

# Concord *Ohio*

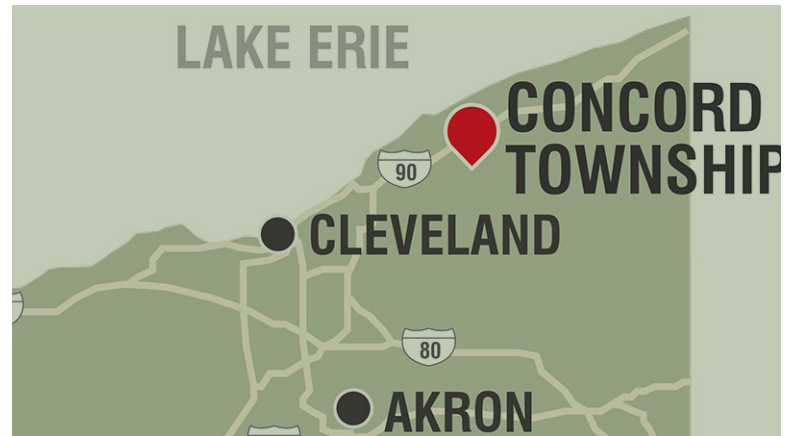
*Benefit your business*





# Why Concord?

Concord Township is the place for you in Northeast Ohio. It sits at the crossroads of two major highways, Interstate 90 and State Route 44, creating a natural location for economic development and offers some of the best regional development opportunities within the tri-county area of Lake, Geauga, and Ashtabula counties. Concord Township is 30 minutes east of downtown Cleveland and 45 minutes from Cleveland Hopkins International Airport. The Economic Development Corridor provides opportunities to expand your business.



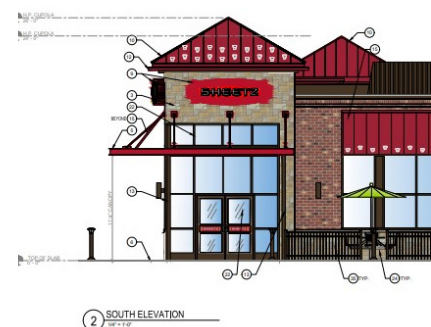
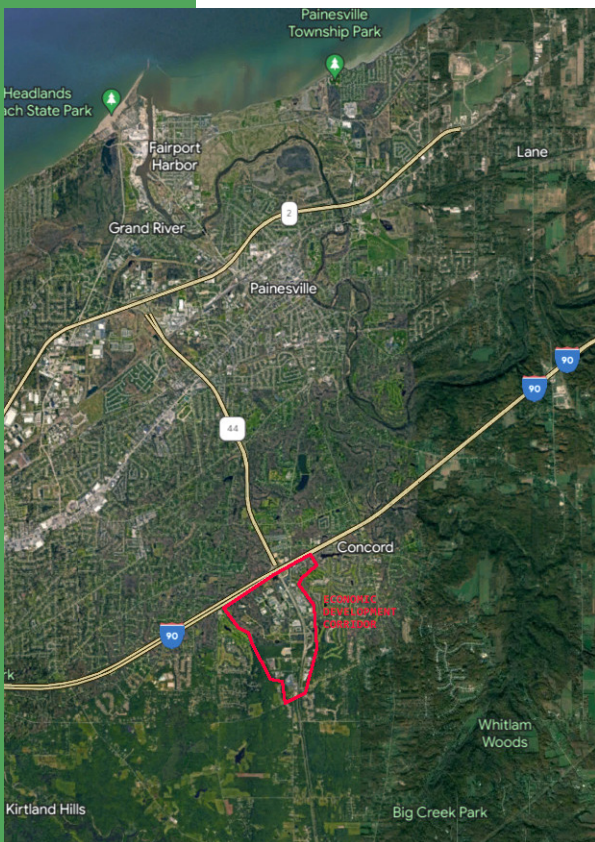
## Vibrant Development Corridor

Recognizing the key location of the intersection of Interstate 90 and SR 44, University Hospitals has created a medical hub for the region, operating two facilities: Tripoint Medical Center and University Hospitals Concord Health Center with an outpatient surgical care facility. Establishing a solid daytime population, University Hospital facilities have opened opportunities for even greater growth. There are several hundred acres of greenfield space which is served by all utilities and infrastructure. In the last 10 years, the Corridor has added 42 new businesses representing large national chains such as Starbucks, Chipotle, Holiday Inn Express and local or regional businesses like Mary's Diner, Lucky's Market and Wolf Gang Bakery and Grooming. This vibrant and growing corridor continues

to grow and meet the regions increasing demand for services. An investment in the corridor is supported by market data provided through NextSite to ensure that your business has the market opportunity and plenty of room to grow.

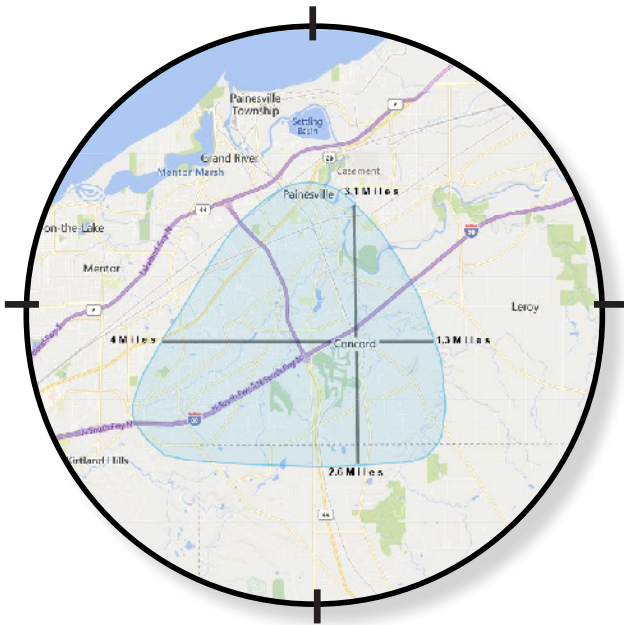
## Strong Local Support

The Township has taken a development friendly approach to the growth of the corridor by investing in transportation and utility infrastructure. A business interested in locating to this area should be confident that a comprehensive team of economic development professionals are available to assist with: financing, through the Lake Development Authority; workforce development, through the area's academic institutions; financial incentives, through the JEDD and the Township; and zoning or planning, through the county or Township offices. Concord is your partner every step of the way.



# Opportunity: By the numbers

State Route 44 (SR44) is the spine of the Economic Development Corridor in Concord Township. The corridor extends from the SR 44 interchange with Interstate 90 (I-90) to the intersection of SR 44 and Girdled Road, a distance of approximately 1.7 miles. SR 44 is a limited access highway with 3 access points to adjacent property, Auburn Road, Capital Parkway and Girdled Road. There are two parallel local streets, Crile Road to the east and Auburn Road to the west that provide access to all the parcels. Over 790 acres of land within the corridor are zoned for commercial, health care, and light industrial uses. There are numerous sites available for development ranging in area from a half acre to over 50 acres.



## Regional Trade Area

Population	44,314
Households	17,171
Average Age	42.41
Median HH Income	\$74,635
Average HH Income	\$97,352
Per Capita Income	\$38,159
Daytime Population	41,058

## Drive Time

5-10-15 Min

## Radius

3-5-10 Mile

### 5 MIN

#### Population:

8,124

#### Avg HH Income:

\$136,941

### 3 Mile

#### Population:

20,278

#### Avg HH Income:

\$119,354

### 10 MIN

#### Population:

49,104

#### Avg HH Income:

\$97,319

### 5 Mile

#### Population:

64,841

#### Avg HH Income:

\$94,262

### 15 MIN

#### Population:

109,663

#### Avg HH Income:

\$92,329

### 10 Mile

#### Population:

177,670

#### Avg HH Income:

\$92,708



Concord Township offers premier quality of life in Lake County with a mix of housing units, golf courses, restaurants, and excellent school systems. In addition, the region offers outstanding entertainment, cultural resources, sporting activities and recreational access to the Great Lakes.

# Concord-Painesville JEDD: Award Winning Economic Development & Regional Collaboration

The Concord-Painesville Joint Economic Development District (JEDD) was created to be the economic development and marketing entity for the Concord commercial development corridor. The JEDD allows the township to provide creative financial incentive programs to assist development that might not otherwise be available to an unincorporated area.

## Economic Incentives

### • Infrastructure Assistance Grant

A one-time grant designed to assist a business and/or property owner in costs associated with fees associated with utility connections, roadway access, storm water improvements or architectural enhancements. Amounts of grants based on investment and job creation.

### • Job Incentive Program

A multi-year grant based on the investment and payroll of the business. The grant is based on how well the business performs. Based on an agreement with the JEDD Board, funds may be used for land acquisition, construction, leasing or installation of machinery and equipment.

### • Property Owner Business Tax Incentive

A modest incentive provided to property or business owners under an agreement with the JEDD Board. Businesses generating a minimum of \$500,000 payroll may be eligible for a grant based on the Net Profit taxes paid.

### • Property Tax Abatement

The tax exemption may be granted on the increased assessed valuation resulting from improvements to commercial and industrial real property. Terms must be negotiated in advance of the construction or renovation.

*Join these flourishing  
businesses and watch  
your future grow in  
Concord*

## Health Care

- University Hospitals Tripoint Hospital and Medical Offices
- University Hospital Urgent Care and Surgery Center
- Concord Skilled Nursing
- Vista Springs Assisted Living

## Manufacturing

- Ordinance Technology
- SDC Corporation
- Ranpak
- DeNora Tech
- Fives Landis

## Retail & Hospitality

- Holiday Inn Express
- Discount Drug Mart
- Chipotle
- Starbucks
- McDonald's
- Burgers 2 Beer
- 7-11 / BP
- Lucky's Supermarket
- Comfort Inn
- Pulp
- Subway
- Shell
- Waffle House
- Sheetz
- ...and many more...



## Contact

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