

5-1-2024

## The Cleveland Health Tech Corridor: An Analysis of Economic Trends, 2011-2022

Molly Schnoke  
*Cleveland State University, [m.s.schnoke@csuohio.edu](mailto:m.s.schnoke@csuohio.edu)*

Jack Yochum  
*Cleveland State University, [j.yochum@csuohio.edu](mailto:j.yochum@csuohio.edu)*

Erika Shinn

Follow this and additional works at: [https://engagedscholarship.csuohio.edu/urban\\_facpub](https://engagedscholarship.csuohio.edu/urban_facpub)

 Part of the [Urban Studies and Planning Commons](#)

**How does access to this work benefit you? Let us know!**

---

### Repository Citation

Schnoke, Molly; Yochum, Jack; and Shinn, Erika, "The Cleveland Health Tech Corridor: An Analysis of Economic Trends, 2011-2022" (2024). *All Maxine Goodman Levin School of Urban Affairs Publications*. 01231838.

[https://engagedscholarship.csuohio.edu/urban\\_facpub/1838](https://engagedscholarship.csuohio.edu/urban_facpub/1838)

This Report is brought to you for free and open access by the Maxine Goodman Levin School of Urban Affairs at EngagedScholarship@CSU. It has been accepted for inclusion in All Maxine Goodman Levin School of Urban Affairs Publications by an authorized administrator of EngagedScholarship@CSU. For more information, please contact [library.es@csuohio.edu](mailto:library.es@csuohio.edu).



**Levin.**  
CENTER FOR ECONOMIC DEVELOPMENT

Prepared by:

**Molly Schnoke, Director**  
**Jack Yochum, Research Assistant**  
**Erika Shinn, Graduate Research Assistant**

**May 2024**

**The Cleveland  
Health Tech  
Corridor:**

**An Analysis of  
Economic Trends,  
2011-2022**

**CENTER FOR  
ECONOMIC  
DEVELOPMENT**

2121 Euclid Avenue | Cleveland, Ohio 44115  
<https://levin.urban.csuohio.edu/ced>

*This page intentionally left blank*

# TABLE OF CONTENTS

Introduction ..... 5

Methodology..... 5

Comparisons Between Cleveland and HTC..... 6

Development..... 6

Employment..... 8

Wages.....9

New Establishments..... 11

Conclusion.....14

Appendix A: Health-Tech Corridor Infographic..... 15

Appendix B: City of Cleveland Infographic..... 15

## LIST OF TABLES

Table 1. HTC Employment by Sector.....	5
Table 2. HTC Total Wage by Sector (in millions).....	8
Table 3. HTC Average Wage by Sector (in millions).....	10
Table 4. HTC Establishments by Sector.....	11

## LIST OF FIGURES

Figure 1. HTC Occupations by Pay Range.....	9
Figure 2. Quantity of Firms by 2 Digit NAICS Code, 2011-2022 .....	12
Figure 3. Start Date of Firms by Year, 2011-2022 .....	12

## LIST OF APPENDIX TABLES

Appendix A: Health-Tech Corridor Infographic.....	15
Appendix B: City of Cleveland Infographic.....	15

## INTRODUCTION

The Health Tech Corridor ("HTC") was designated in 2010 for a 3-mile stretch of land extending from Downtown Cleveland to the University Circle neighborhood. It passes through 10 unique and diverse Cleveland neighborhoods along its path. The HTC, a public-private collaboration, contains a vibrant cluster of companies specializing in health care, medical technology, and ancillary activities. The aim of HTC is to harness its existing potential and redevelop its surrounding area.

The HTC boasts an impressive concentration of world-class healthcare institutions, major academic institutions, cutting-edge business incubators, and thriving high-tech and healthcare companies. It also houses some of the region's strongest anchor institutions: Case Western Reserve University, Cleveland State University, Cuyahoga Community College, the Cleveland Institute of Art, the Cleveland Clinic Foundation, University Hospitals, the Louis Stokes VA Medical Center, and St. Vincent Charity Medical Center. The proximity of companies and institutions along the HTC has created a fertile environment to facilitate the growth of a globally competitive innovation center.

This report provides a look into the conditions of the HTC over time by examining economic trends from 2011 to 2022. The 11-year time period was selected to do an update from the previous report that analyzed data from 2000 to 2011. In addition to discussing the trends over the entire 11-year period, special attention is paid to changes from 2011 to 2022, the last year of the study period. Since the designation of the Health Tech Corridor in 2010, there has been significant development in efforts to uplift the communities within this designation and grow the corridor.

## METHODOLOGY

Four measures are used in the report to examine the economic trends within the HTC: Employment, payroll, average wage, and number of establishments. The primary data for this report is from the ES 202 dataset- firm-level Quarterly Census of Employment and Wages ("QCEW") data maintained by the Ohio Department of Jobs and Family Services and supplied to the Center quarterly. The QCEW includes company name, address, city, county, North American Industry Classification System (NAICS) code, monthly employment, and quarterly wages for all establishments required to report unemployment insurance to the State of Ohio<sup>1</sup>. It features data for the years 2011 to 2022 that is aggregated by industry and region. These data were geocoded to the Health Tech Corridor boundaries used in the previous report using the ArcGIS Online platform. Although the database includes firm-level characteristics, we report 2-digit industry-level data due to confidentiality restrictions. As a result, data for some smaller sectors is suppressed.

---

<sup>1</sup> According to the Bureau of Labor Statistics, the QCEW covers and reports 95% of U.S. Jobs <https://www.bls.gov/cew/>

## COMPARISONS BETWEEN CLEVELAND AND HTC

### Workforce

The Health-Tech Corridor consists of multiple blocks within the Midtown CDC (Community Development Corporation) in Ward 7. As shown in Appendix A & B, Cleveland has a daytime population of 503,320; 21.5% of that population, 108,432, is within the Health-Tech Corridor. Within the corridor, there is a 47% employee-population ratio<sup>2</sup>, which is 22% lower than in Cleveland, illustrating the unemployment challenges neighborhood residents face. The majority of the jobs are white-collar jobs at 69%, while 17% are service workers and 14% are blue-collar jobs. The top industries in the corridor are Health care and Educational Services. Given the HTC location, it is unsurprising that the top industries in the corridor are healthcare services (21%) and educational services (18%), illustrating the strong specialization in eds and meds.

### Housing

Appendix A shows that in 2010, 13% of the housing was owner-occupied in the corridor, which is significantly lower than the City of Cleveland (42%). Of the population that is renting, 24% of those people are severely rent-burdened, which is when over 30% of the tenant's monthly income is dedicated towards housing costs such as rent and utilities<sup>3</sup>. The corridor has 18% of the vacant housing stock, 2% higher than the City of Cleveland. The median home value in the corridor is \$197,368, more than \$100,000 than the City of Cleveland. In Appendix B, the housing stock is 42% owner-occupied. Out of the renter population, 25% of the population are severely rent-burdened. The median home value is \$92,320, more than \$100,000 less than the corridor.

The corridor is an eclectic area within the City of Cleveland, home to several institutions such as Case Western Reserve University, the Cleveland Clinic, and University Hospitals. These educational, medical, and non-profit organizations have a skilled workforce with high-paying jobs. Blue-collar and service workers are equally a part of the corridor's social fabric and represent a mix of economic opportunity and occupational variety. Several of these institutions offer programs to incentivize their employees to work in the surrounding neighborhoods.

## DEVELOPMENT

Multiple large development projects are underway and nearing completion across the Health-Tech Corridor. According to the Midtown CDC 2022 Annual Report, over \$110 million in projects are under construction. The largest developments include the new Cleveland Foundation headquarters in Midtown, the MAGNET<sup>4</sup> Headquarters, The Foundry Lofts, and the Agora Lofts conversion. New developments span commercial and residential needs, serving many different community sectors. For example, the foundation opened its headquarters in mid-2023. Its move from its previous home in Playhouse Square to the new Midtown location is a strategic effort to forge a closer connection to the city's neighborhoods. The site of the new MAGNET Headquarters is a renovated elementary school in the neighborhood; this site is designed as a multi-use building fostering a home for innovation, manufacturing, and education. The Cleveland Municipal School District will use classrooms in this space

<sup>2</sup> Ratio of total employed population to total population

<sup>3</sup> *Rent Burden – Neighborhood Data for Social Change*. (n.d.). <https://la.myneighborhooddata.org/2021/06/rent-burden/#:~:text=Rent%20Burden%3A%20The%20percentage%20of,income%20on%20rent%20and%20utilities>

<sup>4</sup> The Manufacturing Advocacy and Growth Network

to host programs such as *Towards employment*, and the *Cleveland Water Alliance* will maintain office space here.

Regarding residential development, The Foundry Lofts is a planned 400+ unit development along Chester and Euclid Avenues, promoting a lifestyle of connection between Downtown and University Circle for professionals. The Agora Lofts are a conversion project of the old Agora Theatre & Ballroom on Euclid Avenue. Turning the building into apartments, offices, and retail space will provide the Midtown neighborhood with mixed-use, market-rate apartments in a culturally significant space. The four new developments demonstrate a considerable push towards new growth in the Health-Tech Corridor in both commercial and residential development and an intentional effort to make Midtown both a live-work-play neighborhood<sup>5</sup>.

---

<sup>5</sup> 2022 Annual Report | MidTown Cleveland. (2023). <https://midtowncleveland.org/midtown2022/>



## EMPLOYMENT

Table 1 below shows that the total Employment within HTC increased by 28.2% from 2011 to 2022. This growth was spread across multiple sectors in these 11 years, led by Administrative and Support and Waste Management and Remediation Services (122.8%) and Health Care and Social Assistance (46%), as shown below. Finance and Insurance (-69.7%) and Other Services (except Public Administration) (-51.2%) saw the largest declines during this period. As is seen throughout the indicators by industry in this report, the dramatic rise in the Administrative and Support Services sector results from the construction and staffing of the new Minute Men headquarters in the corridor<sup>6</sup>.

**Table 1. HTC Employment by Sector**

Sector	2022 Sum of Employment	2011 Sum of Employment	2011-2022	
			Change	% Change
Health Care and Social Assistance	55,607	38,077	17,530	46.0%
Educational Services	7,982	8,984	-1002	-11.1%
Administrative and Support Services	2,056	923	1133	122.8%
Accommodation and Food Services	1,690	1,641	49	3.0%
Arts, Entertainment, and Recreation	1,389	1,165	223	19.2%
Professional, Scientific, and Technical Services	1,167	970	197	20.3%
Management of Companies and Enterprises	953	937	16	1.7%
Other Services (except Public Administration)	749	1,537	-788	-51.2%
Manufacturing	732	963	-231	-24.0%
Wholesale Trade	716	1,005	-289	-28.7%
Construction	485	528	-43	-8.2%
Real Estate and Rental and Leasing	435	360	75	20.7%
Retail Trade	404	578	-174	-30.0%
Information	276	252	24	9.5%
Transportation and Warehousing	139	156	-17	-10.7%
Finance and Insurance	110	364	-254	-69.7%
Public Administration	S	S	S	S
Utilities	S	S	S	S
Federal, State, and Local Government	S	S	S	S
<b>Grand Total</b>	<b>74,892</b>	<b>58,440</b>	<b>16,452</b>	<b>28.2%</b>

Notes:

Sectors are sorted by 2022 establishments.

S denotes data suppressed due to confidentiality restrictions.

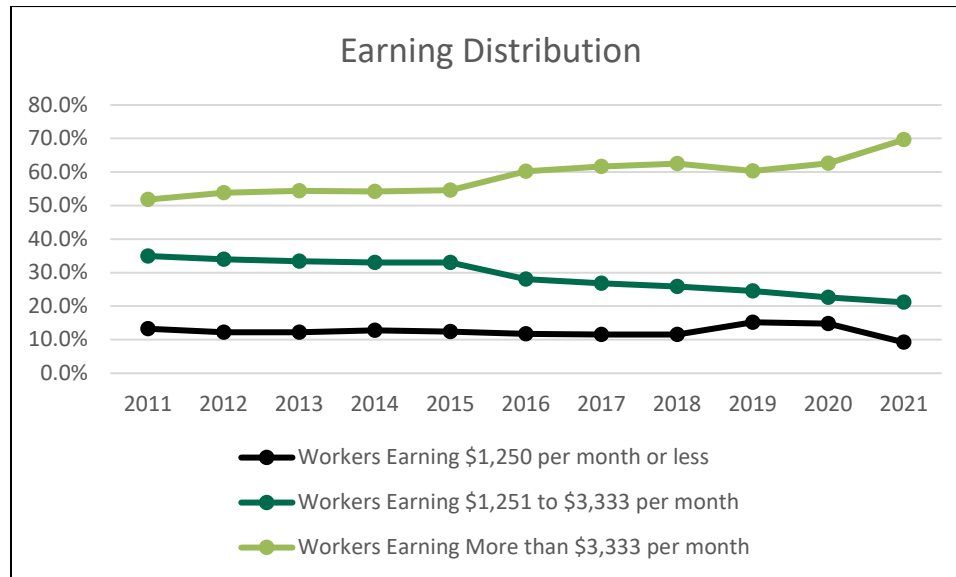
Source: Quarterly Census of Employment and Wages (QCEW)

<sup>6</sup> Minute Men set to expand headquarters on Carnegie Avenue in Midtown Chilcote, L. (2022, May 27). <https://thelandcle.org/stories/minute-men-set-to-expand-headquarters-on-carnegie-avenue-in-midtown/>

## WAGES

Figure 1 highlights the growth of higher-paying positions within the HTC accompanied by a decline in medium- and lower-wage jobs. In 2011, those earning \$3,333 or more per month were approximately 51.8% of the population; in 2021, they make up approximately 69.7%. The larger percentage point decrease in those earning \$1,251 to \$3,333 (35% to 21.1%) indicates that the higher wage positions either replaced or naturally grew out of medium wage positions that were found in 2011.

**Figure 1. HTC Occupations by Pay Range**



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2011-2021).

As seen in Table 2, predictably, the sectors with the highest payrolls are Health Care and Social Assistance, Educational Services, and Management of Companies and Enterprises. Administrative and Support Services saw the most significant increase in total wages, with a 252% increase within the 11 years. This increase, likewise with the increase in employment, is primarily due to the development of the new Minute Men headquarters in the neighborhood. Real Estate and Rental and Leasing also grew by 101% during the 11 years due to the steady growth of small firms within the study area. There was a noteworthy decrease in the Finance and Insurance sector by -67%. With that, there has been an overall increase in total wages in HTC by 55% during these 11 years.

Table 2. HTC Total Payroll by Sector (in millions)<sup>7</sup>

Sector	2022 Sum of Total Wages	2011 Sum of Total Wages	2011-2022	
			Change	% Change
Health Care and Social Assistance	\$5,244.64	\$3,008.63	\$2,236.02	74%
Educational Services	\$573.24	\$599.02	-\$25.78	-4%
Management of Companies and Enterprises	\$105.99	\$117.81	-\$11.82	-10%
Professional, Scientific, and Technical Services	\$113.25	\$73.29	\$39.96	55%
Arts, Entertainment, and Recreation	\$79.26	\$69.41	\$9.85	14%
Wholesale Trade	\$85.79	\$62.50	\$23.30	37%
Manufacturing	\$43.35	\$49.40	-\$6.05	-12%
Other Services (except Public Administration)	\$38.12	\$46.60	-\$8.48	-18%
Accommodation and Food Services	\$51.06	\$43.64	\$7.43	17%
Construction	\$46.62	\$42.29	\$4.33	10%
Administrative and Support Services	\$108.03	\$30.66	\$77.37	252%
Information	\$21.75	\$26.52	-\$4.77	-18%
Finance and Insurance	\$8.27	\$24.97	-\$16.69	-67%
Retail Trade	\$18.95	\$21.62	-\$2.67	-12%
Real Estate and Rental and Leasing	\$22.25	\$11.05	\$11.20	101%
Transportation and Warehousing	\$6.99	\$5.35	\$1.63	30%
Public Administration	S	S	S	S
Utilities	S	S	S	S
Federal, State, and Local Government	S	S	S	S
Grand Total	\$6,567.60	\$4,232.74	\$2,334.82	55%

Notes:

Sectors are sorted by 2022 payroll.

Data are inflated to 2022 dollars.

S denotes data suppressed due to confidentiality restrictions.

Source: Quarterly Census of Employment and Wages (QCEW)

In Table 3, the highest average wage per employee was found in the Management of Companies and Enterprises, Information, and Construction sectors. Of those three, two, Management of Companies and Enterprises (-12) and Information (-25%), saw a decline in average wage during the 11-year period when adjusting for inflation. There was an overall increase in average wages across other sectors, led by Wholesale Trade (93%), Other Services (except Public Administration) (68%), and Real Estate and Rental and Leasing (67%).

<sup>7</sup> Total payroll is calculated as the annualization of Q4 2022 wage data

Table 3. HTC Average Wage by Sector (in millions)<sup>8</sup>

Sector	2022 Avg Wage	2011 Avg Wage	2011-2022	
			Change	% Change
Management of Companies and Enterprises	\$111.17	\$125.78	-\$14.61	-12%
Information	\$78.79	\$105.10	-\$26.31	-25%
Construction	\$96.18	\$80.14	\$16.04	20%
Health Care and Social Assistance	\$82.00	\$79.19	\$2.97	4%
Professional, Scientific, and Technical Services	\$97.01	\$75.56	\$21.45	28%
Finance and Insurance	\$75.00	\$68.66	\$6.34	9%
Educational Services	\$71.81	\$66.68	\$5.31	8%
Wholesale Trade	\$119.77	\$62.17	\$57.60	93%
Arts, Entertainment, and Recreation	\$57.88	\$59.58	-\$2.49	-4%
Manufacturing	\$59.22	\$51.32	\$7.91	15%
Retail Trade	\$46.86	\$37.39	\$9.47	25%
Transportation and Warehousing	\$50.19	\$34.37	\$15.82	46%
Administrative and Support Services	\$52.53	\$33.22	\$19.32	58%
Real Estate and Rental and Leasing	\$51.90	\$30.66	\$20.52	67%
Other Services (except Public Administration)	\$50.87	\$30.32	\$20.55	68%
Accommodation and Food Services	\$30.22	\$26.59	\$3.63	14%
Public Administration	S	S	S	S
Utilities	S	S	S	S
Federal, State, and Local Government	S	S	S	S

Notes:

Sectors are sorted by 2022 payroll.

Data are inflated to 2022 dollars.

S denotes data suppressed due to confidentiality restrictions.

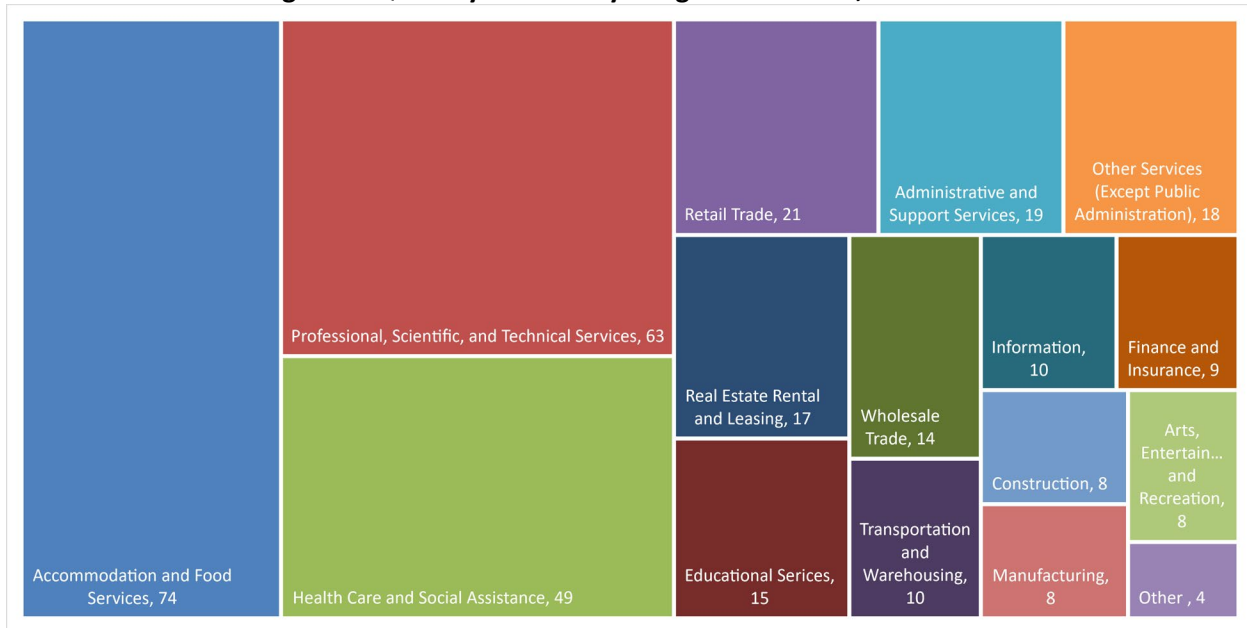
Source: Quarterly Census of Employment and Wages (QCEW)

## NEW ESTABLISHMENTS

Figure 2 shows the distribution of firms by the 2-digit NAICS code. From 2011 to 2022, 347 firms and locations opened throughout the corridor, with nearly half classified into three sectors: Accommodation and Food Services, Professional, Scientific, and Technical Services, and Health Care and Social Assistance.

<sup>8</sup> Average wage is calculated using annualized wages from Q4 2022 and average employment during that time period

**Figure 2. Quantity of Firms by 2 Digit NAICS Code, 2011-2022**

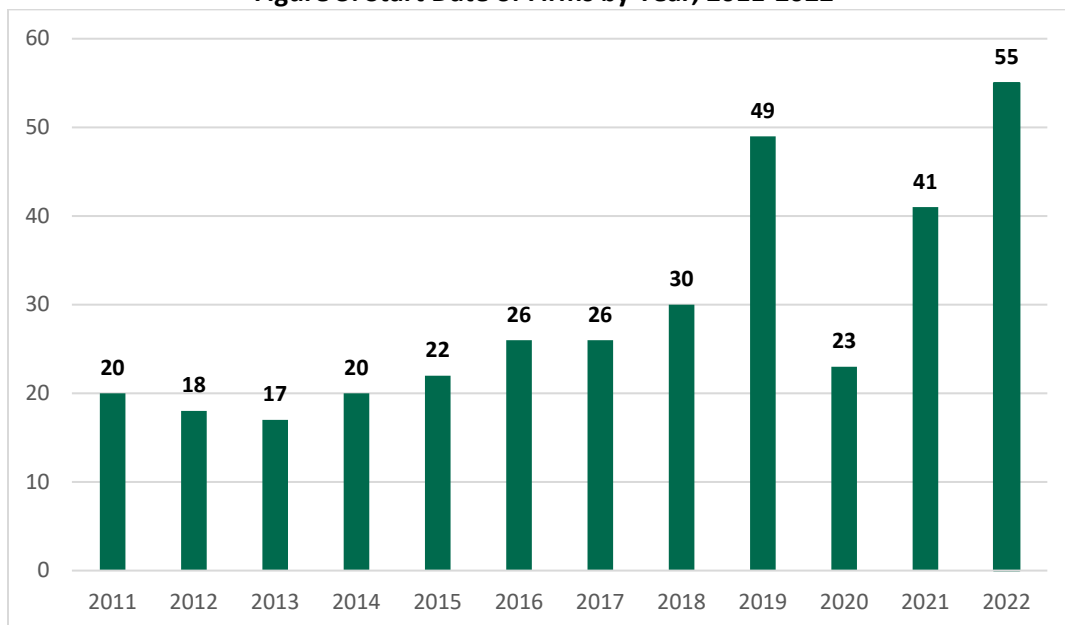


Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2011-2022).

Note: The category Other consists of not classified establishments, Utilities, and Management of Companies and Enterprises.

Figure 3 shows the start date of firms within the corridor between 2011 to 2022. Though there was a significant decrease in the opening of firms and locations in 2020, this rebounded immediately to the peak seen in 2019 following the height of the pandemic. Yet, the steady increase shows that investments made into the corridor throughout the last 11 years have resulted in growth.

**Figure 3. Start Date of Firms by Year, 2011-2022**



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2011-2022).

In 2011, the largest sectors by number of firms were Other Services; Health Care and Social Assistance; and Professional, Scientific, and Technical Services. In 2022, the largest establishments are Professional, Scientific, and Technical Services, Accommodation and Food Services, and Health Care and Social Assistance. From 2011 to 2022, Management of Companies and Enterprises (-42%), Other Services (except Public Administration) (-37%), and Finance and Insurance (-29%) showed the largest decline in number of establishments. The largest increase was in Information and Accommodation and Food Services, each seeing a 55% increase in total establishments.

**Table 4. HTC Establishments by Sector**

Sector	2022 Establishments	2011 Establishments	2011-2022	
			Change	% Change
Professional, Scientific, and Technical Services	113	87	26	30%
Accommodation and Food Services	104	67	37	55%
Health Care and Social Assistance	102	93	9	10%
Other Services (except Public Administration)	74	118	-44	-37%
Retail Trade	52	68	-16	-24%
Wholesale Trade	46	53	-7	-13%
Manufacturing	42	55	-13	-24%
Administrative and Support Services	40	28	12	43%
Educational Services	39	35	4	11%
Real Estate and Rental and Leasing	37	25	12	48%
Finance and Insurance	29	41	-12	-29%
Arts, Entertainment, and Recreation	23	19	4	21%
Construction	21	21	-	0%
Information	17	11	6	55%
Transportation and Warehousing	14	11	3	27%
Management of Companies and Enterprises	7	12	-5	-42%
Utilities	S	S	S	S
Public Administration	S	S	S	S
Federal, State, and Local Government	S	S	S	S
<b>Grand Total</b>	<b>769</b>	<b>744</b>	<b>16</b>	<b>131%</b>

Notes:

Sectors are sorted by 2022 establishments.

S denotes data suppressed due to confidentiality restrictions.

Source: Quarterly Census of Employment and Wages (QCEW)

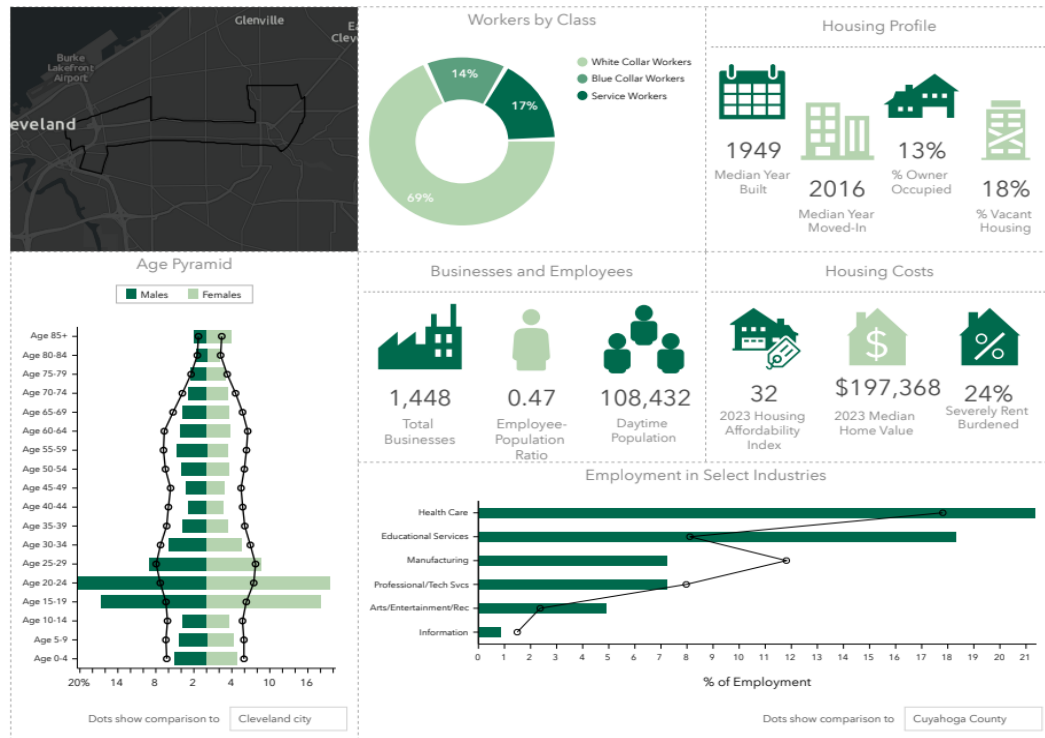
## CONCLUSION

In the previous report, the Health Care and Social Assistance sector accounted for a large portion of the economic activity within the corridor. More recently, the HTC has diversified, with many sectors contributing towards the economic activity of the corridor, such as Administrative and Support Services, Professional, Scientific, and Technical Services, Management of Companies and Enterprises, and Health Care and Social Assistance.

The Health-Tech Corridor encompasses Midtown, an area of Cleveland that has been historically disinvested. In recent years, there has been a major uptick in activity and targeted reinvestment. This is reflected both in the figures throughout this report and in the recent development activity focused on fostering innovation and the construction of new housing units across the neighborhood as it prepares for growth. Though the area is growing, scars of economic duress can be seen in its residents; with housing as a forefront issue, many residents in the HTC face issues spanning from rent burden to longtime vacant parcels. Significant work remains to ensure that the residents of the neighborhood benefit as much as those who are moving to and developing it.

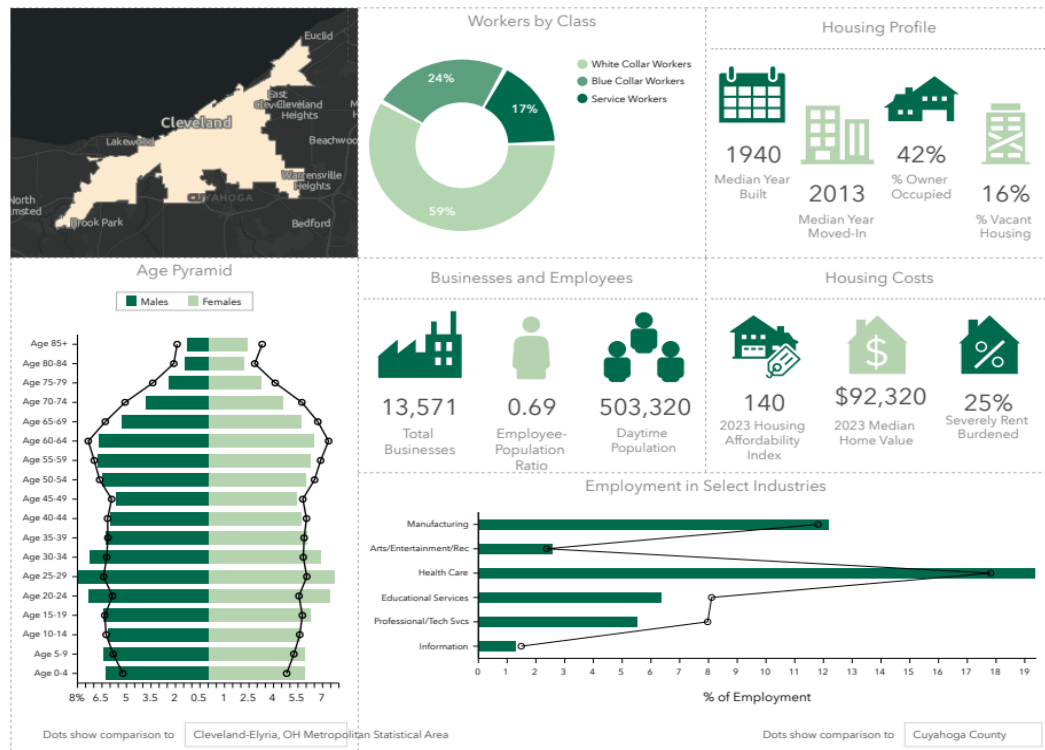
This analysis indicates that the continuation of an increased number of firms has been a driving force in HTC's growth. Though there was a decline in newly established firms in 2020, the following years were a true return to the steady pattern of increased growth. Furthermore, average wages have increased along with the total payroll. Employment has increased by 28.2% and 122.8% in the Administrative and Support Services sector. Throughout the most recent 11-year period, multiple collaborations have occurred within the Midtown and University Circle neighborhoods. These collaborations and increased economic activity are expected to continue to increase in the coming years, with a focus on the Cleveland Innovation District. These efforts will likely further increase the number of establishments, total employment, payroll, and average wages in the HTC.

## APPENDIX A: HEALTH-TECH CORRIDOR INFOGRAPHIC



Source: This infographic contains data provided by ACS, Esri, Esri-Data Axle. The vintage of the data is 2017-2021, 2023.

## APPENDIX B: CITY OF CLEVELAND INFOGRAPHIC



Source: This infographic contains data provided by ACS, Esri, Esri-Data Axle. The vintage of the data is 2017-2021, 2023.