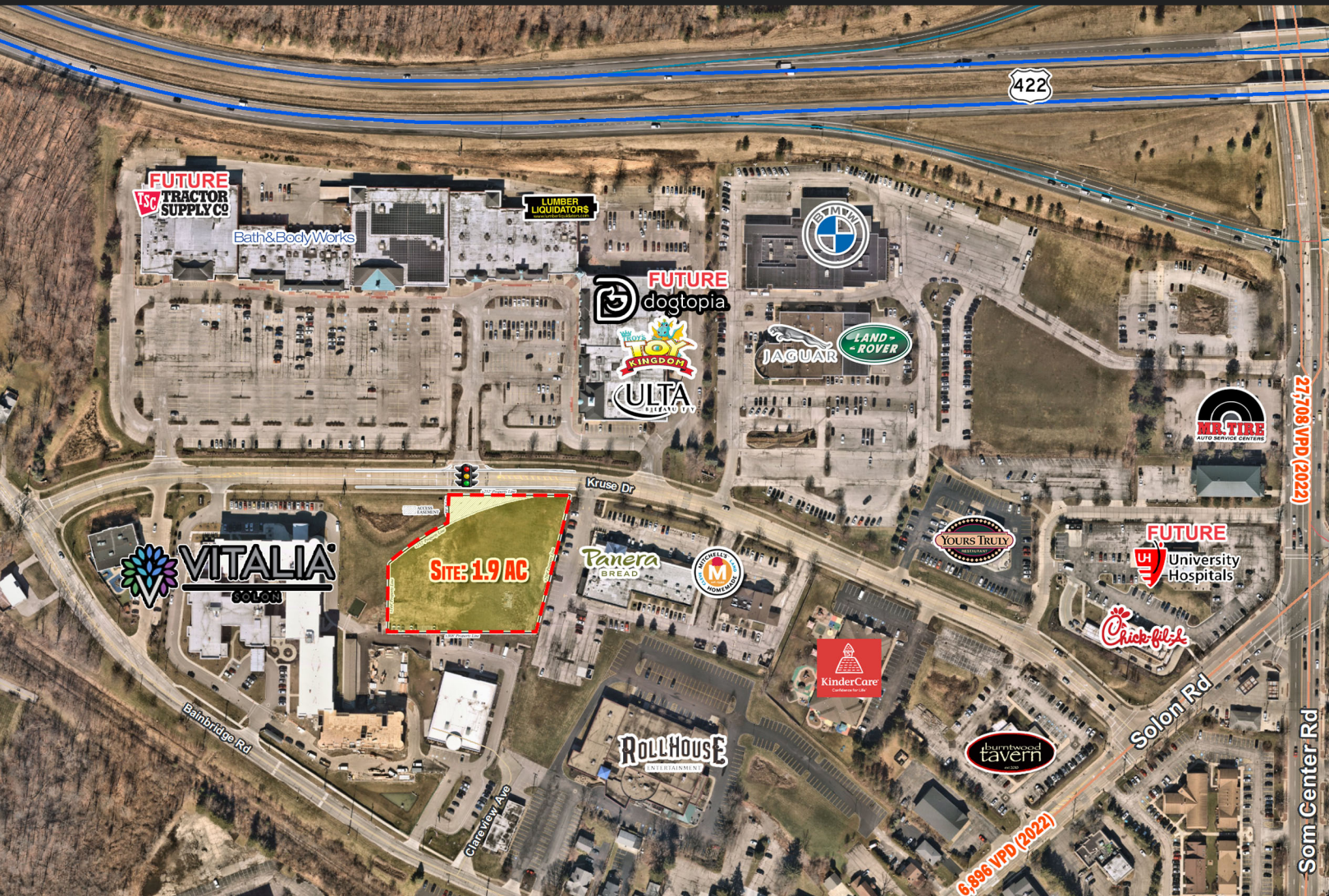


# SOLON, OH - RETAIL/COMMERCIAL PARCEL - FOR SALE

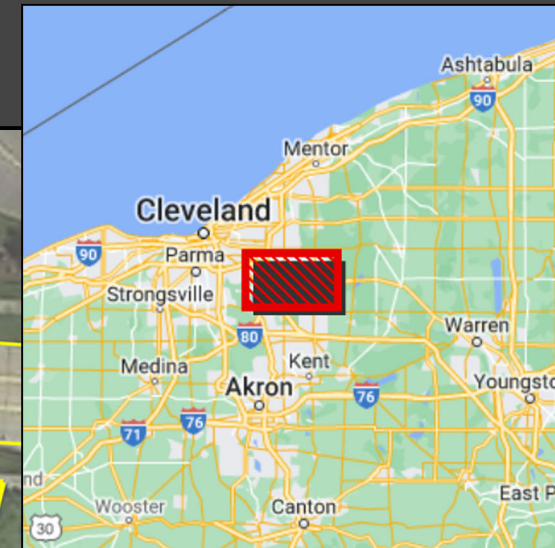


## PROPOSED USES

- RETAIL
- RESTAURANTS
- MEDICAL/OFFICE
- MIXED USE
- PRESCHOOL

## DEMOGRAPHICS

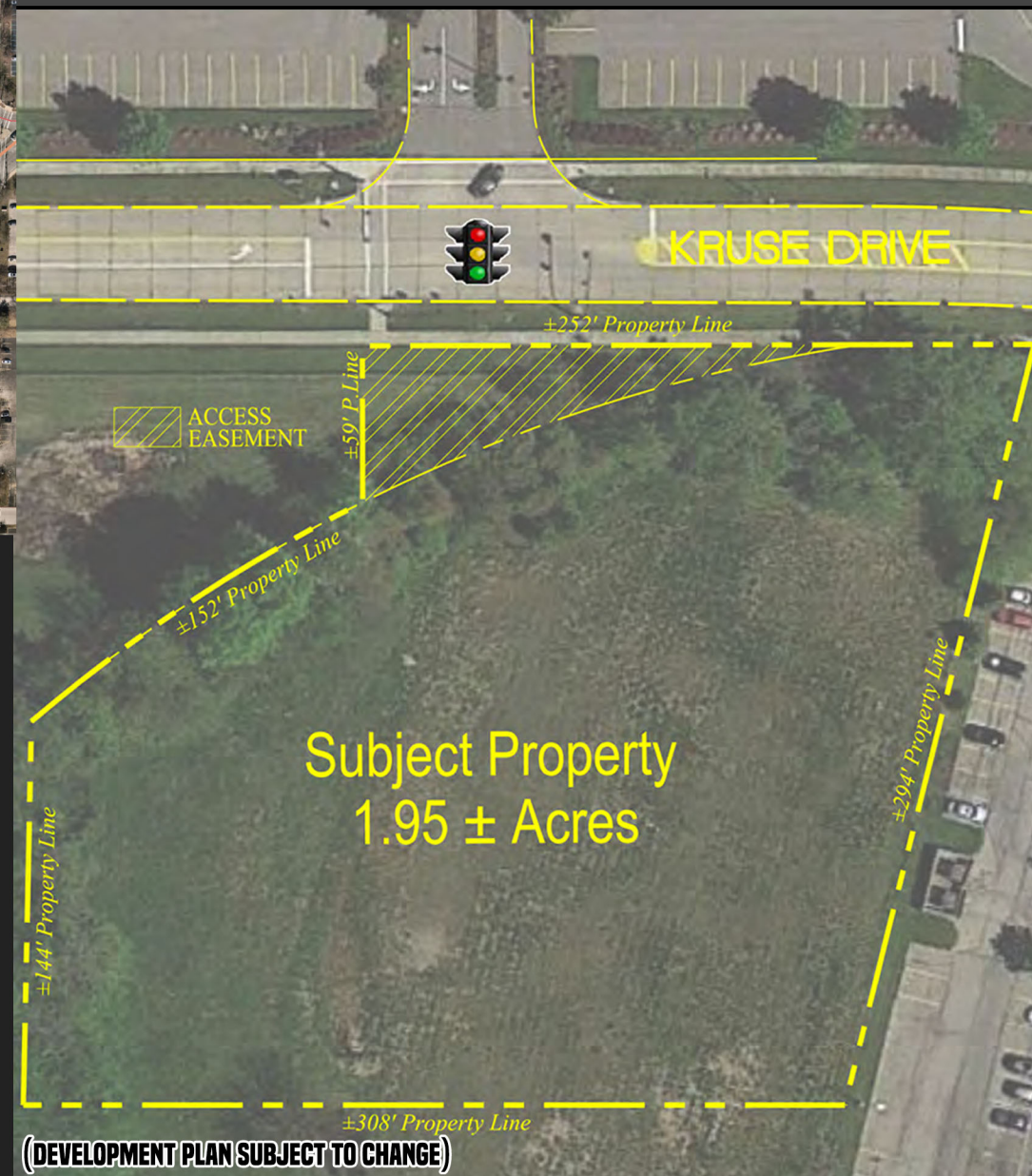
	3 - Mile	5 - Mile
Total Population (2023)	29,154	97,021
Average Household Income (2023)	\$168,005	\$129,517
Households (2023)	10,858	40,016
Daytime Employees (2023)	27,654	67,418



**LOCATION**  
KRUSE DR, SOLON, OH

## LOCATION HIGHLIGHTS

- 1.9 ACRES - DIVISIBLE INTO TWO PARCELS
- HIGH PROFILE LOCATION NEAR MAJOR RETAILERS AND EMPLOYERS
- SHARED SIGNALIZED ACCESS WITH RE-TENANTED UPTOWN SOLON CENTER
- AVAILABLE FOR GROUND LEASE, BUILD-TO-SUIT, OR SALE
- OPPORTUNITY FOR MULTI-TENANT BUILDING
- EASY FREEWAY ACCESS TO **49,722 VPD (2022)**
- NEARBY CONNECTION TO CLEVELAND'S MAIN TRANSPORTATION ARTERIES



(DEVELOPMENT PLAN SUBJECT TO CHANGE)

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**TERRA NATIONAL**  
REAL ESTATE GROUP  
[WWW.TERRANATIONAL.COM](http://WWW.TERRANATIONAL.COM)

Contact  
**Jim Stonehill**  
[jstonehill@terrannational.com](mailto:jstonehill@terrannational.com)  
216-912-5817

**Rob Solganik**  
[rob@terrannational.com](mailto:rob@terrannational.com)  
216-912-5809

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS