



INTERSTATE  
480

**CBRE**

13500  
MCCRACKEN  
RD

I-480 VISIBLE LAND SITE  
COMMERCIAL / INDUSTRIAL  
GARFIELD HEIGHTS, OH 44125  
+/- 4.27 AC





## SITE SIZE

+/- 4.27 Acres



## ZONING

U-11B Industrial Zoning  
 + Elderly Care  
 + Office  
 + Industrial



## SITE LOCATION

Includes I-480 visibility with high traffic counts as well as close proximity to the Broadway exit ramp and I-480 interchange. Within 0.5 miles of Cleveland Clinic Marymount Hospital



## FRONTAGE

~451 Feet on McCracken  
 ~431 Feet on I-480



## PARCELS

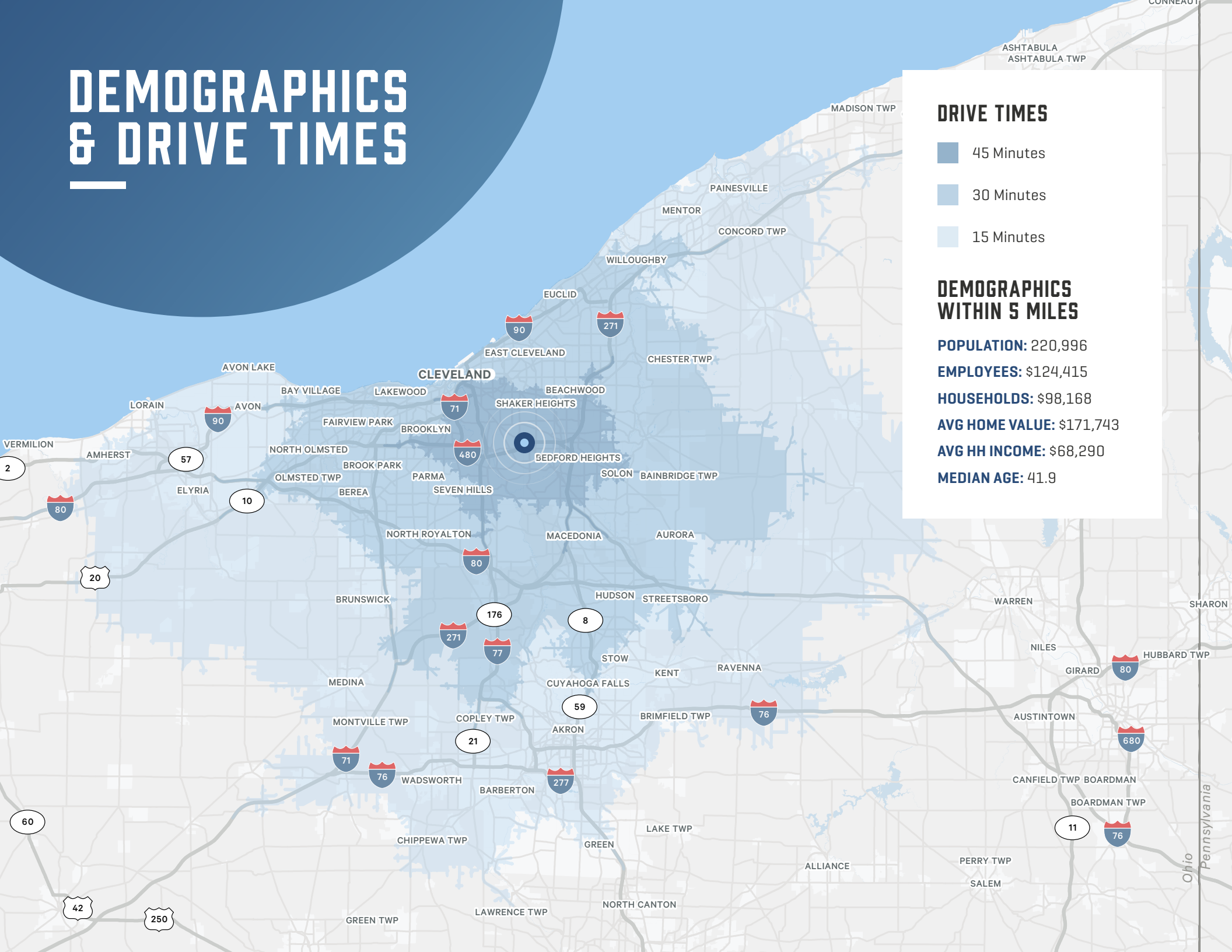
545-11-033 545-11-034  
 545-11-035 545-11-036  
 545-11-037 545-11-042  
 545-11-044 545-11-045  
 545-11-046

**+ Priced to Sell at \$725,000**

# PROPERTY DETAILS

\*Conditions to Sale: Sold subject to include right of way easement from existing Billboard Parcel of 4.277 acre [not included in sale]\*

# DEMOGRAPHICS & DRIVE TIMES



## DRIVE TIMES

- 45 Minutes
- 30 Minutes
- 15 Minutes

## DEMOGRAPHICS WITHIN 5 MILES

**POPULATION:** 220,996  
**EMPLOYEES:** \$124,415  
**HOUSEHOLDS:** \$98,168  
**AVG HOME VALUE:** \$171,743  
**AVG HH INCOME:** \$68,290  
**MEDIAN AGE:** 41.9



# SITE MAP









# 13500 MCCRACKEN RD

**GEORGE STEVENS**  
SIOR, CCIM

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