

# REDEVELOPMENT OPPORTUNITY FOR SALE



## REDEVELOPMENT OPPORTUNITY

10909 Chippewa Rd, Brecksville, OH 44141

### CONTACT:

**David Mrachko**

DavidMrachko@HannaCRE.com  
216.214.1197

**Matthew Hales**

MatthewHales@HannaCRE.com  
216.839.2010



# 1.78 ACRE SITE FOR SALE

10909 Chippewa Rd, Brecksville, OH 44141

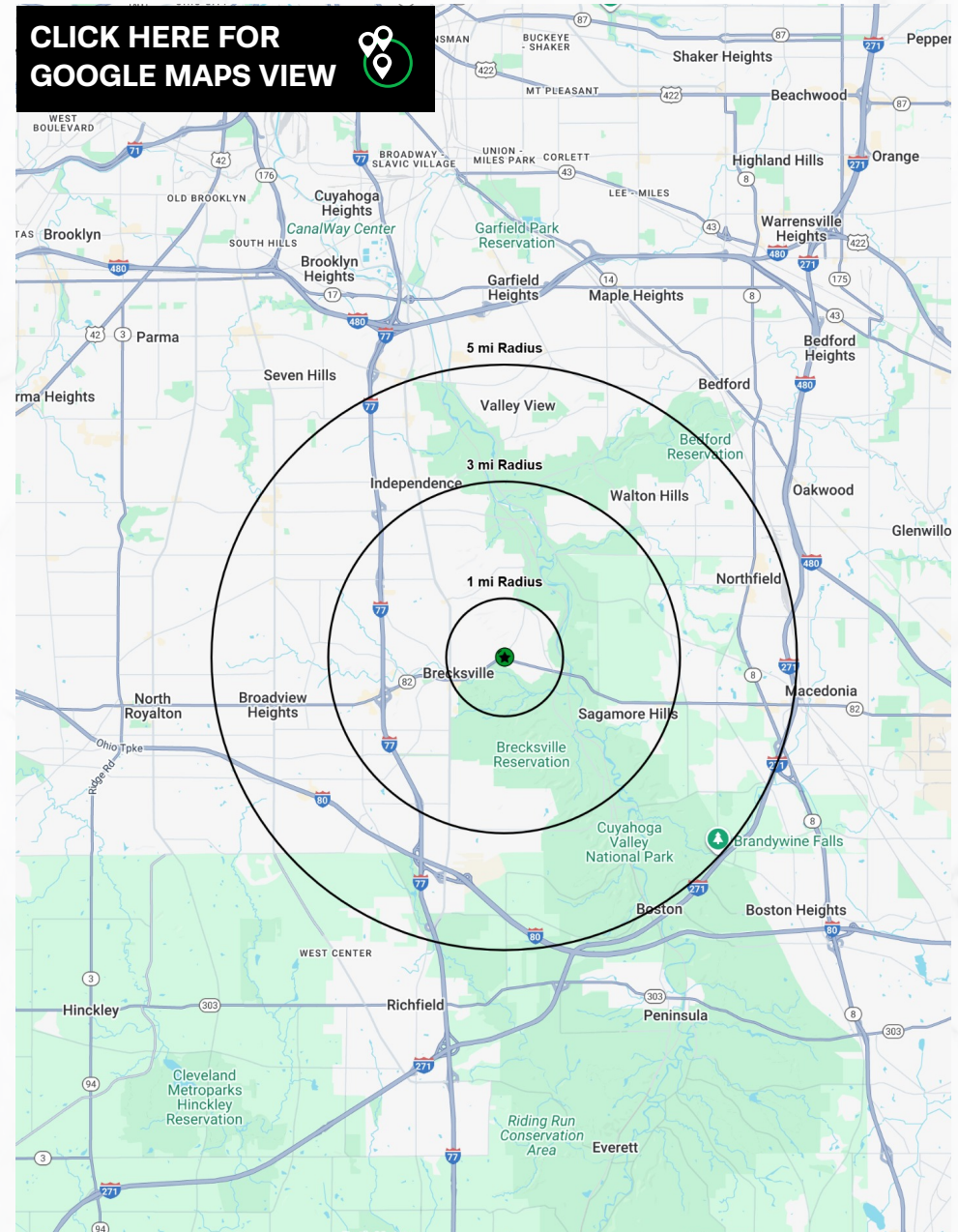
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- 1.78 acre site for sale in Brecksville, OH
- Potential for up to 10,000 SF office development
- Conveniently located between I-77, I-80, and I-271
- Zoning: office
- Corner location on SR82
- For sale or owner can BTS
- Close to downtown Brecksville and parks
- Brecksville is a premier sub-market with consistent historical appreciation
- Contact broker for pricing – Call/email with questions

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	2,893	21,260	67,755
HOUSEHOLDS	1,093	8,959	28,503
AVERAGE HH INCOME	\$203,535	\$163,959	\$147,743
MEDIAN HH INCOME	\$149,561	\$118,336	\$106,383
DAYTIME POPULATION	2,949	23,207	59,427

CLICK HERE FOR  
GOOGLE MAPS VIEW





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PICTURES





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## SITE DATA

TOTAL BUILDING	5,556 SF @ 1 STORY 7, 556 SF @ 2 STORIES
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PARKING PROVIDED	37 SPACES
PARKING REQUIRED	28 SPACES @ 1 STORY
(PER 1183.05)	37 SPACES @ 2 STORIES

## NON-PERVIOUS SURFACE ANALYSIS

EXISTING BUILDING FOOTPRINT	2,556 SF
EXISTING PAVING	15,100 SF
<b>EXISTING NON-PERVIOUS AREA</b>	<b>17,556 SF</b>

BUILDING FOOTPRINT (EXISTING+ NEW)	5,900 SF
PAVING (EXISTING + NEW)	14,850 SF
<b>NON-PERVIOUS AREA (EXISTING +NEW)</b>	<b>20,750 SF</b>

**NET GAIN OF ABOUT 2,250 SF OF NON-PERVIOUS SURFACE**

## COMPREHENSIVE ZONING INFORMATION

PROPOSED

## ZONING CLASSIFICATION

O-B OFFICE BUILDING

### SECTION 1155.32 SCHEDULE OF PLANNING CRITERIA

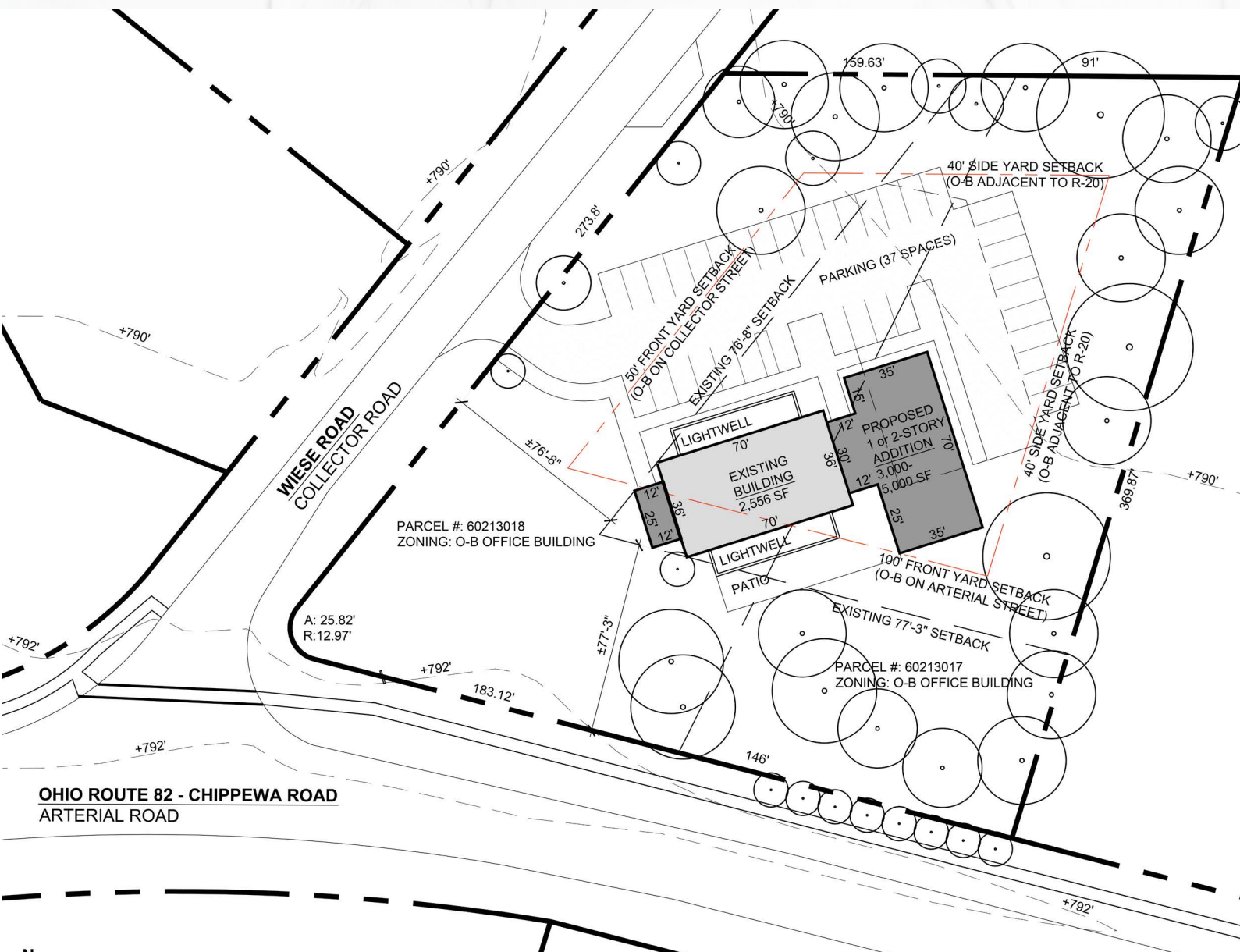
	<b>BUILDING</b>	<b>PARKING</b>
FRONT	100/50 FEET*	100/50 FEET*
SIDE	40 FEET**	20 FEET
REAR	100 FEET**	20 FEET

\*PER SECTION 1155.32, MINIMUM FRONT YARD SETBACK WHEN ABUTTING AN ARTERIAL ROAD IS 100 FEET (CHIPPEWA ROAD), WHEN ABUTTING A COLLECTOR ROAD (WEISE ROAD), SETBACK IS 50 FEET.

\*\*PER SECTION 1155.32, MINIMUM SIDE YARD AND REAR YARD SETBACKS WHEN ADJACENT TO R-20 DISTRICTS SHALL BE 40 FEET AND 100 FEET RESPECTIVELY.

### SECTION 1183.05 SCHEDULE OF PARKING REQUIREMENTS

**BUSINESS:** 1 SPACE/ 200 SE



SP-1 PROPOSED SITE PLAN Architect



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MICRO AERIAL





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