

1.3 AC SIGNALIZED DEVELOPMENT SITE

14011 BROOKPARK ROAD, BROOK PARK, OHIO 44142

GROUND LEASE, SALE
OR BUILD TO SUIT



EXCLUSIVE CONTACT:

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CBRE

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

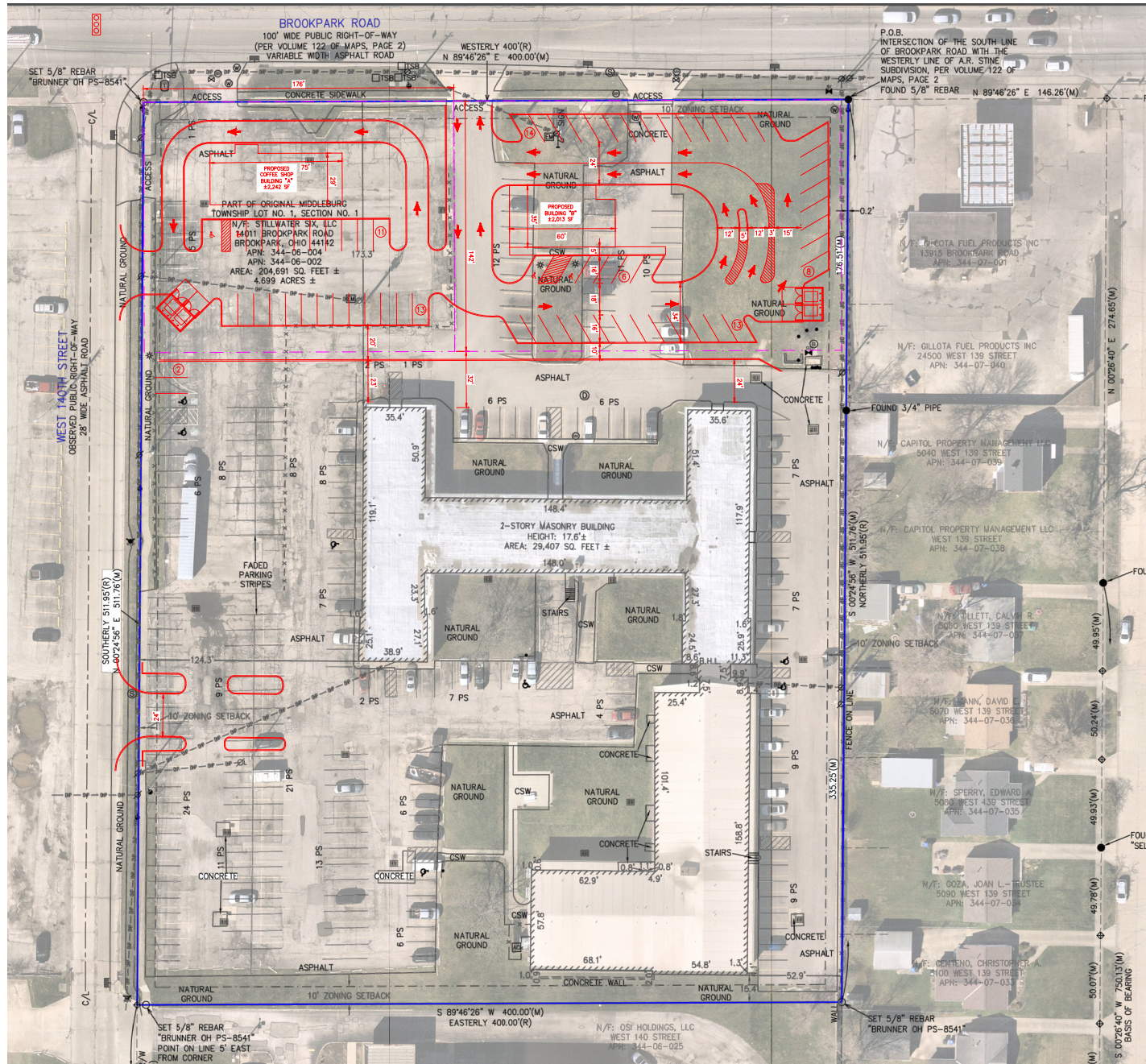


POPULATION
25 & OVER
235,179



AVG. HOUSEHOLD
INCOME
\$81,428

CONCEPTUAL SITE PLAN



PARKING INFORMATION	
EXISTING PARKING	
TOTAL REQUIRED PARKING = 313 SPACES (2.5 SPACES * 125 DU)	
TOTAL EXISTING PARKING = 233 SPACES (PER ALTA DATED 6.9.2023)	
TOTAL DEFICIENT PARKING = 80 SPACES	
PROPOSED PARKING BUILDING A	
EXISTING PARKING REMOVED = 6 SPACES	
TOTAL REQUIRED PARKING = 30 SPACES (60% OF: 1 SPACE PER 50 SF OF FLOOR AREA OR 1 SPACE PER 2 SEATS, MIN OF 50 SPACES)	
TOTAL PROPOSED PARKING = 24 SPACES	
PROPOSED PARKING BUILDING B	
EXISTING PARKING REMOVED = 33 SPACES	
TOTAL REQUIRED PARKING = 25 SPACES (60% OF: 1 SPACE PER 50 SF OF FLOOR AREA OR 1 SPACE PER 2 SEATS, MIN OF 50 SPACES)	
TOTAL PROPOSED PARKING = 41 SPACES	
EXISTING SITE PARKING REMAINING	
TOTAL EXISTING PARKING = 233 SPACES (2.5 SPACES * 125 DU)	
TOTAL PARKING REMOVED = 178 SPACES	
TOTAL REMAINING SPACES = 135 SPACES	

- BROOK PARK ZONING REQUIREMENTS:**
- 10' SETBACK (FRONT, SIDE & REAR)
 - 0.5 AC MIN. LOT AREA
 - 110' MIN. LOT WIDTH AT BLDG LINE
 - 50% MAX LOT COVERAGE

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
- 8787 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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Updated: February 11, 2025

DEMOGRAPHICS

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

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