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216.381.8200

TIEDEMAN DEVELOPMENT SITE

Brooklyn, Ohio



HIGHLIGHTS

- **AVAILABLE:** 5.98 AC
- Located at the extremely busy and centrally located Interstate 480 and Tiedeman Road interchange
- This development site should capture any developers, restaurants, hotels, or users seeking highway adjacent sites with excellent visibility
- This property is available for sale and is not divisible
- Currently zoned L-1
- Nearby businesses include Walmart, Sam's Club, The Home Depot, ALDI, Esporta, Starbucks, Chipotle, Panera, McDonald's, Raising Cane's, Cracker Barrel, Buffalo Wild Wings, Sheetz, and more
- A retail layout is shown to demonstrate the potential of the property

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2029 Projection	136,936	344,368	507,989
2024 Estimate	141,120	352,463	513,500
INCOME	3 MILE	5 MILE	7 MILE
2024 Average	\$58,433	\$64,976	\$72,436
2024 Median	\$46,828	\$49,685	\$53,787
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2024 Employees	37,633	100,591	201,171

LEASING INFORMATION

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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

ZACK SOGOLOFF

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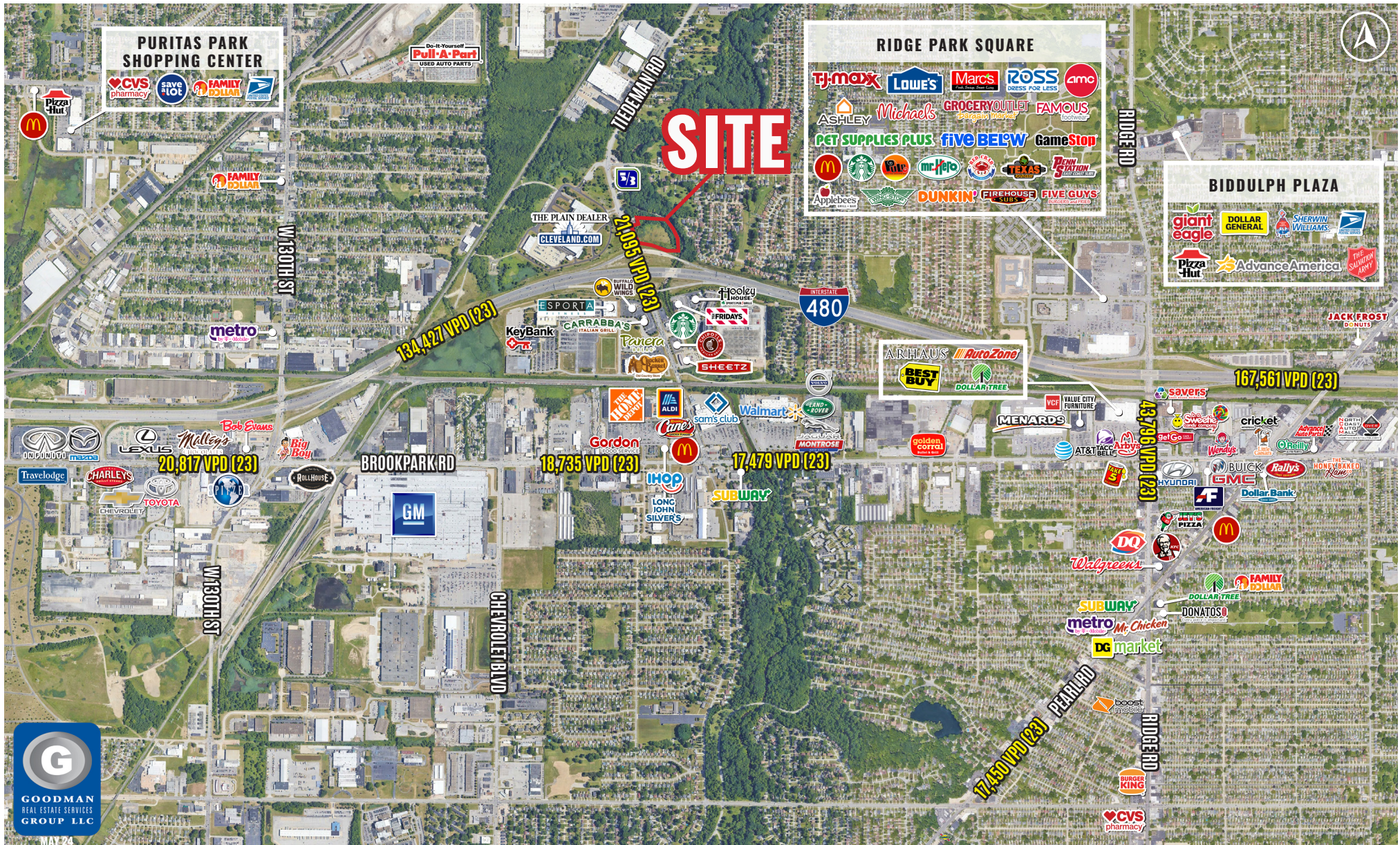
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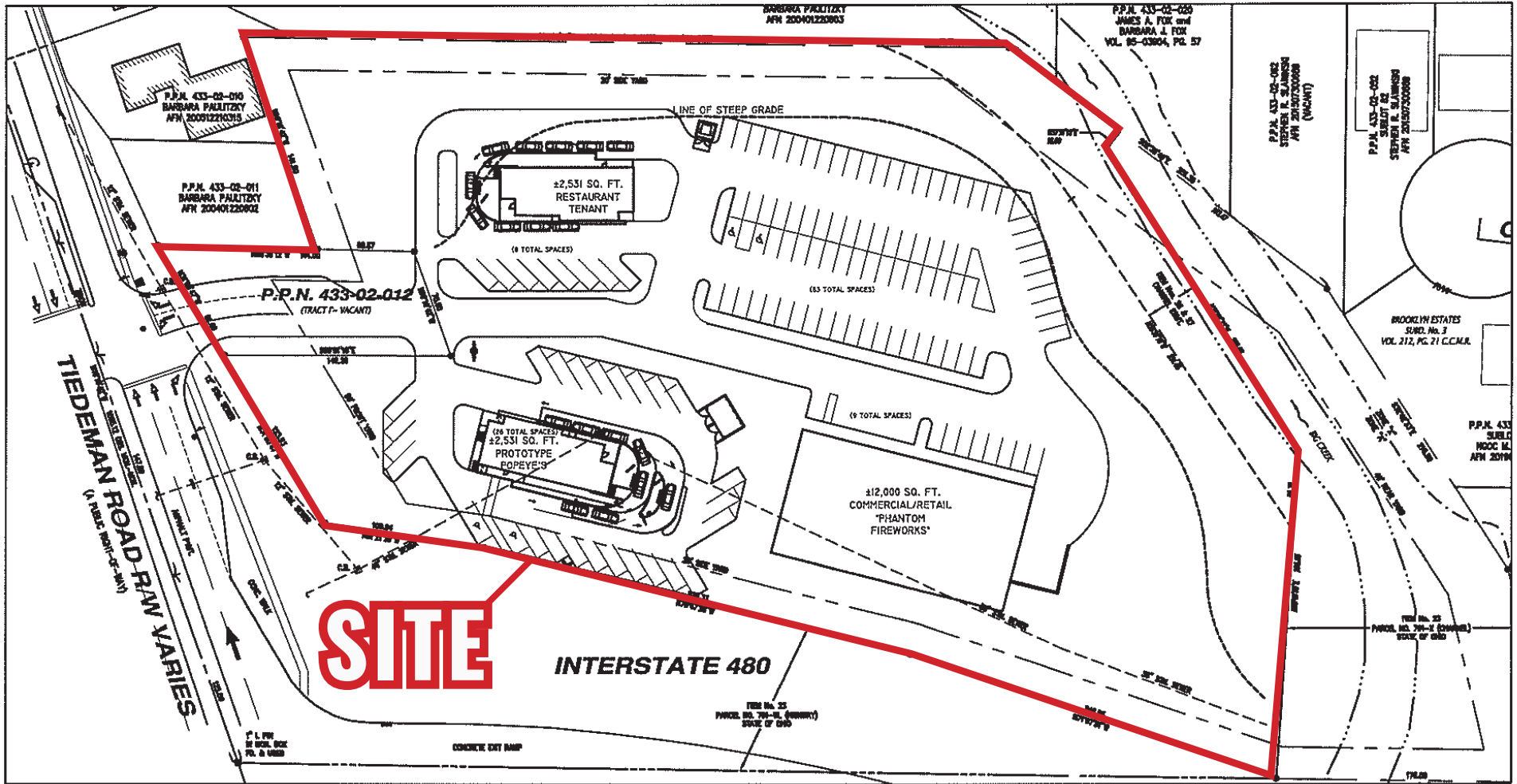
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SITE

SITE PLAN

SCALE: 1" = 60'-0"



Tiedeman Rd. & I-480
April 4, 2022



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