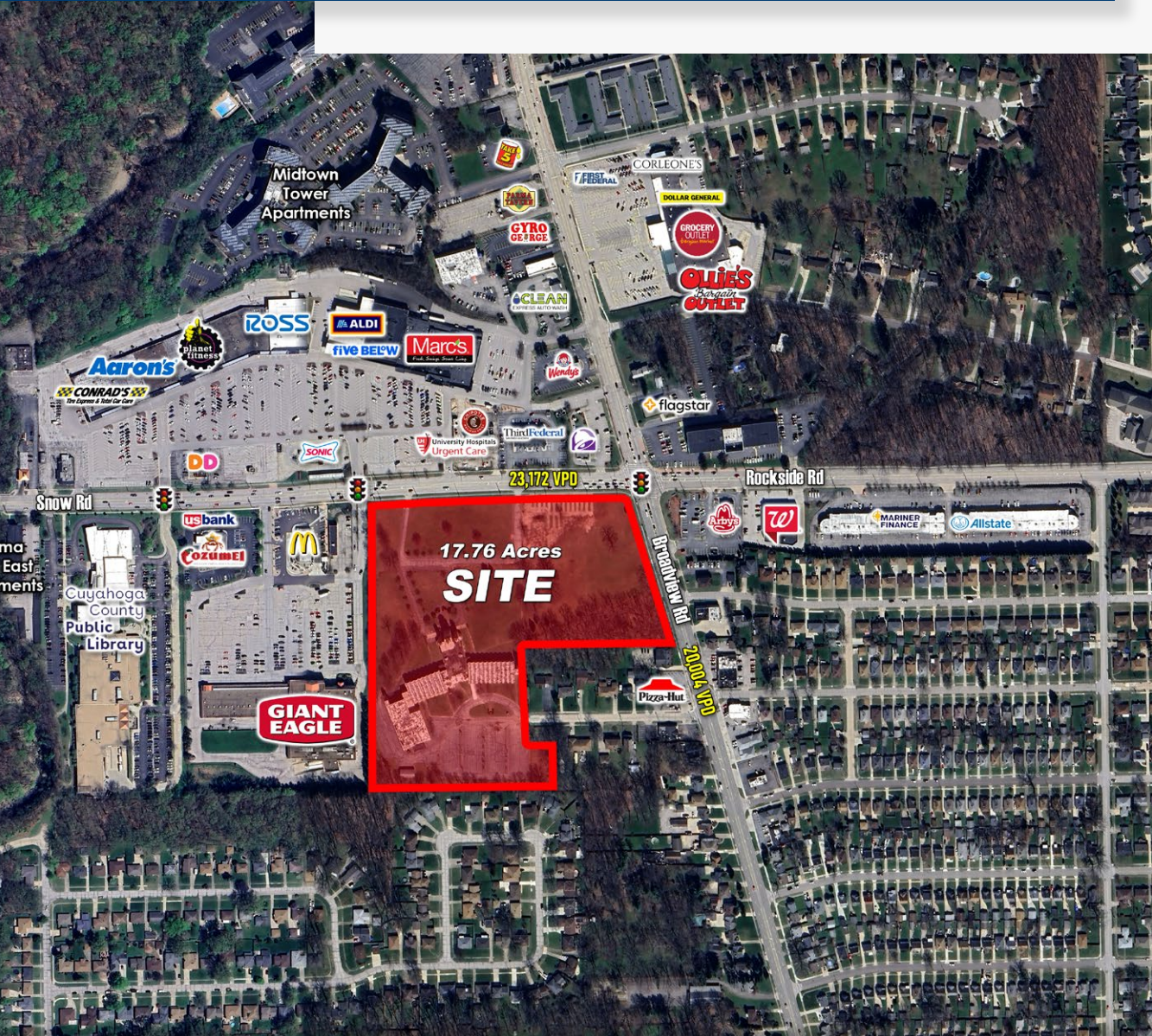


FOR SALE

# REDEVELOPMENT

# OPPORTUNITY

1900 Carlton Rd, Parma, OH 44134



## INVESTMENT HIGHLIGHTS

- Rare - large inner ring site, first time on the market
- 17.76 acres, 865' frontage on Snow Rd. PP# 445-28-009
- Hard corner - signalized intersection, combined 43,000 VPD
- 245,296 people within 5 miles, minutes to I-480, I-77

## DEAL TERMS

- 45 days due diligence / 30 day close
- No contingencies
- Current zoning: Single Family Residential
- Existing Structures: church, school, gym, and offices



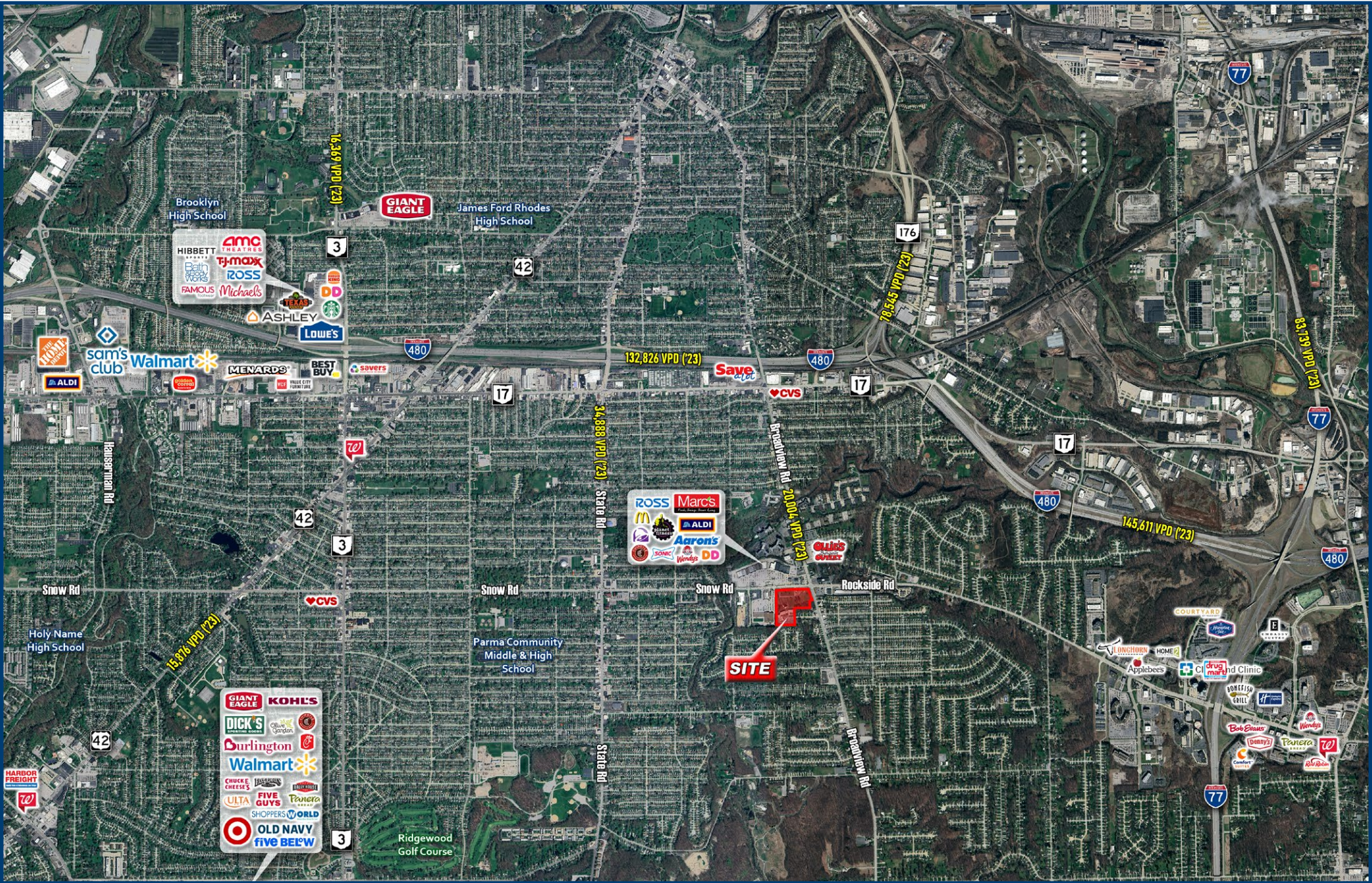
**TRAFFIC COUNTS**  
 SNOW RD: 23,172 VPD  
 BROADVIEW RD: 20,004 VPD



**DAYTIME POP**  
 30 MIN DRIVE TIME  
 1,579,975



# TRADE AREA





# DEMOGRAPHICS

1900 CARLTON RD, PARMA, OH 44134

	ESRI (BUSINESS ANALYST)				ESRI (BUSINESS ANALYST)		
	5 MIN	15 MIN	30 MIN		1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION -	26,797	369,750	1,452,435	2024 TOTAL POPULATION -	15,467	100,542	245,296
2024 DAYTIME EMPLOYEES -	20,643	422,659	1,579,975	2024 DAYTIME EMPLOYEES -	11,521	93,890	240,412
AVERAGE HH INCOME -	\$83,756	\$78,303	\$100,370	AVERAGE HH INCOME -	\$84,216	\$83,064	\$77,908
MEDIAN HH INCOME -	\$65,960	\$55,508	\$66,716	MEDIAN HH INCOME -	\$64,600	\$64,490	\$57,214
2024 HOUSEHOLDS -	11,743	162,886	639,321	2024 HOUSEHOLDS -	6,878	44,143	106,080
2024 MEDIAN AGE -	40.9	38.7	41.6	2024 MEDIAN AGE -	42.1	41.1	40.5

## CONFIDENTIALITY DISCLAIMER

Guggenheim Commercial Real Estate Group ("Guggenheim, Inc.") has been retained as exclusive agents for the sale of the property located at **1900 Carlton Rd, Parma, OH 44134**. The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the purchase of the property described herein. By accepting this Offering Memorandum, you agree to hold and treat this information in strict confidence and it is not to be disclosed to any other party (except to any advisors retained by you who acknowledge and protect the proprietary and confidential nature of the information) or copied and/or used for any purpose, or made available to any other person without the express written consent of Guggenheim, Inc. or the Owner. This Offering Memorandum has been prepared by Guggenheim, Inc. for a selected number of parties and does not purport to be all inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Guggenheim, Inc., other authorized sources and the Owner. These projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation is made by Guggenheim, Inc. or the Owner as to the accuracy of completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner disclaims any responsibility for inaccuracies and expects prospective Buyers to exercise independent due diligence in verifying all such information. Further, Guggenheim, Inc. and Owner disclaim any and all liability for representations and warranties, expressed and implied, and contained herein, or for omissions in the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective Buyers. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective Buyers. Contact with any of the Property's Tenant(s) without prior written approval of the Owner is strictly prohibited. The Owner and Guggenheim, Inc. each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or proposals to invest in the property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making a proposal to invest in the Property unless and until a written agreement of the investment in the Property has been fully executed, delivered, and approved by the Owner and it's legal counsel, and any conditions to the Owner's obligations thereunder have been satisfied or waived. Guggenheim, Inc. is not authorized to make any representations or agreements on behalf of the Owner.

Property is being offered on an "as-is", "where-as" basis.



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