

# 2.00-49.24 Acres Industrially Zoned Land For Sale

27203 Royalton Road, Columbia Station, Ohio 44028

**PHASE 1 STARTING SOON**

**Lots Available for Sale or Build-to-Suit**



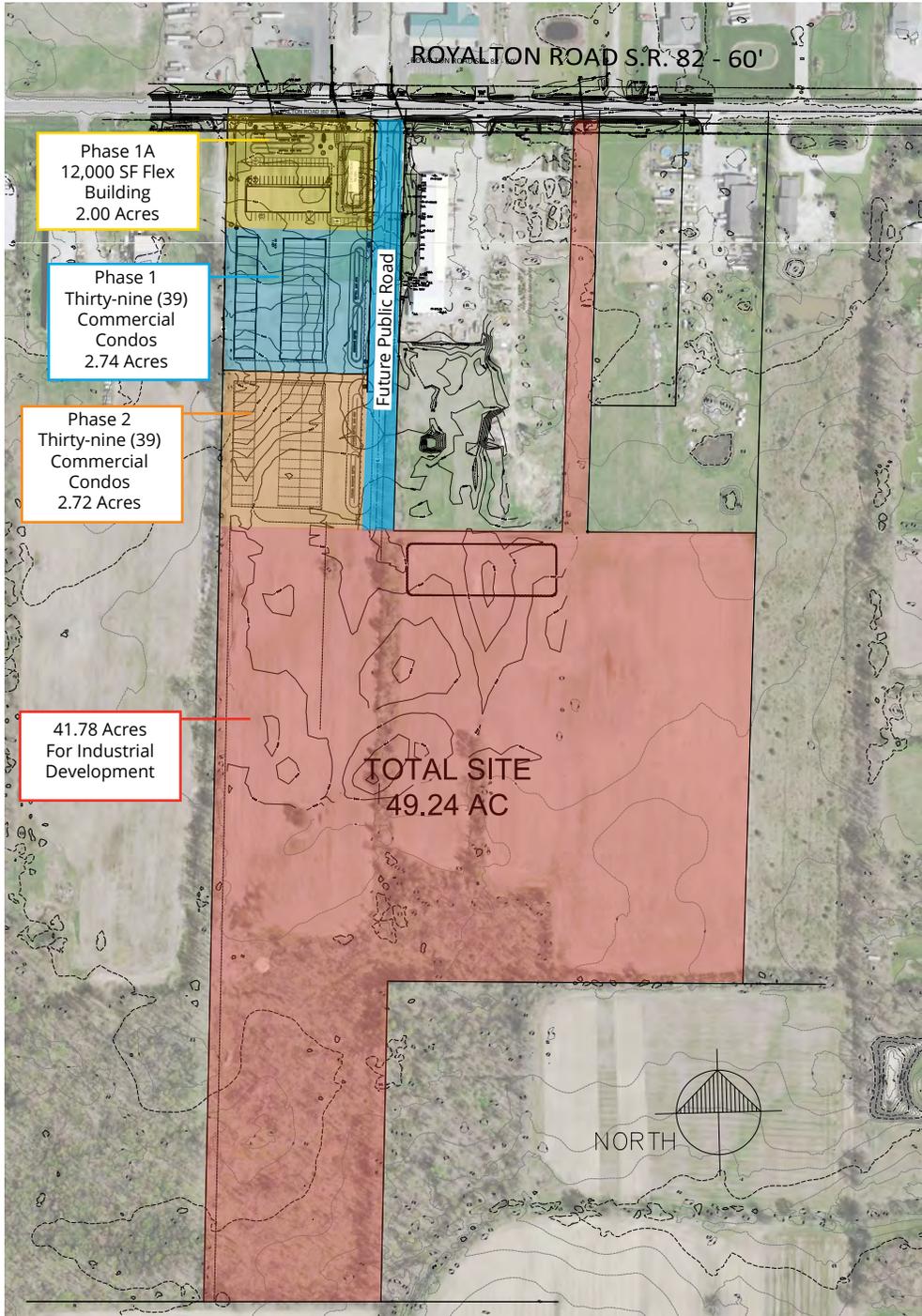
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## PLANNED DEVELOPMENT

### • Phases 1 & 1A (Fall 2025 Start):

- 12,000 SF flex building (for lease)
- 39 commercial condominiums (for sale)

### • Phase 2 (Future):

- 39 additional commercial condominiums (for lease)

These initial phases will utilize **7.46 acres**, leaving **41.78 acres** of prime industrial land for future development.

### • Current Development Potential

- Remaining acreage supports either:
  - **One large industrial user**, or
  - **Multiple smaller users**

- Flexible lot sizes from **2 to 41.78** acres available.

- Maximum customization for early buyers.

### • Highlights:

- Zoned for **industrial use (Light Industrial)**
- Strategic phased development already underway
- Options for **sale, lease, or build-to-suit** opportunities
- Ideal for investors, developers, or end-users seeking scalability

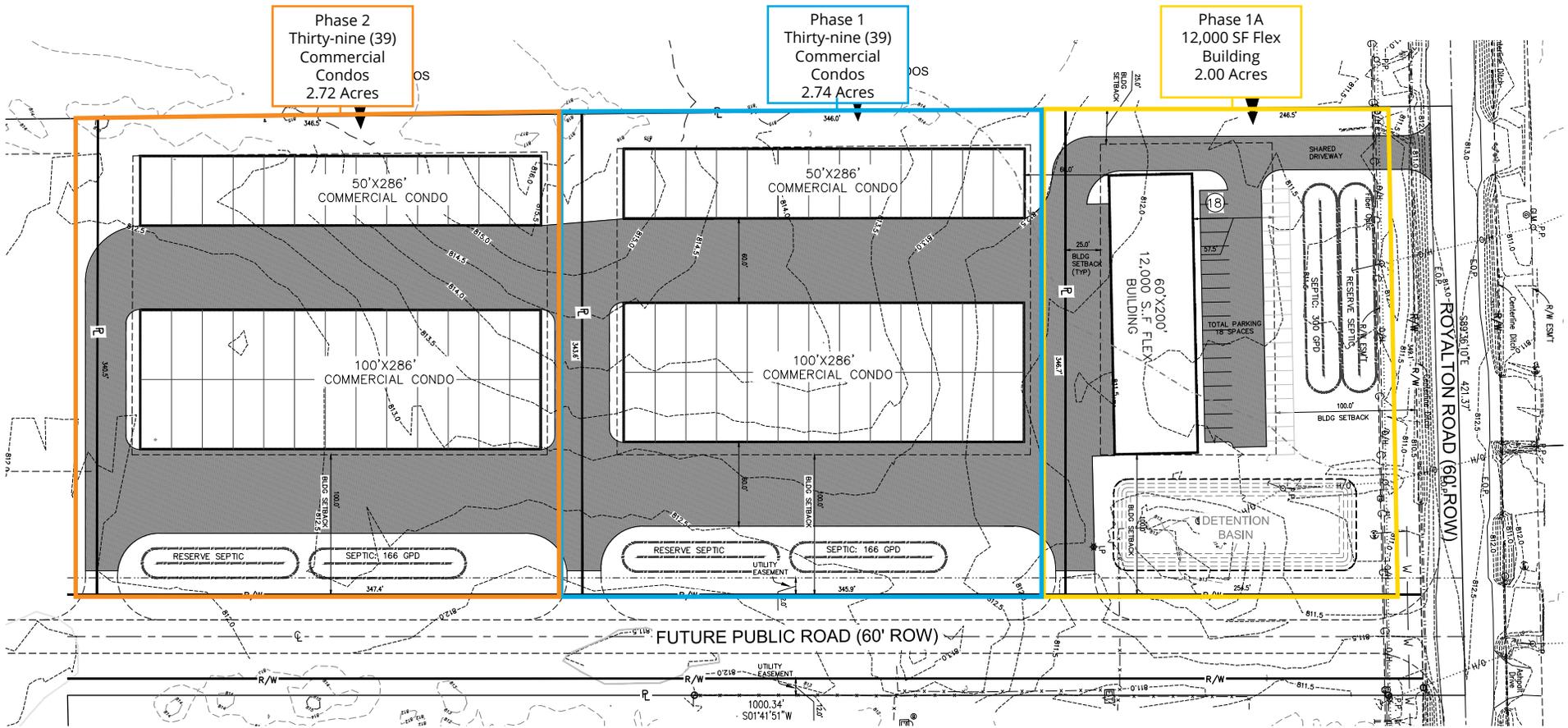


• **Call today to discuss acquisition, build-to-suit, or lease opportunities.**

## Municipal Income/Payroll Tax Comparison

City	Rate
Columbia Station (Columbia Township)	None
Strongsville	2.00%
Brunswick	2.00%
Middleburg Heights	2.00%
Berea	2.00%
Olmsted Falls	1.50%
North Ridgeville	1.00%

# Phases 1A, 1 and 2

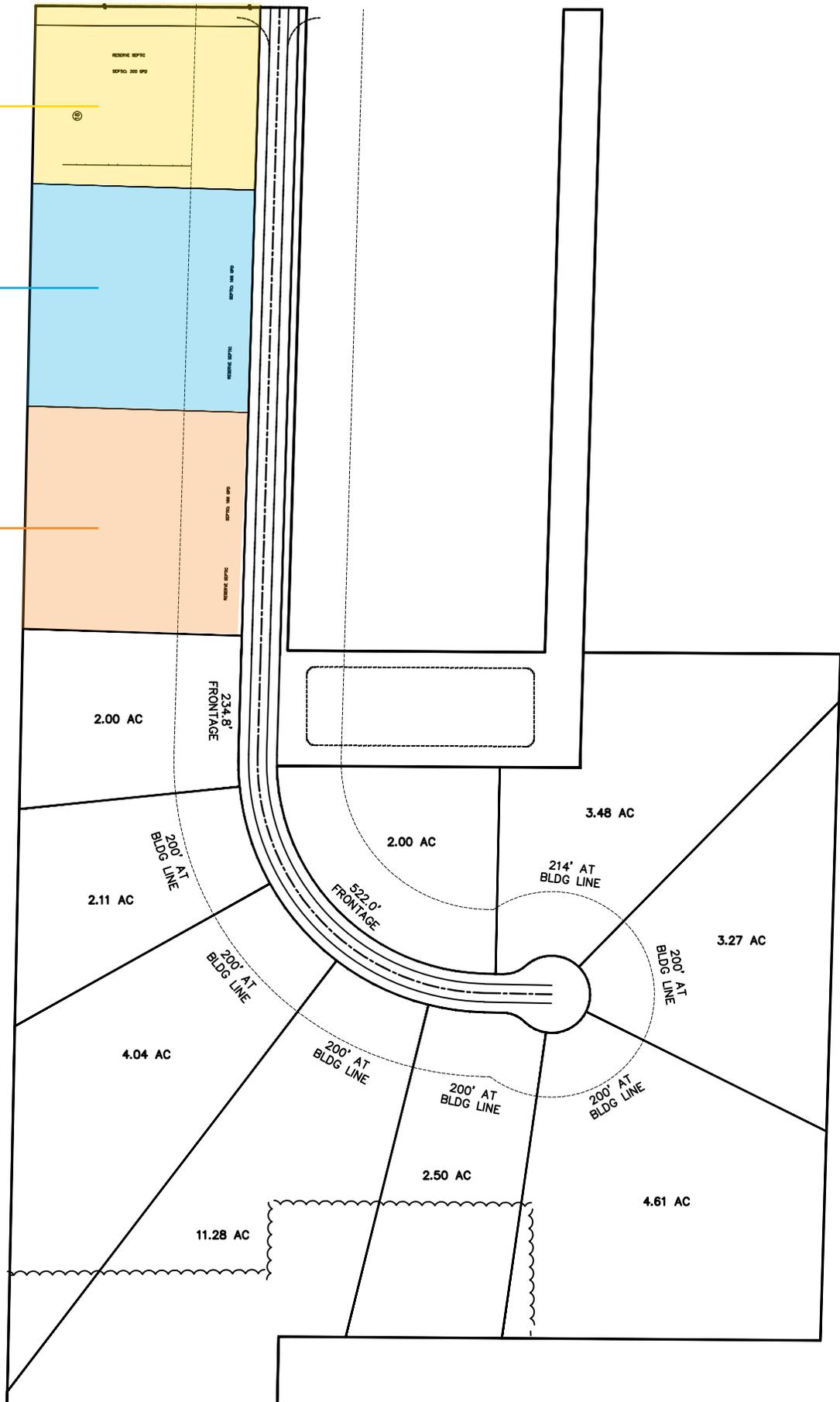


# Potential Site Layouts

Phase 1A  
12,000 SF Flex Building  
2.00 Acres

Phase 1  
Thirty-nine (39) Commercial Condos  
2.74 Acres

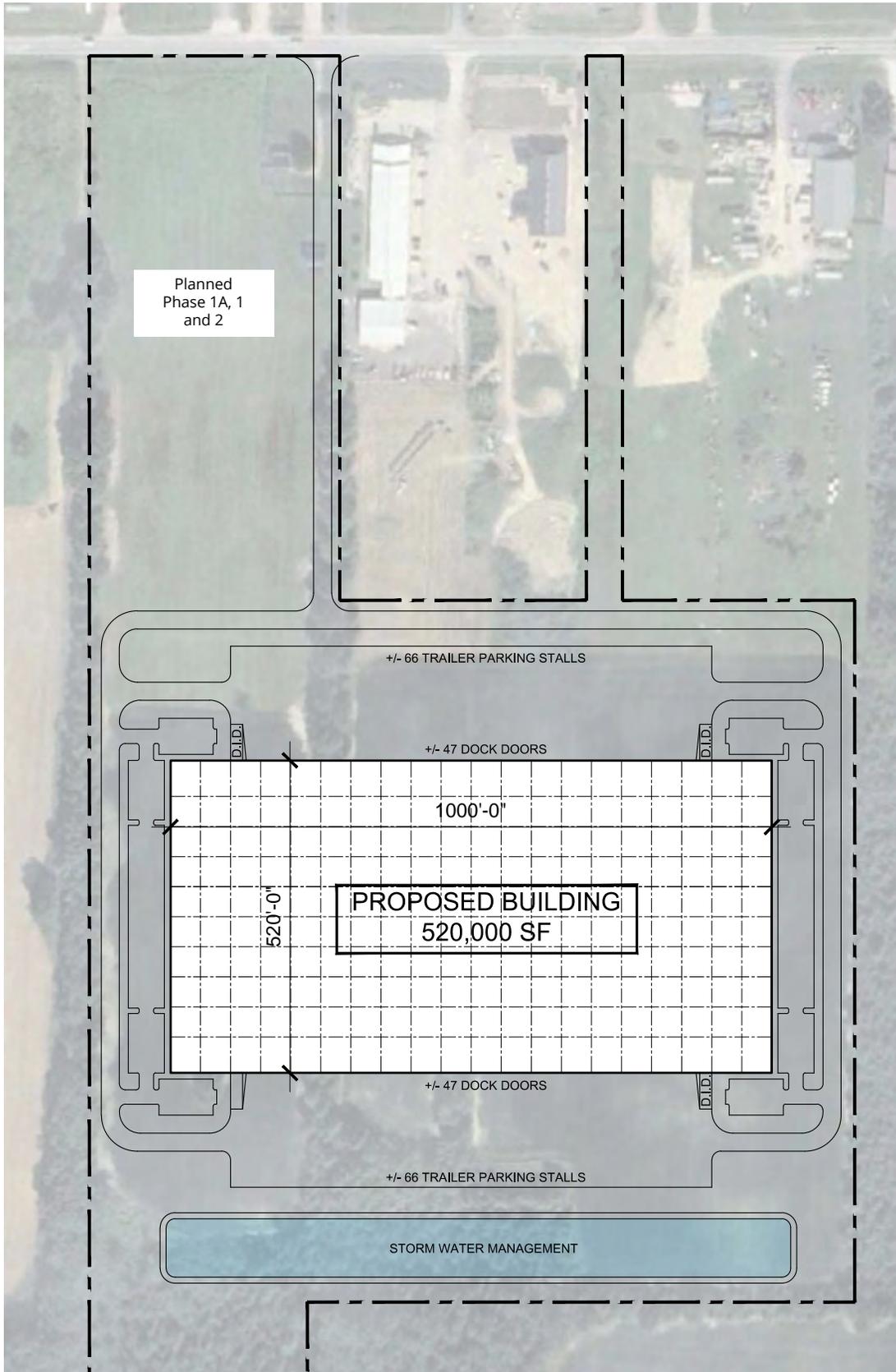
Phase 2  
Thirty-nine (39) Commercial Condos  
2.72 Acres



# Potential Site Layouts

## PROPOSED DEVELOPMENT | COLUMBIA STATION, OH

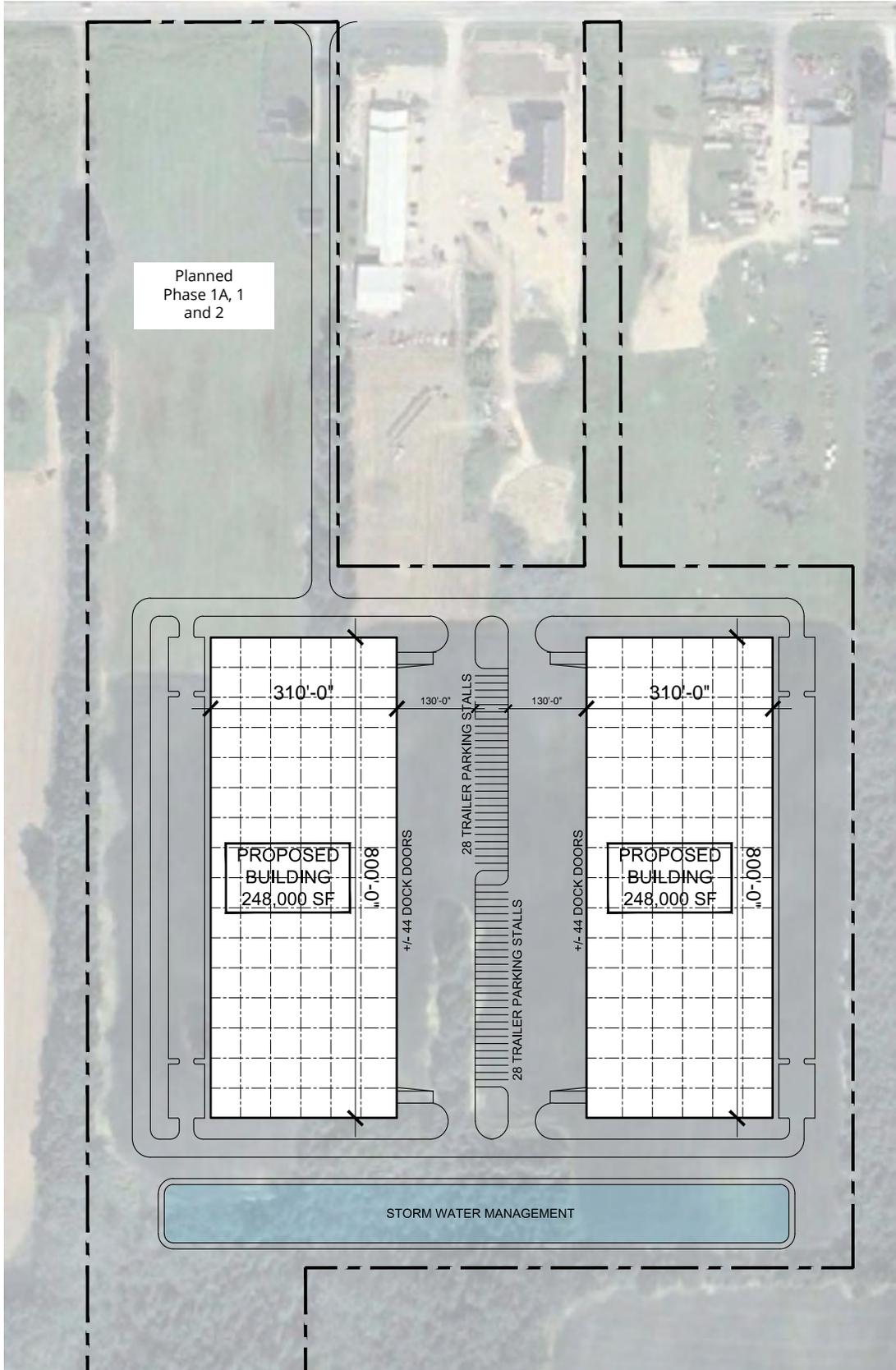
GMA JOB NUMBER: GAP1738 DATE: 06.26.2025 SCALE: 1" = 150'-0"



# Potential Site Layouts

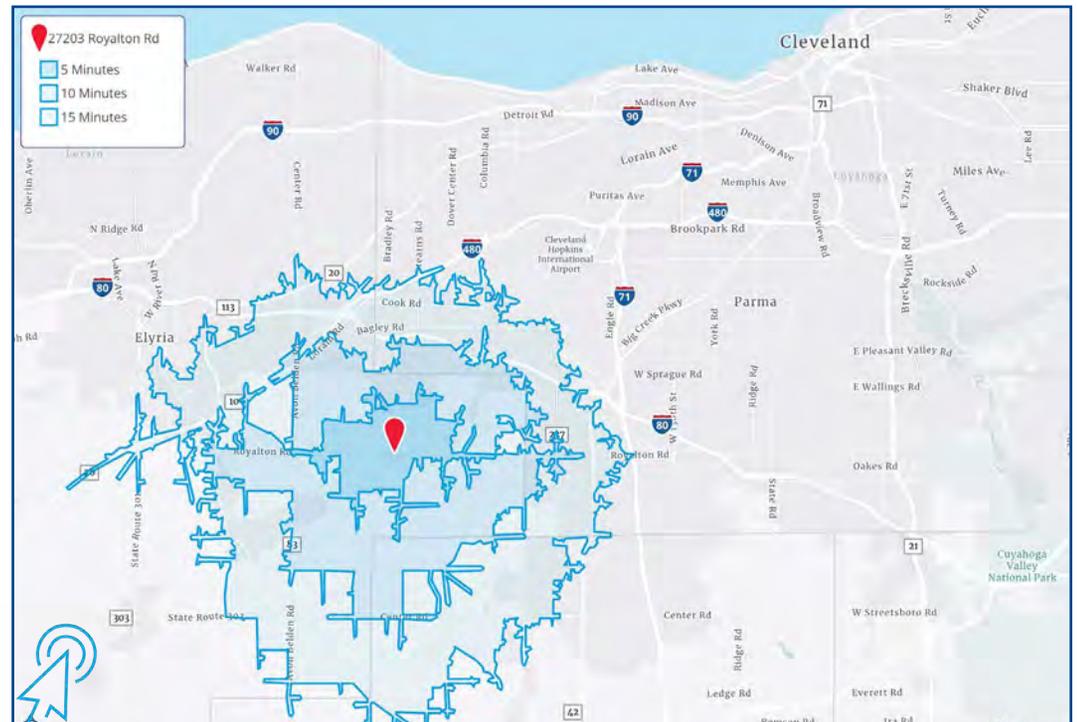
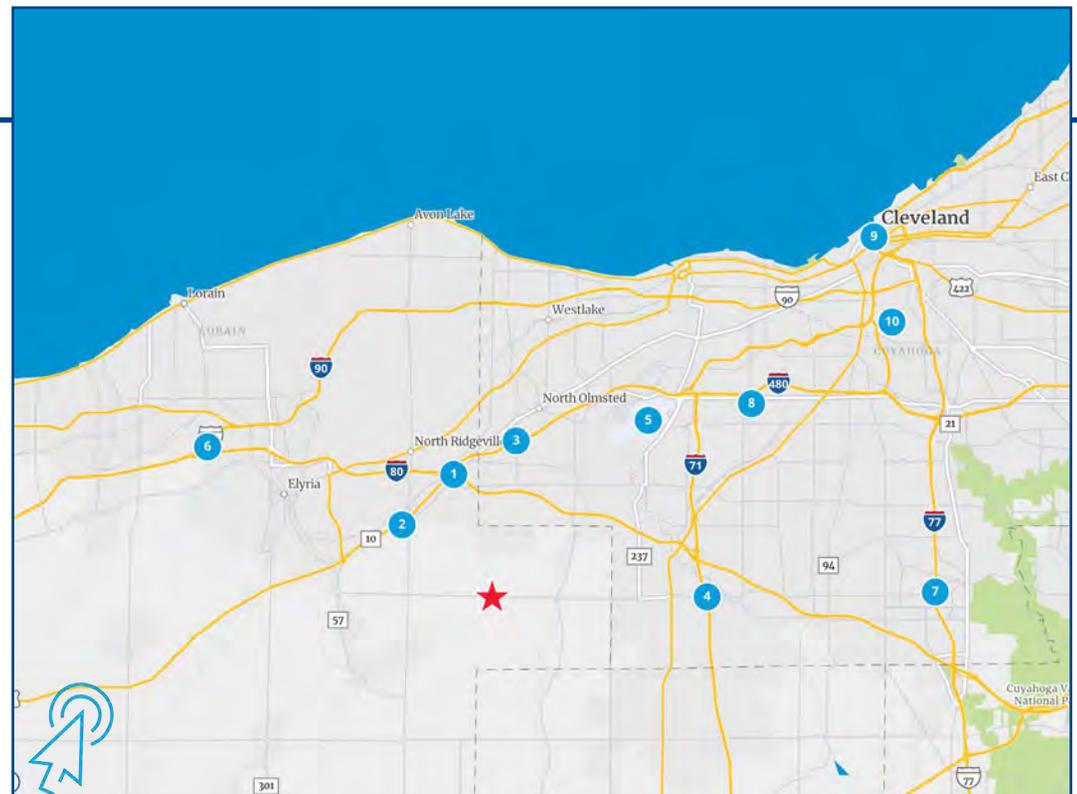
## PROPOSED DEVELOPMENT | COLUMBIA STATION, OH

GMA JOB NUMBER: GAP1738 DATE: 06.26.2025 SCALE: 1" = 150'-0"



# Drive Times | Maps

Location	Distance (Miles)	Drive Time (Minutes)
1. Interstate 80 (OH Turnpike)	6	10
2. Route 10	6	10
3. Interstate 480	7	12
4. Interstate 71	7.5	15
5. Cleveland Hopkins International Airport	10	20
6. Interstate 90 -	16	20
7. Interstate 77	16	30
8. CSX Intermodal	18	24
9. Downtown Cleveland	25	30
10. NS Intermodal	30	37



Click Map to Enlarge

# Demographics



## Key Facts



**9,385**  
Population



**43.3**  
Median Age



**3,540**  
Estimated  
Households



**\$82,671**  
Median  
Disposable  
Income

## Education



**22.3%**  
High School  
Diploma



**18.2%**  
Some  
College



**15.9%**  
Bachelor's  
Degree

## Income



**\$134,746**  
Average  
Household  
Income



**\$49,211**  
Per Capita  
Income

## Commute



**585**  
Commute  
15-19 minutes  
to work

## Employment



**60.2%**  
White  
Collar

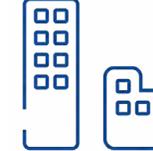


**26.0%**  
Blue  
Collar



**1.8%**  
Unemployment  
Rate

## Business



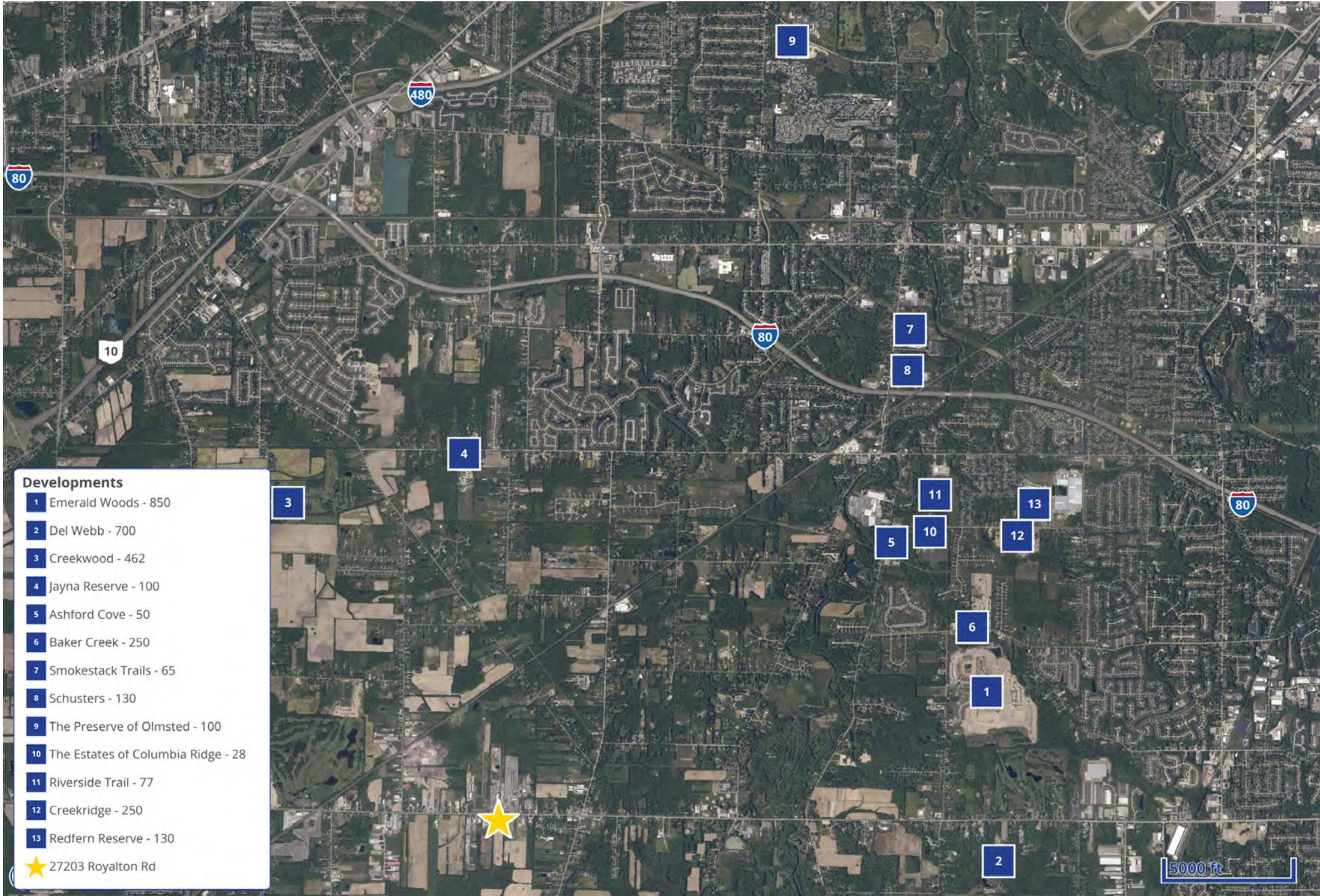
**315**  
Businesses



**2,433**  
Employees

Demographics are based on a 3-mile radius

# New Residential Developments





# Contact Us

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Breckner | Toomey Industrial Team Site



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