

For Sale: 20,000 SF on 4.17 Acres Rare High Bay Special Use Building

9960 STATE ROUTE 43 | STREETSBORO | OHIO | 44241

FOR SALE



**40' HIGH BAY SPECIAL USE BUILDING
IN THE HEART OF THE STREETSBORO
INDUSTRIAL MARKET**

Exclusive Contacts:

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Joseph W. Khouri
Senior Vice President
216 658 6120
joseph.khouri@cbre.com

CBRE

THE OPPORTUNITY

- For Sale: Freestanding 20,000 SF Freestanding High Bay building in Streetsboro
- Sale Price: \$2,200,000
- Clear Height: Approx. 40' interior clear height
- Zoning: B-T, Business Transitional
- The building has a liquor license for on-site consumption
- Contemporary build-out including food service area, bar, seating and spectator areas and more
- Originally built for Zip City entertainment center, this is a special use building ideal for other sports, recreation and entertainment facilities
- No loading dock or roll up door
- High traffic counts over 30,000 VPD at the intersection
- Easily accessible to the highway and turnpike, over 677,147 people in a 30 minute drive time
- High Average Household Income: \$123,883 in 10 minute drive time and \$132,701 in 20 minute drive time



QUICK STATS 30-MIN DRIVE RADIUS



DAYTIME
POPULATION
725,389



POPULATION
658,083



HOUSEHOLDS
278,720



POPULATION
25 & OVER
469,753



AVG. HOUSEHOLD
INCOME
\$118,900

PROPERTY INFORMATION



Parcel ID

35-016-00-00-00-003

Year Built

2013

Exterior Walls

Masonry block and sandwich paneling.

Windows

Insulated casement units

Roof

Pitched with a standing seam metal covering

Foundation

Poured concrete slab with no basement areas.

Floors

Sealed concrete, vinyl tile, ceramic tile, and carpet tile.

Interior Walls

Painted drywall and exposed framing

Ceilings

Dropped tile ceilings and exposed metal decking.

Heating and AC

Three pad-mounted package HVAC units.

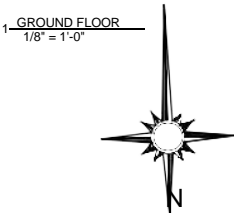
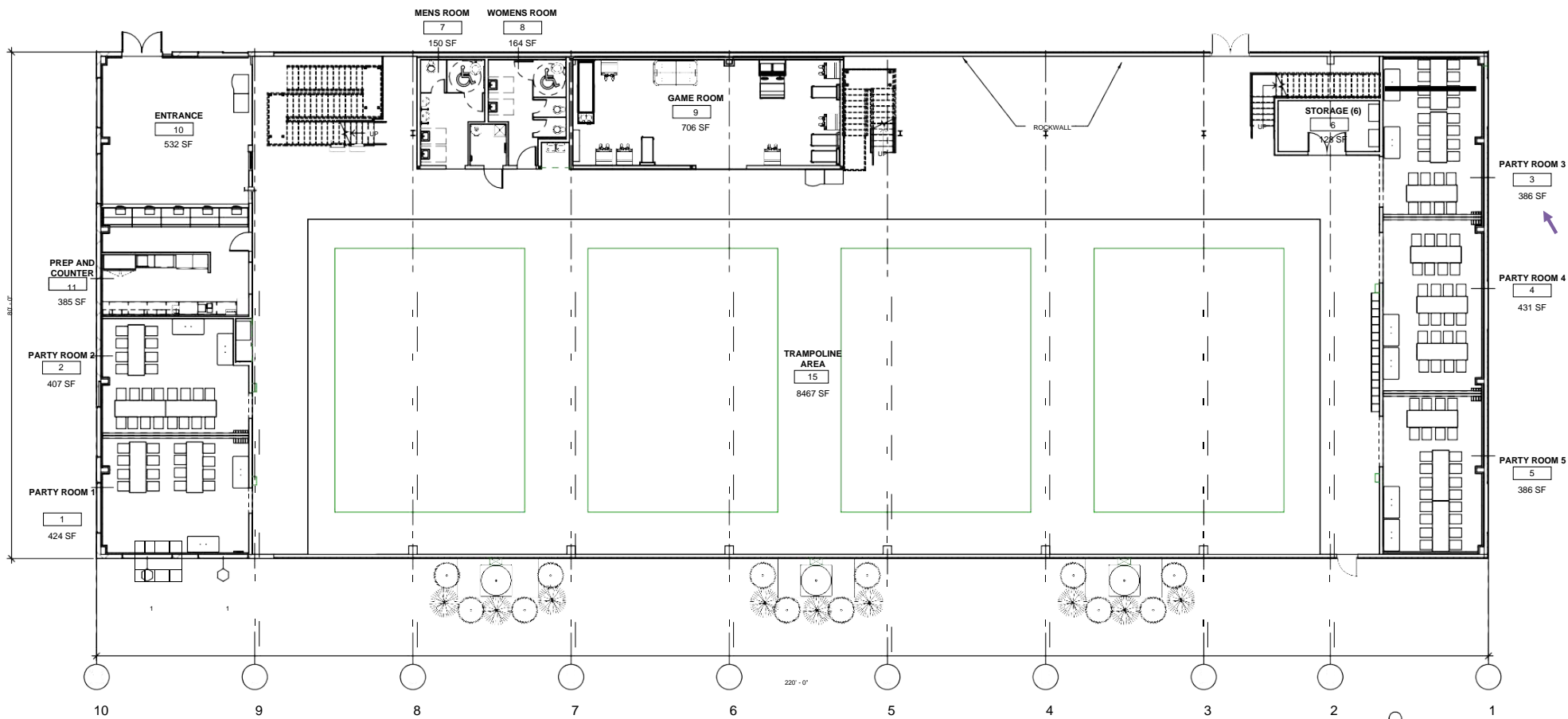
Plumbing

Two restrooms, each with multiple fixtures.

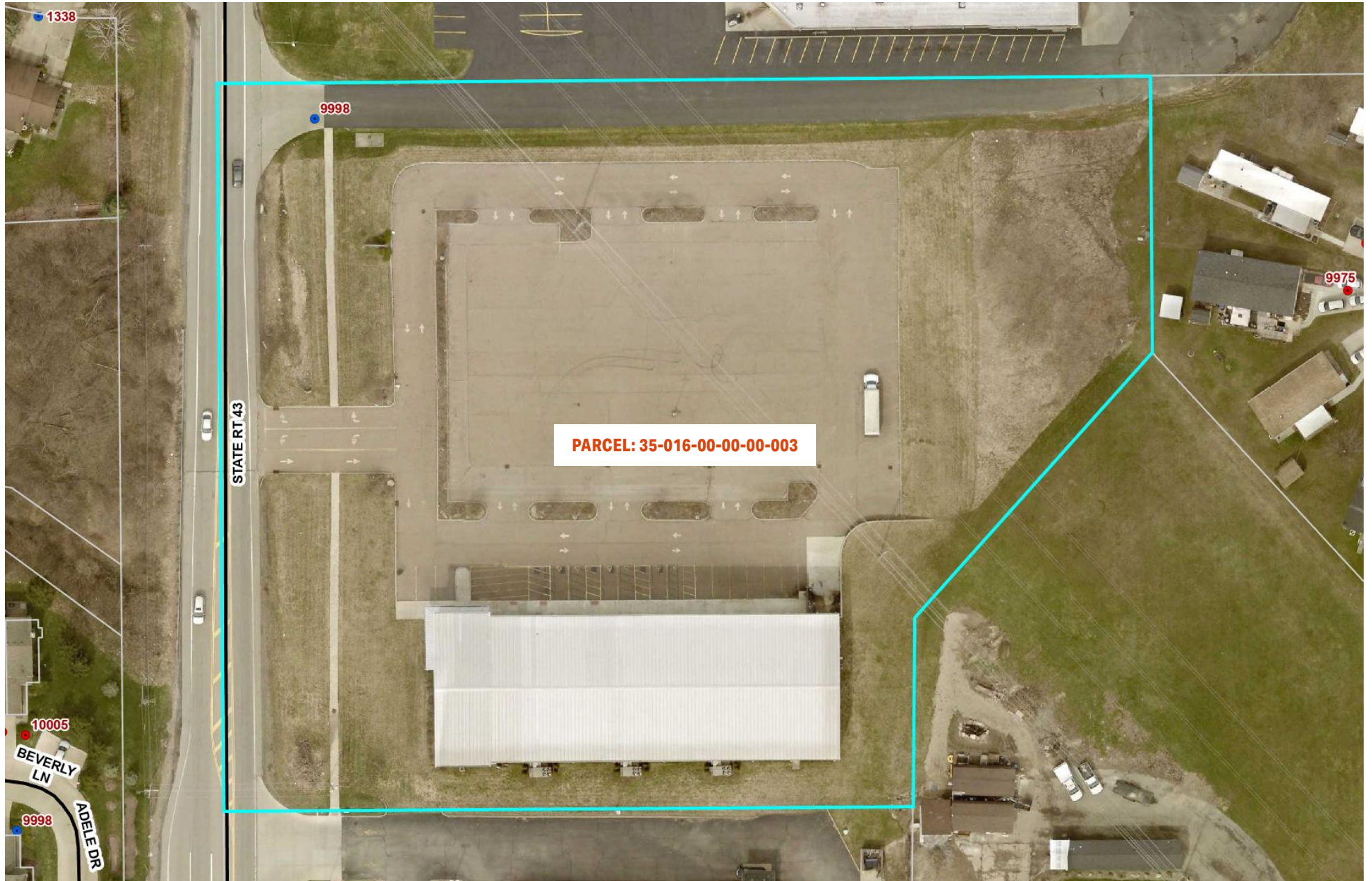
Electrical

600-amp main distribution panel.

FLOOR PLAN



PARCEL AERIAL





CBRE





SITE



43

11,003 VPD

±511'

±401'

±371'

Frost Rd

12,809 VPD

CBRE



80
OHIO
TURNPIKE
40,229
VPD

480
INTERSTATE
41,653
VPD

Walmart

43



SITE

Frost Rd - 12,809 VPD

CVS
pharmacy

±377'

±511'

±401'

11,003 VPD

CBRE

RETAIL TRADE MAP

STREETSBORO RETAIL TRADE AREA

TRADE AREA INFO

SR-43 & SR-14
(3 Miles)

- Population: 18,900
- Daytime Population: 19,816
- Total Households: 8,121
- Average HH Income: \$104,453
- Total Businesses: 665
- Total Employees: 11,462

HOTELS

10 Hotels/759 Rooms

1. Motel 6 - 92
2. Hampton Inn - 90
3. Fairfield Inn & Suites - 81
4. Econolodge - 78
5. TownePlace - 72
6. Holiday Inn Express - 68
7. Comfort Inn - 60
8. Quality Inn - 54
9. Holiday Inn Express - 80

MAJOR EMPLOYERS

1. L'Oréal - 600 (Off Map)
2. Step 2 - 500
3. Deluxe Corp. - 250
4. Automated Packaging Systems - 200 (Off Map)
5. Delta Systems - 185

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

Licensed Real Estate Broker

Last Updated: December 9, 2025

CBRE



DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2025 Population - Current Year Estimate	27,847	201,307	658,083
2030 Population - Five Year Projection	27,983	199,647	651,724
2025 Daytime Population	33,520	208,761	725,389
2025 Households - Current Year Estimate	11,553	83,119	278,720
2025 Average Household Income	\$123,883	\$132,701	\$118,900
2030 Average Household Income Projection	\$136,917	\$149,601	\$134,680
2025 Median Household Income	\$91,766	\$92,206	\$79,146
2025 Per Capita Income	\$51,532	\$54,803	\$50,389
2025 Population 25 and Over	20,321	141,517	469,753

CONTACT EXCLUSIVE AGENTS:

Kevin Moss

Senior Vice President

216 363 6453

kevin.moss@cbre.com

Joseph W. Khouri

Senior Vice President

216 658 6120

joseph.khouri@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

CBRE