

# 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.**

**Kevin Moss**  
Senior Vice President  
216 363 6453  
kevin.moss@cbre.com

**Daniel Mayer**  
First Vice President  
216 363 6437  
daniel.mayer@cbre.com

**CBRE**

# THE OPPORTUNITY



## QUICK STATS - 5 MILE RADIUS



DAYTIME  
POPULATION



2025  
POPULATION



2025  
HOUSEHOLDS



2025  
POPULATION  
25 & OVER  
**89,931**



2025  
AVG. HOUSEHOLD  
INCOME  
**\$103,106**

- 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
- 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



# 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

## CONTACT US

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[kevin.moss@cbre.com](mailto:kevin.moss@cbre.com)

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[daniel.mayer@cbre.com](mailto:daniel.mayer@cbre.com)

**CBRE, INC.** 950 Main Avenue, Suite 800, Cleveland, OH 44113

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