



Total lbs. of Telling Steel: 1,000,000.00

Sales Manager: Steve Palazzo

PROJECT DESCRIPTION:

12397 Cedar Road mixed use, four-acre project site is located on Cedar Road and Euclid Heights Boulevard, just up the hill from University Circle in Cleveland Heights, Ohio.

At the prominent gateway between Cleveland Heights and University Circle, the Top of the Hill's development has been a long-time goal of the City. Originally home to the eleven-story Doctor's Hospital, the City first acquired the site in the 1960's and, at that time, constructed a municipal surface parking lot on the site. This parking lot was closed in early April of this year in anticipation of project construction. The Top of the Hill is expected to include 261 market-rate luxury apartments, over 11,000 square feet of first floor commercial/retail/restaurant space, close to 25,000 square feet of green space, and a structured parking garage resulting in approximately 550 parking spaces.

A significant economic benefit is anticipated from the Top of the Hill development. The City anticipates receiving a projected \$14,300,000 in net new revenue over a 32-year timeframe. In addition, it is projected that the project will generate over \$12,300,000 in new taxes and compensation for the local city school districts over a 30-year period.

The Top of the Hill is located in the popular Cedar Fairmount commercial district, just minutes from University Circle and major educational institutions and premier medical facilities in Cleveland, Ohio. The project should be nearing completion by the first half of 2022.

