

# 1.3 AC SIGNALIZED DEVELOPMENT SITE

14011 BROOKPARK ROAD, BROOK PARK, OHIO 44142

GROUND LEASE, SALE  
OR BUILD TO SUIT



# THE OPPORTUNITY

- Newly created 1.3 AC signalized Brookpark Road development site located minutes from Cleveland airport and future Browns stadium, for sale, ground lease or build to suit
  - » The lots can be divisible down to 0.5 and 0.8 AC
- Traffic counts: 19,543 VPD on Brookpark Road
- Located at the 480 Highway exit with over 118k VPD (Source: ODOT TIMS) and direct access to the future Cleveland Browns stadium (estimated '29)
- Site Dimensions: 399.98' x 142'
- Dense population of 100,147 in a 3 mile radius with a daytime population of 96,781



## Quick Stats - 5 Mile Radius



DAYTIME  
POPULATION  
**287,917**



POPULATION  
**324,208**



HOUSEHOLDS  
**145,925**

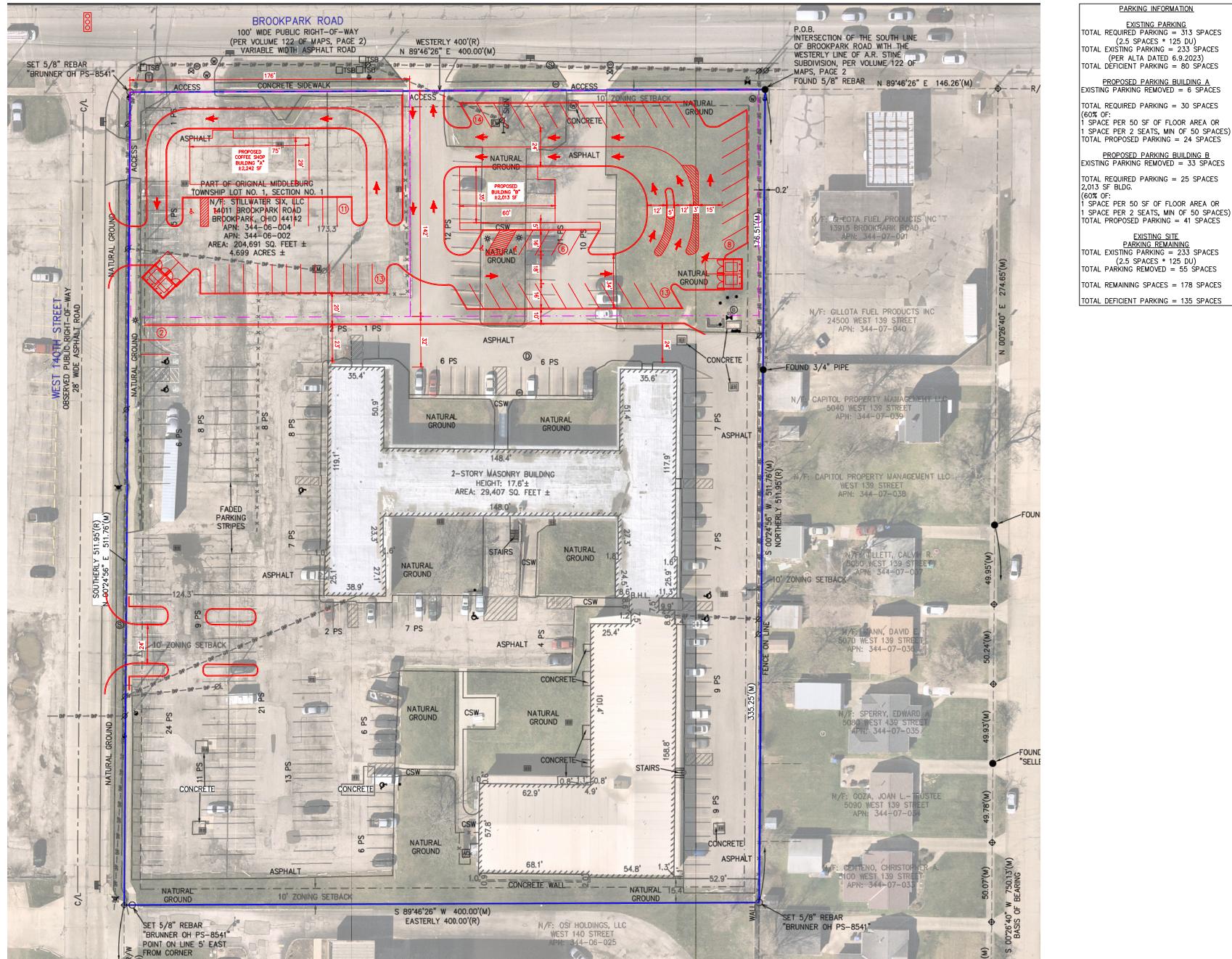


POPULATION  
25 & OVER  
**235,179**



AVG. HOUSEHOLD  
INCOME  
**\$81,428**

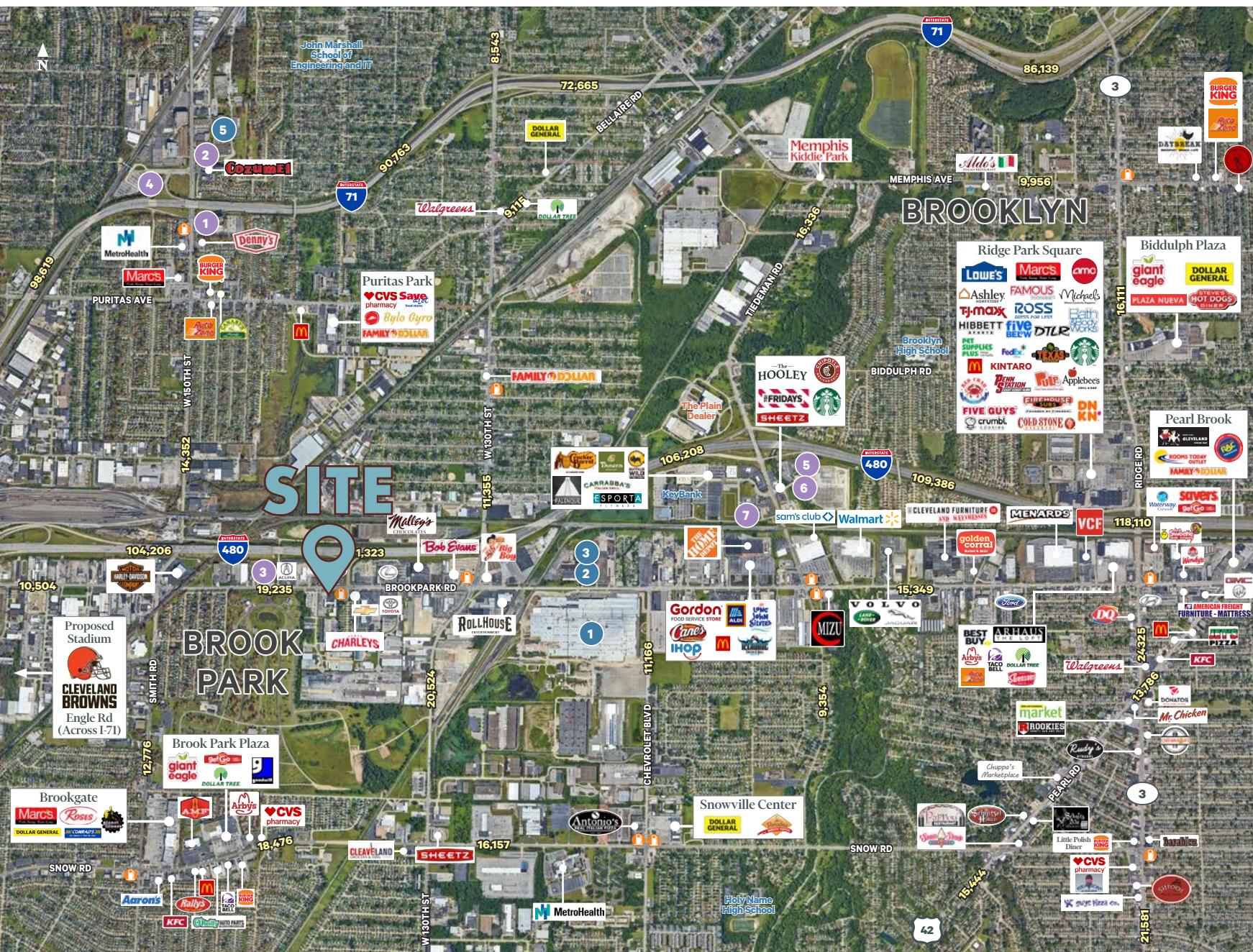
# CONCEPTUAL SITE PLAN



# AERIAL VIEW



# RETAIL TRADE MAP



## Brooklyn-Brook Park RETAIL TRADE AREA

### TRADE AREA INFO

Brookpark Rd & Tiedeman Rd (3 Miles)

- Population: 135,351
- Daytime Population: 118,306
- Total Households: 59,209
- Median HH Income: \$52,821
- Total Businesses: 3,593
- Total Employees: 58,306

### MAJOR OFFICE BUILDINGS

1,159,644 Total SF (Source, CoStar)

- KeyBank - 575,644 SF
- PNC Bank - 439,000 SF
- 887 Brookpark Rd - 75,000 SF
- Ridgepark Medical Center - 70,000 SF

### HOTELS

7 Hotels/915 Rooms (Source, CoStar)

- Wyndham - 372
- Four Points by Sheraton - 147
- Travelodge - 120
- La Quinta Inn - 115
- Extended Stay - 104
- Hampton - 81
- Fairfield Inn - 81

Off Map:

Oakpark Motel - 42

### MAJOR EMPLOYERS

- General Motors - 4,000
- Anchor Metal Processing - 325
- Select Security - 300
- Alpha Packaging - 300

Off Map:

PPG - 600

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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2024 Population - Current Year Estimate</b>	5,493	100,147	324,208
<b>2024 Daytime Population</b>	14,139	96,781	287,917
<b>2024 Households - Current Year Estimate</b>	2,387	44,575	145,925
<b>2024 Average Household Income</b>	\$63,079	\$76,881	\$81,428
<b>2029 Average Household Income Projection</b>	\$76,084	\$92,476	\$97,534
<b>2024 Median Household Income</b>	\$48,911	\$59,045	\$59,876
<b>2024 Population Over 25</b>	3,985	73,505	235,179

## EXCLUSIVE CONTACT

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