

FOR SALE

SHEFFIELD VILLAGE, OH FREESTANDING BUILDING ON .72 AC IDEAL DEVELOPMENT SITE / OWNER-USER

5395 NORTH ABBE ROAD, SHEFFIELD VILLAGE, OH 44035



PLEASE
CONTACT:

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CBRE, Inc.
950 Main Avenue, Suite 200
Cleveland, OH 44113
216 687 1800

CBRE

5595 NORTH ABBE ROAD

SHEFFIELD VILLAGE, OHIO 44035

AERIAL VIEW



PROPERTY HIGHLIGHTS

Building Size: 4,137 SF (On 2 Levels)

Total Acreage: 0.72 Acres

Sale Price: \$739,000

Parcel Numbers: 0300001000193 ; 0300001000054

Zoned: C-2 Office / Limited Retail

100' frontage on N Abbe Rd and 317.98' lot depth

Excellent Demographics:
Household Income of \$99,561 in a 3 mile radius

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INTERSTATE 90 - 60,850 VPD

REGAL

OHIO GYM

Burlington

Panera BREAD

PNC

Sam's CLUB

at home
The Home Décor Superstore

Ruby Tuesday

Steak 'n Shake

LORAIN COUNTY
COMMUNITY COLLEGE
10,131 EST. STUDENTS

N Abbe Rd - 22,406 VPD

U.S. EAGLE

Gordon
FOOD SERVICE

SITE

317.98'

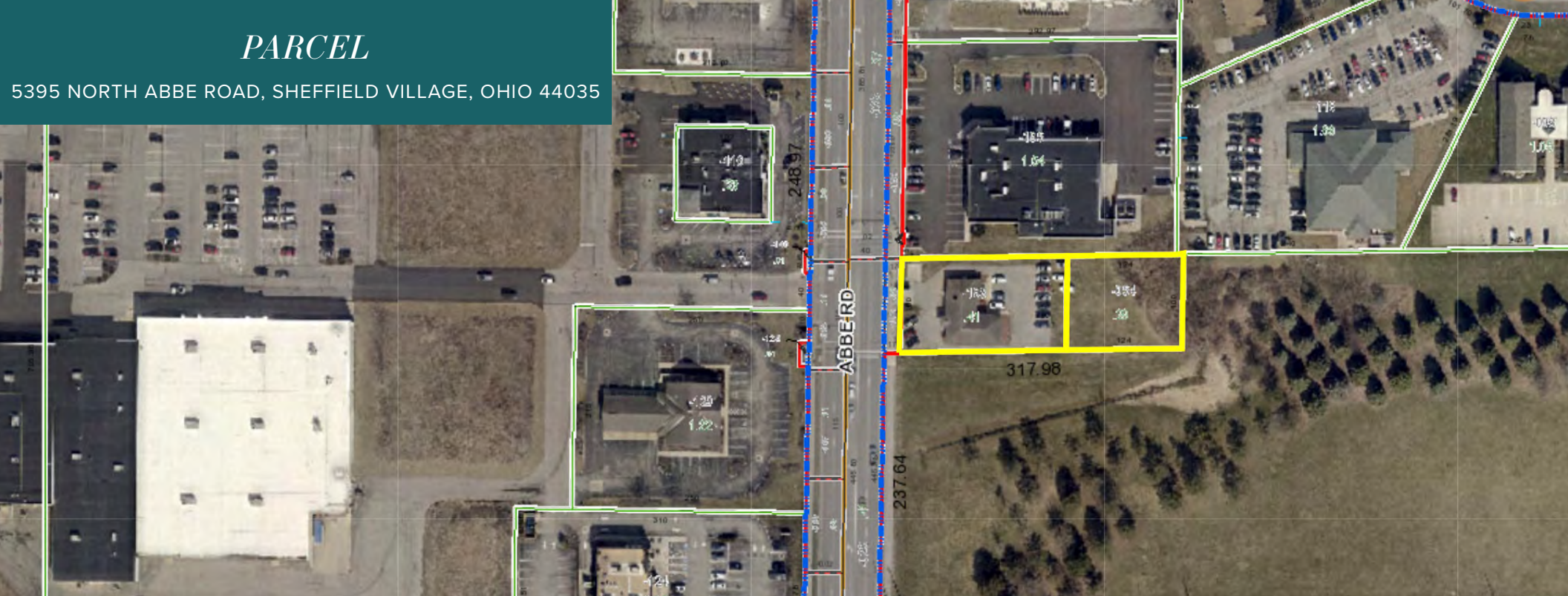
317.98'

100'

100'

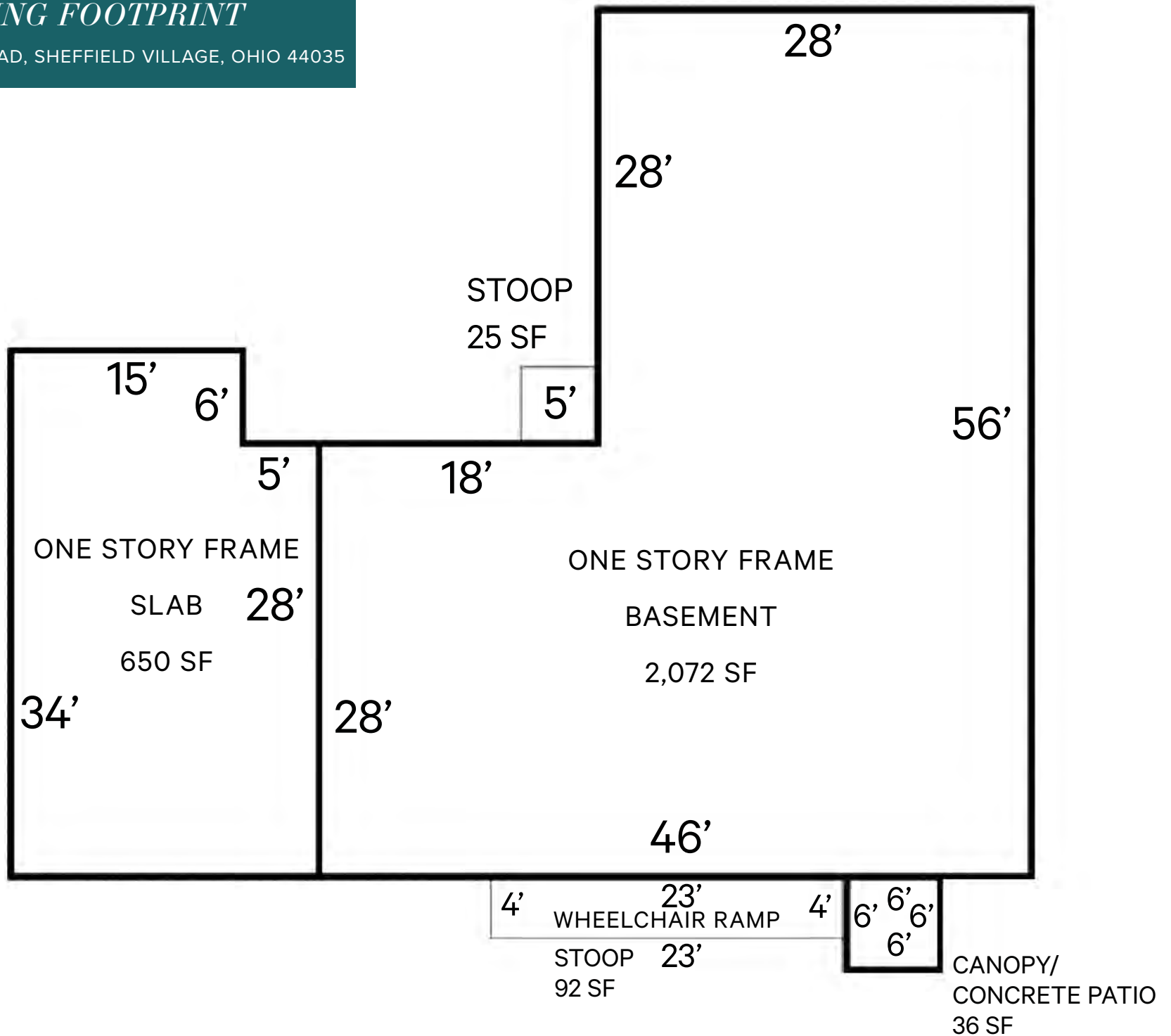
PARCEL

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BUILDING FOOTPRINT

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DEMOGRAPHICS

5395 NORTH ABBE ROAD, SHEFFIELD VILLAGE, OHIO 44035

	1 Mile	3 Miles	5 Miles
2023 Population	3,948	44,919	129,879
2028 Projected Population	3,948	45,353	131,237
2023 Daytime Population	6,644	39,477	130,322
2023 Households	1,714	17,963	53,036
2023 Average Household Income	\$98,983	\$99,561	\$88,619
2028 Projected Average Household Income	\$113,273	\$113,623	\$101,401
2023 Median Household Income	\$77,419	\$70,096	\$61,126
Population 25 and Over	2,848	31,616	90,122

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ELYRIA-SHEFFIELD RETAIL TRADE AREA

SR-57 & Midway Blvd
(3 Miles)

- Population: 52,435
- Daytime Population: 64,398
- Total Households: 22,151
- Average HH Income: \$52,910
- Total Businesses: 1,895
- Total Employees: 35,109

HOTELS

10 Hotels/940 Rooms

1. Best Western - 56
2. Country Inn & Suites - 72
3. Courtyard - 104
4. Days Inn - 240
5. Hampton Inn & Suites - 97
6. Homewood Suites - 97
7. Knights Inn - 52
8. Quality Inn - 61
9. Red Roof Inn - 97
10. Super 8 - 64

MAJOR EMPLOYERS

1. Lorain County Community College - 1,314
2. UH Elyria Health Center - 1,771
3. Invacare - 756
4. Riddell Tool Co - 609
5. Riddell - 500
6. Bendix - 483

Traffic Counts: Ohio Department of Transportation (ODOT) 2018-2019

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