



# I-77 & I-271 CONNECTION DEVELOPMENT SITE

4154 Wheatley Rd - Richfield, OH 44286

In Cooperation With ParaSell, Inc. , A Licensed Ohio Broker - Lic. #REC.2020005946  
BoR: Scott Reid - Lic. OH #BRKP.2020001224

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## CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

We are pleased to exclusively offer for sale the Richfield Commercial Lot located at 4154 Wheatley Rd in Richfield, OH. The property comprises 3.15 acres, zoned C-2 (General Business), and is strategically positioned between a corporate office park and major distribution hubs, offering a unique investment opportunity.

Sale Price	\$695,000
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## OFFERING SUMMARY

Price / Acre:	\$220,635
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## BUILDING INFORMATION

Street Address:	4154 Wheatley Rd
City, State, Zip:	Richfield, OH 44286
County:	Summit
Lot Size:	3.15 Acres
Zoning:	C-2 General Business



Actual Property Image



Actual Property Image

# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

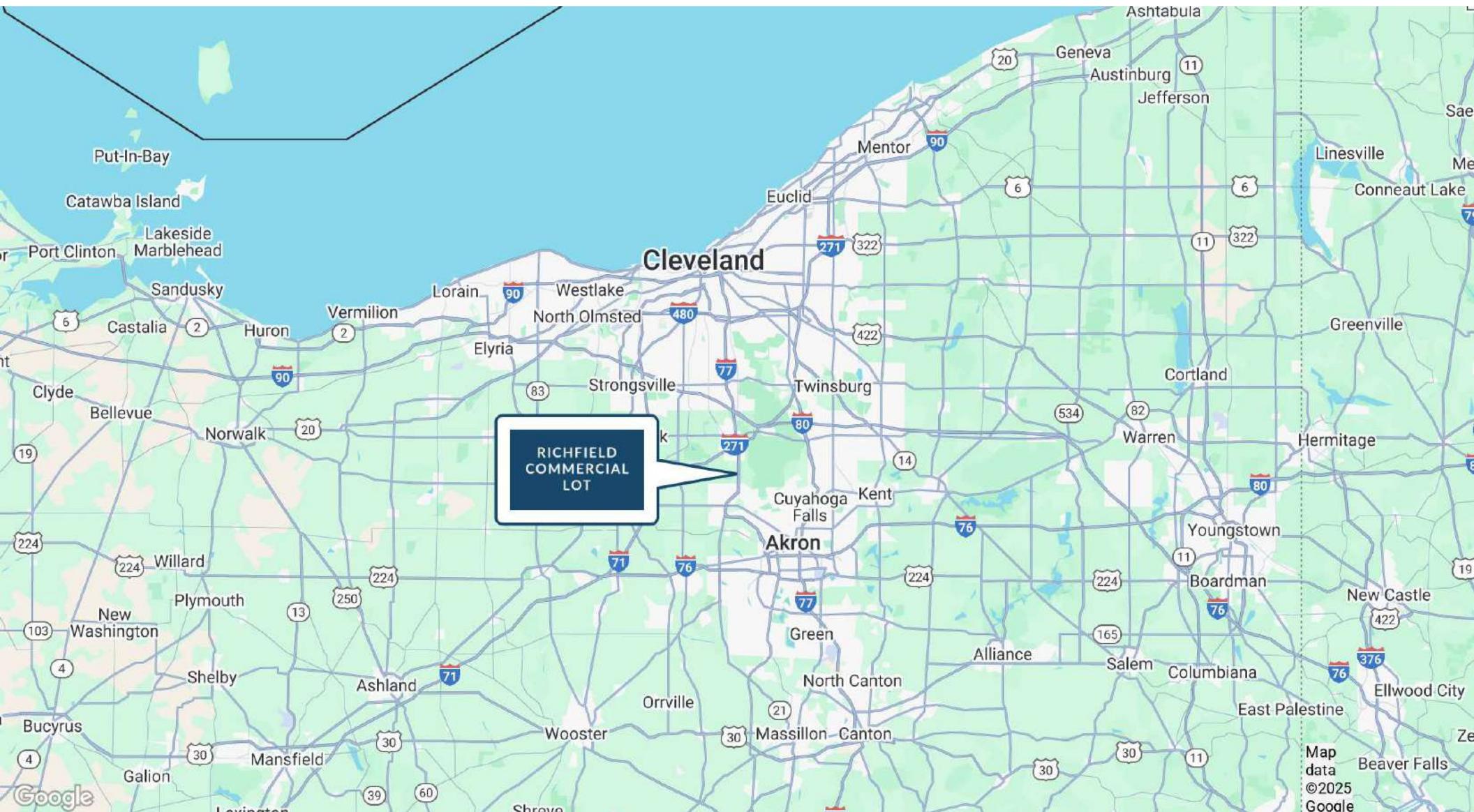
- This property offers 3.15 commercial acres zoned C-2 (General Business), permitted uses include restaurant, retail, office, hotel, and personal services.
- The average household income within a 3-mile radius is approximately \$175,000, with a 3-mile population of 7,145 residents.
- Conveniently located on a main road connecting to I-77, the site is just a 1/2 mile from the I-77 exit (~63,000 VPD) and a 1/4 mile from the I-271 exit (~35,000 VPD).
- The property is strategically positioned between a corporate office park and major distribution hubs, providing excellent exposure and accessibility.
- Additionally, an adjacent 6.4-acre parcel is available for R&D or office development.



SECTION 2

# PROPERTY INFORMATION

# LOCATION MAP



# ZONING ABSTRACT

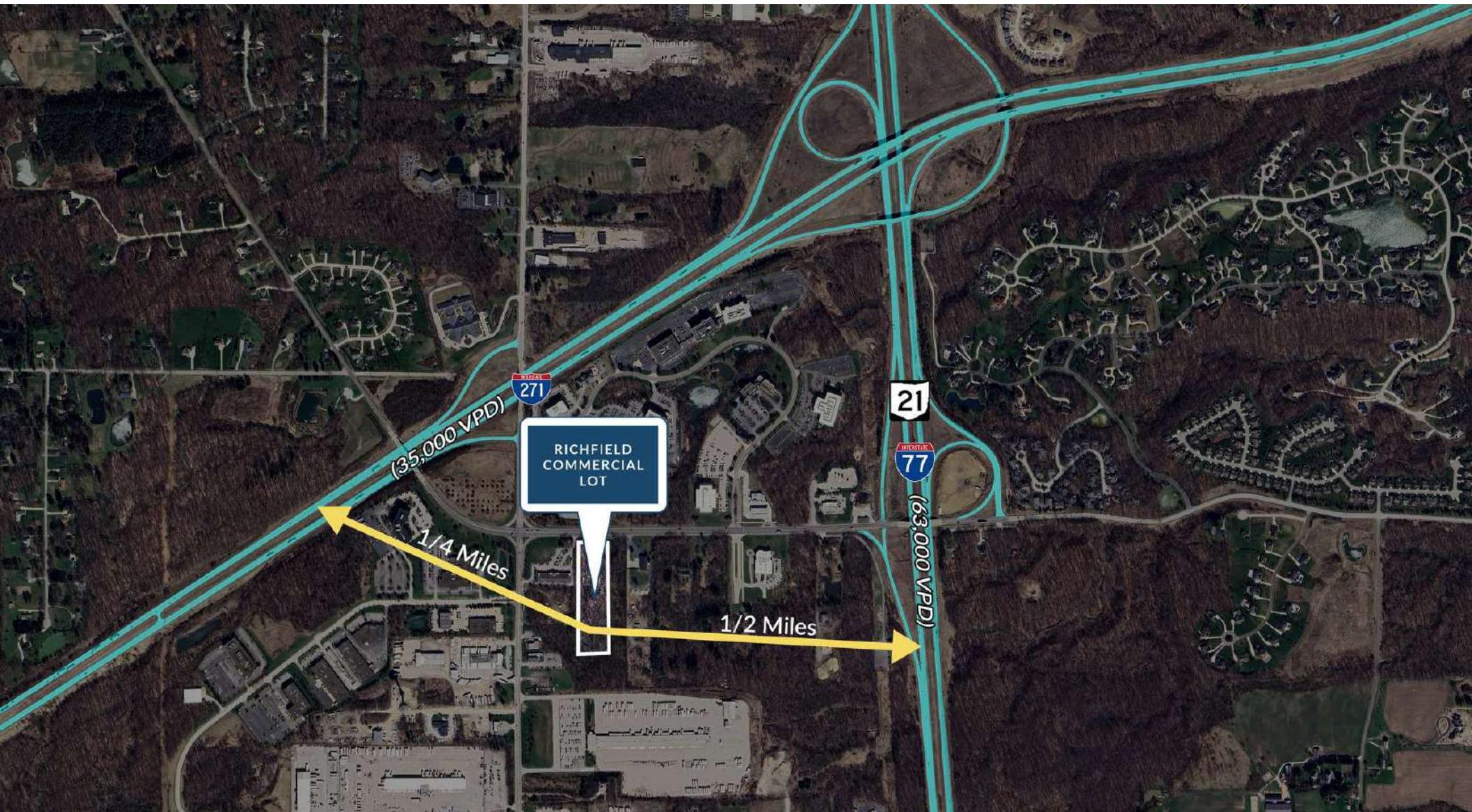
## 3.15 Acres - Richfield, OH

### General Business District

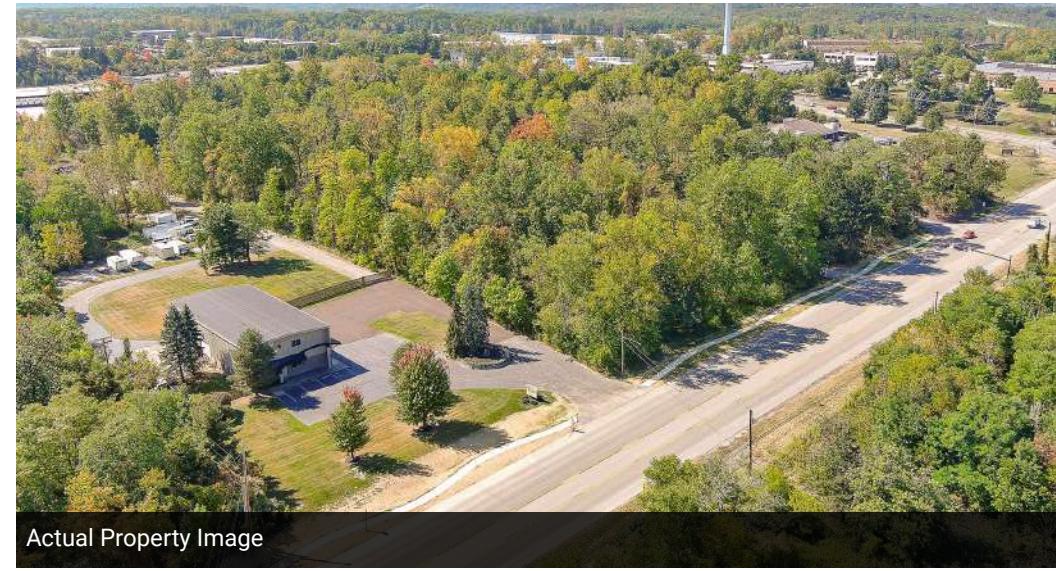
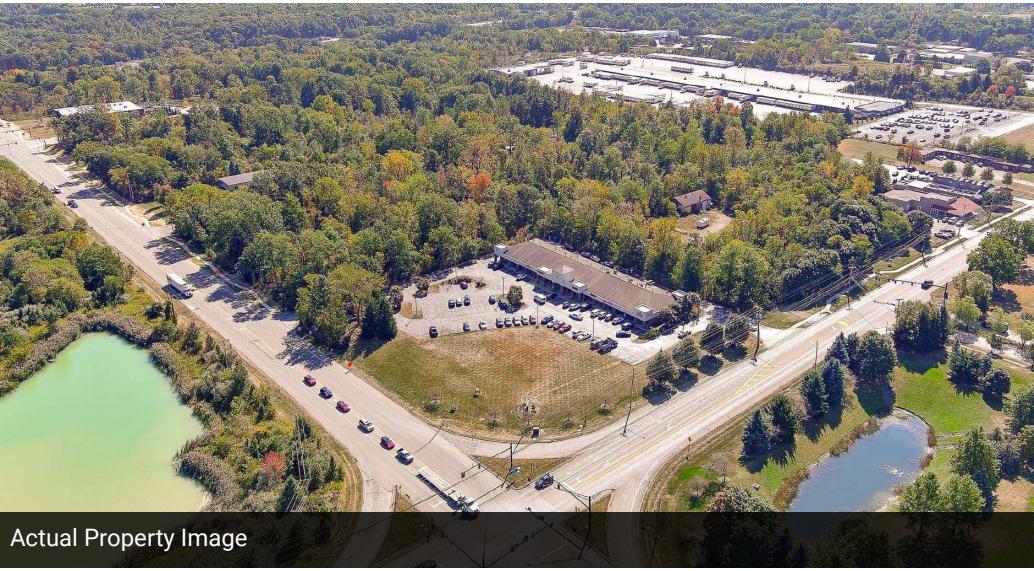
This is a summary of zoning ordinances, and is not meant to be all inclusive. Complete your own due diligence with regard to zoning, and all other information.

<b>Designation</b>	General Business District
<b>Abbreviation</b>	C-2
<b>Link</b>	<a href="https://codelibrary.amlegal.com/codes/richfield/latest/richfield_oh/0-0-0-25174#JD_1149">https://codelibrary.amlegal.com/codes/richfield/latest/richfield_oh/0-0-0-25174#JD_1149</a>
<b>Permitted Use</b>	Offices: Professional, Financial, Government, Sales, and Research & Development; Retail Sales; Grocery; Furniture Sales; Hardware Store; Pharmacy; Restaurant; Beauty & Barbershop; Laundry; Dry Cleaning; Fitness Center; Hotel; Church
<b>Conditional Uses</b>	Drive-Thru Restaurants, Nursery & Garden Supplies; Nursing Home & Assisted Living Facility; Day Care Center; Vehicle Service Center; Mortuary; Movie Theater; Party Center; Car Wash
<b>Max Building Coverage</b>	20%
<b>Min Planted Area</b>	30%
<b>Height</b>	35ft; Hotel, Motel, Inns, or Office Buildings: 60ft
<b>Setback (Front)</b>	100ft
<b>Setback (Side)</b>	30ft
<b>Setback (Rear)</b>	30ft

# MILE AERIAL MAP



# PROPERTY IMAGES



# AERIAL MAP



# AERIAL MAP



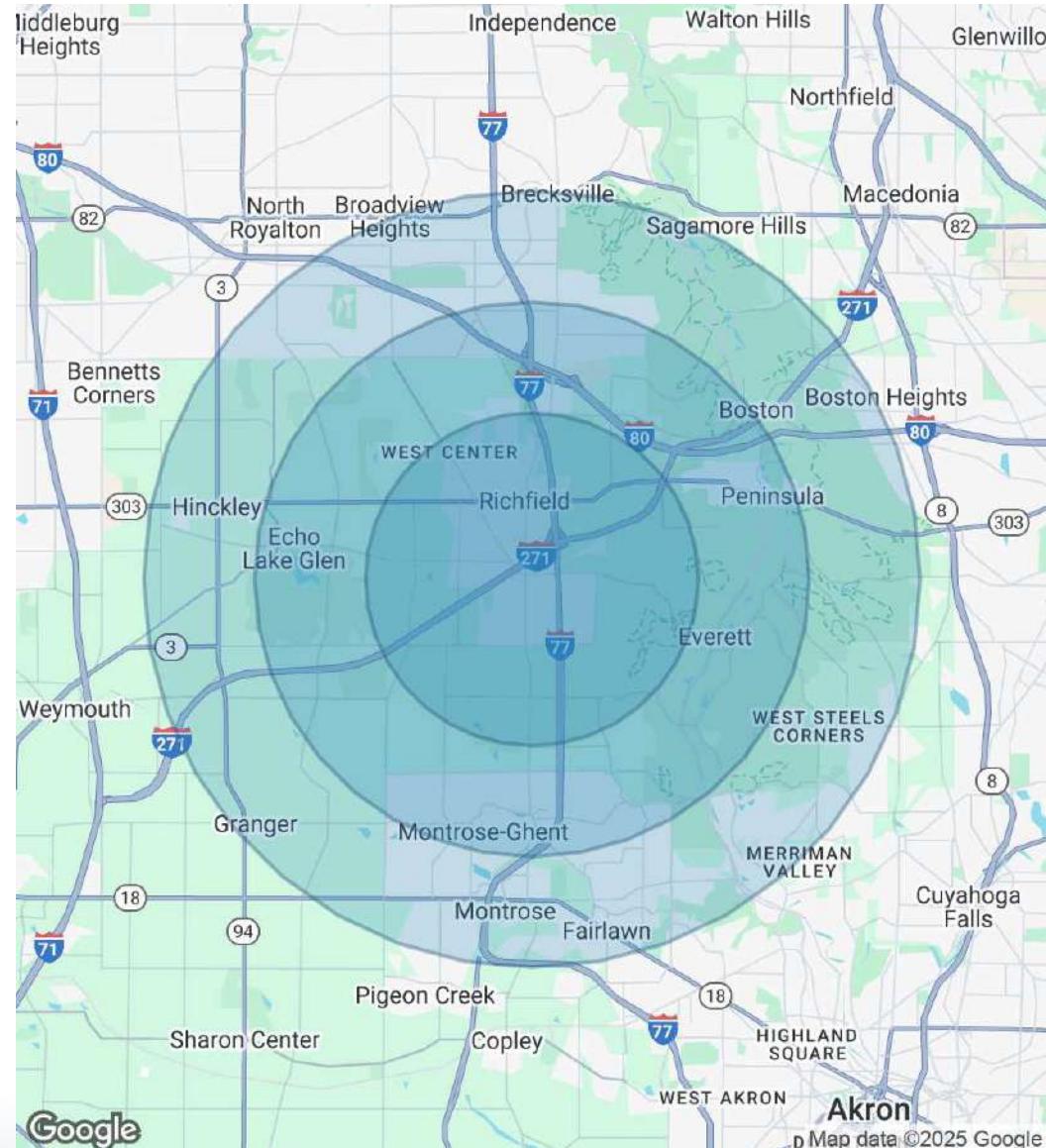
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	7,145	18,620	63,102
Average Age	46	46	45
Average Age (Male)	45	45	44
Average Age (Female)	47	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	2,738	7,231	25,798
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$174,510	\$182,607	\$159,675
Average House Value	\$555,856	\$535,111	\$433,785

## TRAFFIC COUNTS

Weatley Rd	11,564 VPD
Brecksville Rd	10,277 VPD
I-77	62,980 VPD
I-271	33,828 VPD





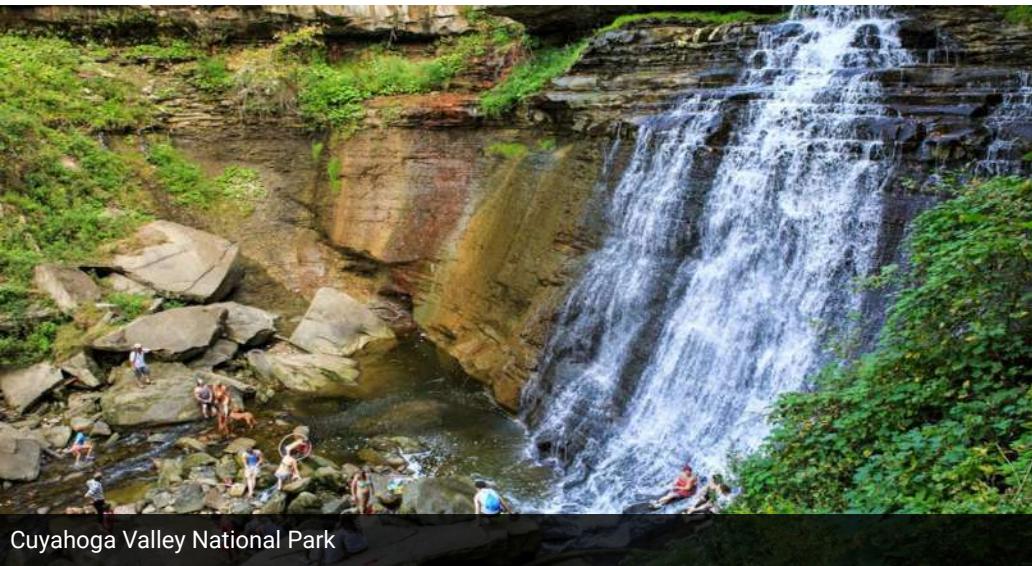
SECTION 3

# AREA OVERVIEW

# CITY OVERVIEW



Richfield, OH



Cuyahoga Valley National Park

## RICHFIELD, OH

The Village of Richfield is in the northwest corner of Summit County in northeastern Ohio, approximately midway between the City of Cleveland, the central city of Cuyahoga County to the north, and the City of Akron, the central city of Summit County to the south. Richfield Township, from which the Village of Richfield was incorporated in 1967, borders the Village to the east and west. Unparalleled highway access from two major interstates (I-77 and I-271) and the state turnpike system (I-80), all of which connect in Richfield, further accentuates the benefits of Richfield's location. The city is part of the Akron metropolitan area. According to the United States Census Bureau, the village has a total area of 9.32 square miles, all land. The Village of Richfield had a population of 3,717 as of July 1, 2025.

Richfield is an ideal place to live and work, combining a comfortable lifestyle for residents with an advantageous environment for businesses. Strategically located between Cleveland and Akron, the Village offers the charm of a small-town community while providing easy access to two major metropolitan labor pools. This prime location, coupled with excellent highway connectivity, makes Richfield especially attractive to companies seeking both convenience and quality of life for their employees. Businesses benefit from a well-trained workforce and the superior support provided by local and regional governments, creating a strong foundation for growth and long-term success. As a result, Richfield has become home to major corporations such as Charles Schwab, National Interstate Insurance, Cisco Systems, and OEC. The Village's central position within the Northeast Ohio region has also drawn significant investment from transportation hubs and corporate offices alike. The broader county supports key industries including Polymers & Advanced Materials, Advanced Manufacturing, Biomedical, Logistics & Distribution, and Technology & Professional Services—sectors that continue to strengthen the regional economy. At the same time, Richfield's welcoming small-town character nurtures unique specialty shops and small businesses, drawing visitors and customers from across Northeast Ohio and beyond.

Richfield offers a mix of natural beauty, recreational activities, and unique local experiences. Cuyahoga Valley National Park on Richfield's eastern border is a large area that has ski slopes, running areas, wildlife preserves, and picnic areas. The Kiwanis Club sponsors the Annual Richfield Community Day and the Memorial Day Weekend Pancake Brunch. For shopping and entertainment, IKEA and the nearby Outlet Mall attract visitors from across Northeast Ohio. Families can explore the Liberty Park and playgrounds, while golf enthusiasts have access to well-maintained local courses. Outdoor enthusiasts can also enjoy the Richfield Heritage Preserve and local parks that provide walking trails, picnic areas, and seasonal events.

# GET FINANCING



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The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

## Contact SIG's Capital Markets Team Today



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# CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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