



OBERLIN

COLLEGE & CONSERVATORY

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DOWNTOWN
OBERLIN

1.8 ACRES | 11 CONTIGUOUS PARCELS | MAIN STREET FRONTAGE

1.8 ACRES

Downtown Gateway Redevelopment Project

A TRANSFORMATIONAL MIXED-USE
OPPORTUNITY IN THE HEART OF OBERLIN, OH

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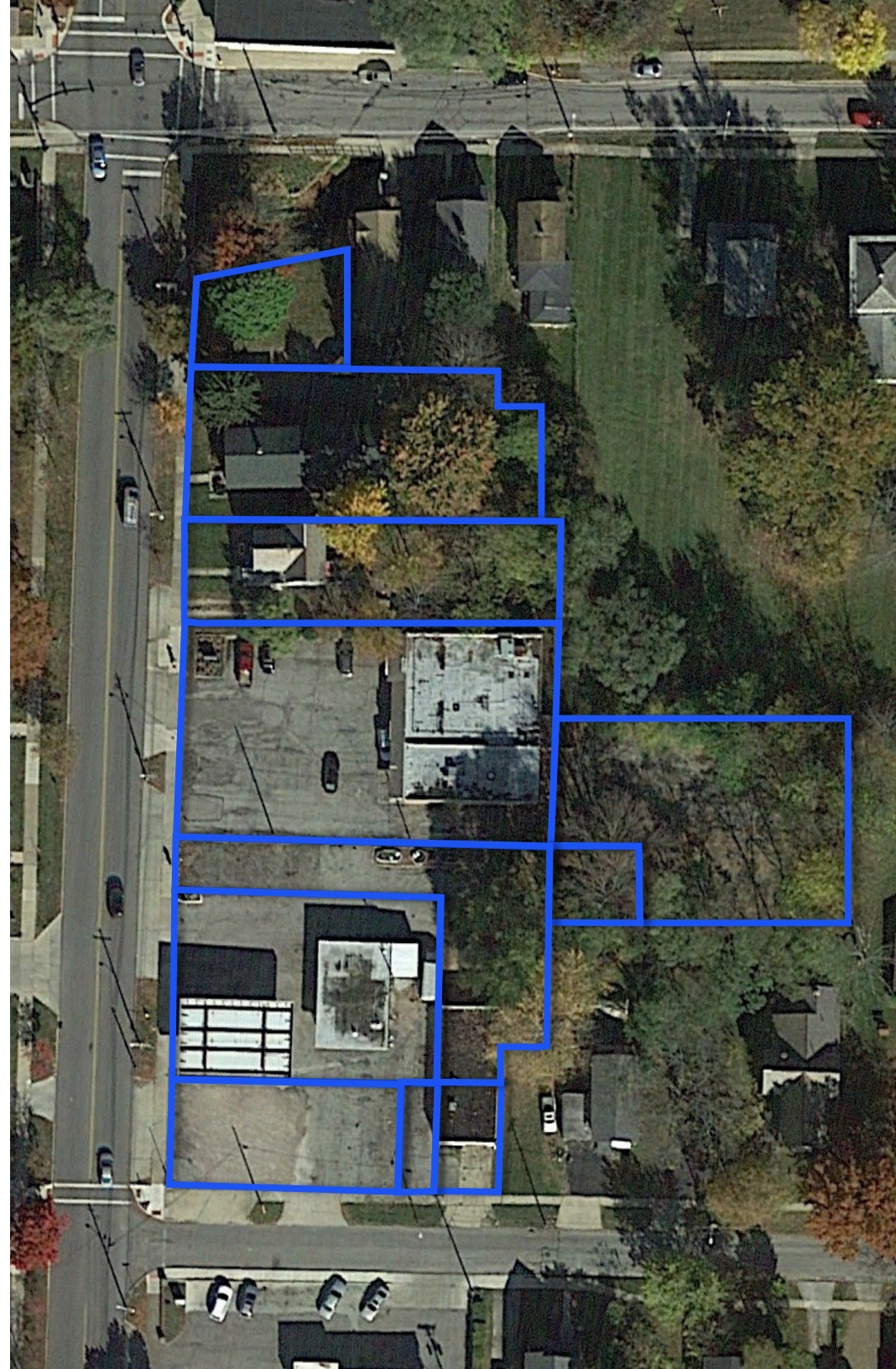
A rare downtown redevelopment opportunity

The Downtown Gateway Property **comprises eleven contiguous parcels totaling approximately 1.8 acres** at the southern entrance to Oberlin's Historic Downtown Business District. The site occupies a highly visible location with convenient access to Oberlin College, Mercy Health – Allen Hospital, the City's Industrial Park, the Federal Aviation Administration, public schools, and the interstate highway system.

The assemblage currently includes:

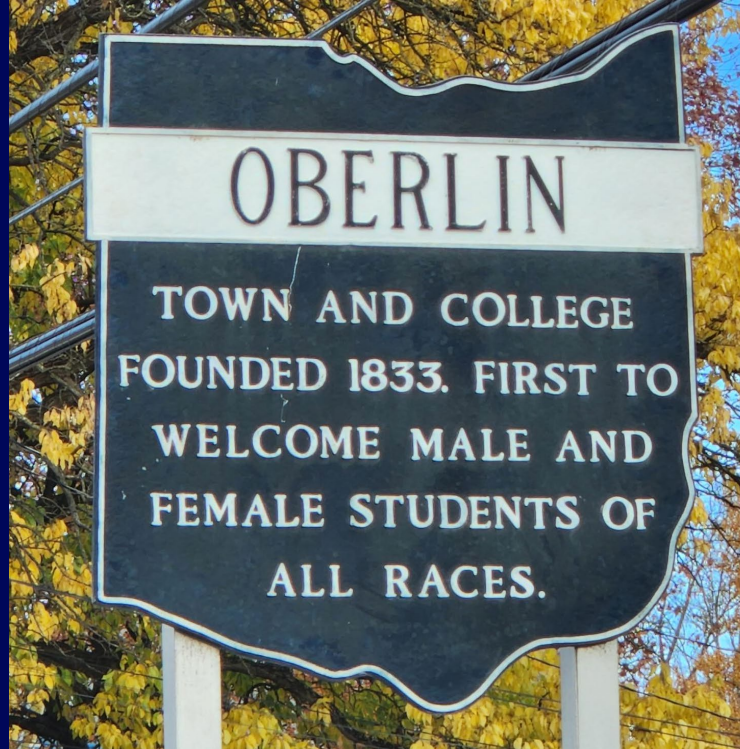
- Two (2) rental homes
- A strip center
- An automotive repair facility
- A commercial building
- Vacant land

Environmental remediation has been completed, including underground storage tank removal and issuance of a No Further Action (NFA) determination on the former auto repair parcel.



DEMOGRAPHICS

	3 Mile	10 Mile
Total Population	10,089	133,892
Daytime Population	11,418	126,840
Total Households	3,431	55,288
Avg. Home Value	\$276,584	\$249,684
Avg. HH Income	\$96,592	\$89,627
Wealth Index	88.0	82.0
White Collar Jobs	60.9%	55.3%
Median Age	35.8	43.5



A historic community with a bright future

Oberlin combines small-town charm with a nationally recognized arts and education culture. Approximately 10,089 residents live within a three-mile radius, with an average household income of \$96,592.

MAJOR ANCHORS INCLUDE:

- Oberlin College & Conservatory (≈3,000 students)
- Federal Aviation Administration
- Mercy Health – Allen Hospital
- Oberlin City Schools

DOWNTOWN OBERLIN FEATURES:

- Locally owned restaurants and boutiques
- Historic Apollo Theatre
- Tappan Square National Historic Landmark
- Year-round festivals and cultural events
- Exceptional walkability and quality of life

Public support & development incentives

The Downtown Gateway Redevelopment Project is backed by a strong public-private partnership among the City of Oberlin, the Oberlin Development Company (ODEVCO), and the Oberlin Community Improvement Corporation (OCIC). Developers will benefit from collaborative support throughout the planning, design, and construction process, with access to technical expertise, financing resources, and community engagement tools.

Financial Incentives

The site's designation within an Ohio Community Reinvestment Area (CRA) makes it eligible for significant development incentives, including:

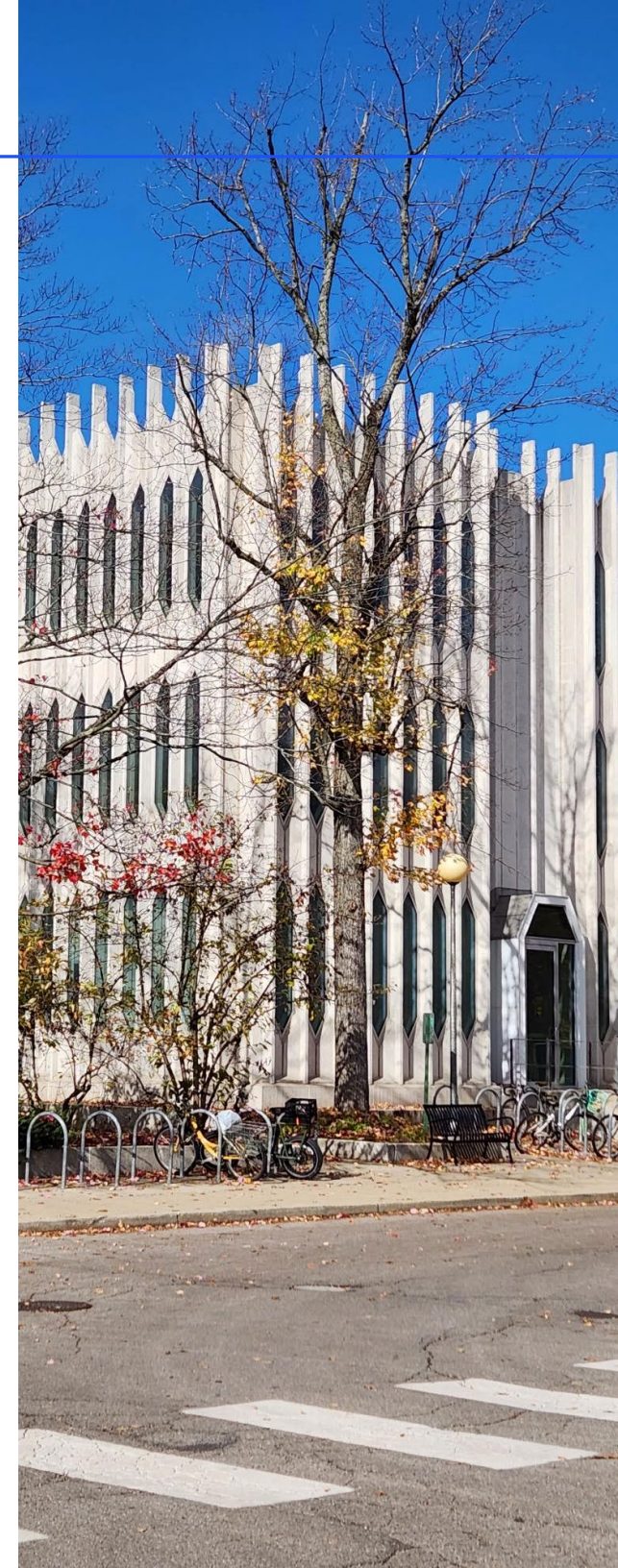
- Community Reinvestment Area (CRA): Up to 100% tax abatement for 15 years
- Tax Increment Financing (TIF): Infrastructure and project support opportunities
- Ohio Transformational Mixed-Use Development Program: State assistance for catalytic mixed-use projects

Guided by a Shared Vision

Redevelopment efforts are supported by Oberlin's Comprehensive Plan and Downtown Strategic Plan, which prioritize:

- Expanded housing options and mixed-use development
- Business attraction and retention
- Economic vitality and entrepreneurship
- Walkability and community connectivity
- Strong partnerships among the City, Oberlin College, businesses, and residents

Together, these initiatives provide a clear roadmap for growth and reinforce the community's commitment to creating a vibrant, sustainable downtown destination.



Connected to Greater Cleveland

Located approximately 35 miles west of Cleveland, Oberlin benefits from access to the 3.5 million residents of the Cleveland-Akron-Canton Combined Statistical Area.

The region's diverse economy is supported by world-class employers, hospital systems, educational institutions, and more.



Creating Oberlin's next great gathering place

The Downtown Gateway Redevelopment Project presents a rare opportunity to extend the energy and character of Oberlin's Historic Downtown Business District. The City envisions a vibrant mixed-use destination that complements the surrounding neighborhood while providing new housing, retail, dining, and community gathering spaces.

Designed with walkability and sustainability in mind, the project seeks to create an active streetscape that seamlessly connects with downtown and serves residents, students, visitors, and businesses alike.

PRIMARY OBJECTIVES

- Attract new investment and expand the tax base
- Address housing demand
- Diversify retail and dining options
- Improve walkability and connectivity
- Leverage available state and local incentives

ENVISIONED USES

- ✓ Ground-floor retail and dining
- ✓ Upper-level multifamily housing
- ✓ Outdoor patios and gathering spaces
- ✓ Sustainable, energy-efficient buildings
- ✓ Pedestrian-oriented streetscape
- ✓ Seamless integration with downtown





4,195

BUILT-IN DEMAND

Located just one block from Oberlin College and Conservatory, the site is positioned within walking distance of established businesses and a built-in customer base.

- Aladdin's Eatery
- The Feve
- Blue Rooster Bakehouse
- Local Coffee & Tea
- Lorenzo's Pizzeria
- Thi Ni Thai
- Gibson's Bakery
- Black River Wine Store
- Watson Hardware
- Oberlin Bike Shop

The combination of students, residents, visitors, and employees creates strong demand for housing, retail, dining, and entertainment uses.





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TAKEAWAYS

- 1.8 acres across 11 contiguous parcels
- Mixed-use potential
- Strong public support
- Walkable to restaurants, retail, and community amenities in Historic Downtown Oberlin

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A ONCE-IN-A-GENERATION OPPORTUNITY TO SHAPE
THE FUTURE OF DOWNTOWN OBERLIN

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