haviland updated the Cuyahoga County Council's Community Development Committee on our Transformation. Walter showed what patients and visitors are likely to experience as they enter our reimagined campus: more natural light, brighter spaces and clearer access to a redesigned main entrance. These design elements aren't just for looks though. As Walter pointed out, studies have shown that patients, visitors and staff benefit from views of natural spaces. That philosophy will extend outdoors as well. We're creating a greener, more welcoming campus. Right now about an acre of our campus is green space; our new campus will have almost 25 acres, much of it available to the community. But we want our Transformation to be about more than a new hospital and brighter grounds. That's why we're committed to revitalizing our West 25th Street neighborhood, too. In addition to new buildings and a new park-like campus, the Transformation is going to spread into the community. March 09, 2018 MetroHealth Newsletter

The community also is working to develop La Villa Hispana, an area just north of MetroHealth, into an innovation center for nonprofits, classes and programs. MetroHealth also is working on an employee-housing program that officials hope will result in 500 people living near the campus.

