

3.17 AC OUTPARCEL TO MAGNOLIA MEADOWS

5464 DETROIT ROAD, SHEFFIELD VILLAGE, OHIO 44035

FOR SALE



**ZONED C-2, IDEAL FOR MEDICAL
OFFICE, FINANCIAL INSTITUTIONS,
RESTAURANTS, ETC.**

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CBRE

THE OPPORTUNITY



- 3.17 AC C-2 Zoned Development Site For Sale
- Sale Price: \$1,100,000
- New 63 unit EPCON Magnolia Meadows Community under construction
([Click Here to View Project Website](#))
- Close proximity to the Sheffield Village retail corridor - join Sams Club, Burlington, At Home, Giant Eagle, Sheetz, Chipotle, Starbucks and more

QUICK STATS - 5 MILE RADIUS



DAYTIME
POPULATION

128,728



2025
POPULATION

128,245



2025
HOUSEHOLDS

53,402



2025
POPULATION
25 & OVER

89,931



2025
AVG. HOUSEHOLD
INCOME

\$103,106

- 5 mile population of 128,245 and average household income of \$103,106
- Close proximity to the Avon and Westlake super regional retail corridors

SITE PLAN



CONCEPTUAL DEVELOPMENT



AERIAL VIEW



SITE
3.17 AC

MAGNOLIA
Meadows



FUTURE 55+ AGED
EPCON COMMUNITY

REGAL Burlington

Ruby Tuesday **Gordon** **Steak 'n Shake**
FOOD SERVICE

PNC

MERCYHEALTH

SHEETZ

AutoZone

HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES

McDonald's

Starbucks

DOLLAR TREE

CHIPOTE
RESTAURANT

ALDI

Wendy's

Sorrento
Italian & Greek

KeyBank

Speedway

TACO BELL

KFC

drug mart
FOODS • DRUGS • SUPPLIES

SUBWAY **SUGARCREEK**
RESTAURANT

Sams CLUB **at home**
The Home Decor Superstore

giant eagle **EARTHWISE Pet** **MR. HERO**
NUTRITION • GROOMING & DAYCARE

getGo **The UPS Store** **ups**

Arby's

Cracker Barrel
OLD COUNTRY STORE

INTERSTATE 90
60,850 VPD

Detroit Rd - 10,929 VPD

CALIBER COLLISION
America's Largest Caliber Repair Company

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	3,554	40,802	128,245
2030 Projected Population	3,585	41,120	129,519
2025 Daytime Population	4,458	34,753	128,728
2025 Households	1,441	15,992	53,402
2025 Average Household Income	\$142,273	\$121,896	\$103,106
2030 Projected Average Household Income	\$157,805	\$135,810	\$114,611
2025 Median Household Income	\$111,268	\$91,497	\$75,061
Population 25 and Over	2,668	28,299	89,931

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