

**LAND FOR SALE  
IN SHEFFIELD VILLAGE**



**ABOUT THE PROPERTY**

- **ZONING:** C-2 LIMITED (RETAIL /OFFICE)
- **ACRES:** 2.89
- **3 PARCELS:**
  - 03-00-002-102-011 (1.38AC)
  - 03-00-002-102-032 (0.15 AC)
  - 03-00-002-102-043 (1.36 AC)

**HOME INCLUDED IN SALE:**

- 2,500 SQ FT
- 3 BEDROOM, 2 BATHS

The Limited Retail/Office District (C-2) is intended to provide areas for a limited number of retail and off ice uses on primarily large parcels while excluding outdoor storage and automotive uses.

**FOR SALE: \$495,000**

**\$171,280/AC**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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**5514 DETROIT ROAD- INSIDE HOUSE**



**KITCHEN**



**DINING**



**FAMILY ROOM**



**FAMILY ROOM**



**LIVING ROOM**

# 5514 DETROIT ROAD- INSIDE HOUSE



**BEDROOM 1**

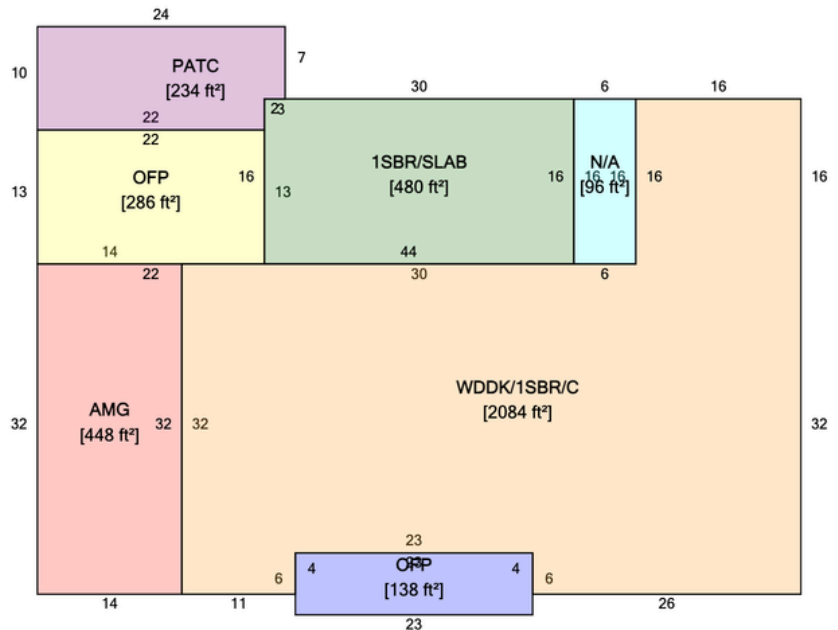
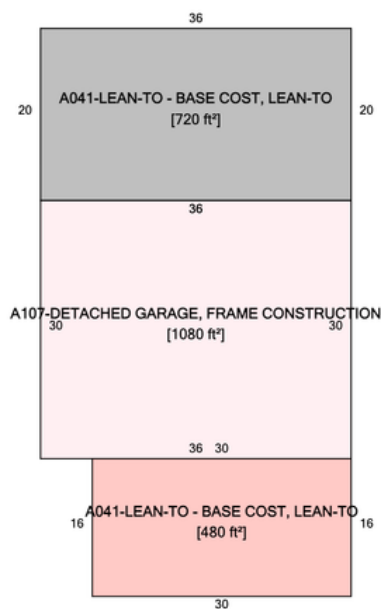


**BEDROOM 2**



**BEDROOM 3**

This well-maintained ranch home offers approximately 3,012 square feet of living space with 3 bedrooms and 2 bathrooms. The layout features multiple living areas including a spacious family room, living room, dining area, and kitchen. Large windows throughout provide natural light, and the home sits on a generous parcel offering ample outdoor space and flexibility. The property presents an excellent opportunity for residential use, investment, or potential redevelopment. *Zoned C-2 Limited Retail/Office*



# SURROUNDING AREA



<b>DEMOGRAPHICS</b>	<u>1 MILE</u>	<u>3 MILES</u>
<b>Population</b>	<b>3,551</b>	<b>41,089</b>
<b>Households</b>	<b>1,430</b>	<b>15,910</b>
<b>Medium Household Income</b>	<b>\$97,065</b>	<b>\$75,622</b>

**SHEFFIELD VILLAGE, OHIO**

Founded in 1815 as part of the Connecticut Western Reserve, Sheffield Village has deep agricultural roots and was active in the Underground Railroad. It officially became a village in 1920 and is known for its blend of historical charm and modern growth. Sheffield Village continues to grow with recent commercial developments along Detroit Road and East River Road. The area offers mixed-use opportunities, improved infrastructure, and proximity to major retailers, making it a strong location for business investment.

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