

**243 Tuxedo Avenue Land @ I-480 & SR 176
Brooklyn Heights, Ohio 44131**

Health Care / Retail / Office / Flex

- A. PROPOSED GAS STATION
- B. PROPOSED GROCERY STORE
- C. PROPOSED RETAIL MULTI-TENANT
- D. PROPOSED 3,500 SQ. FT. RESTAURANT
- E. PROPOSED 5,000 SQ. FT. RESTAURANT
- F. 25,000 SQ. FT. OFFICE
- G. PROPOSED FLEX / MUTI-TENANT



**For More Information and Pricing
Please Contact:**

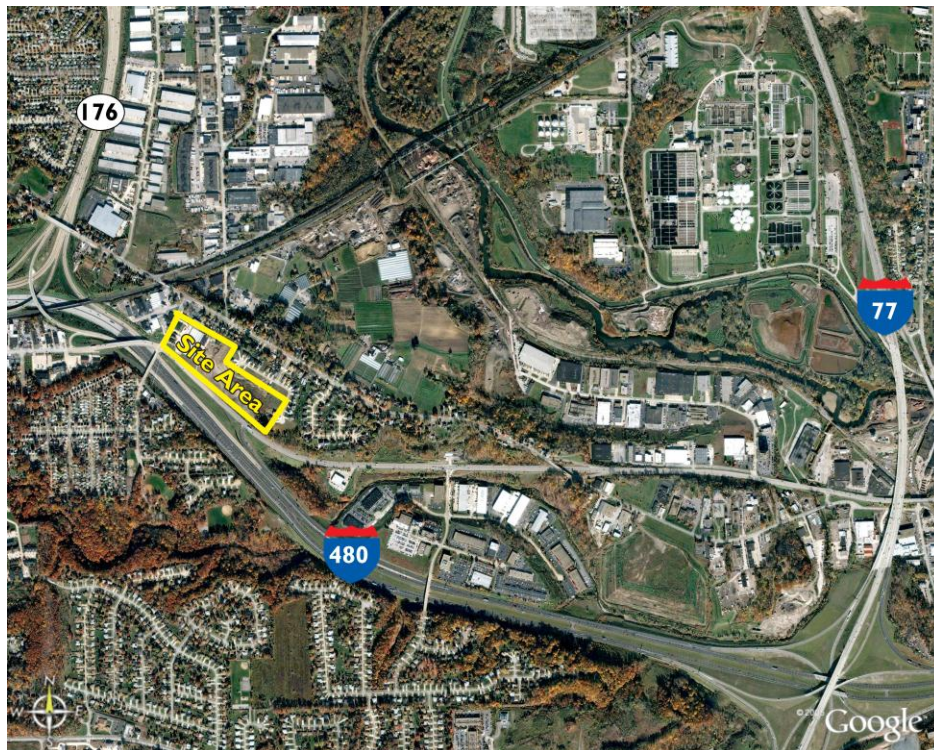
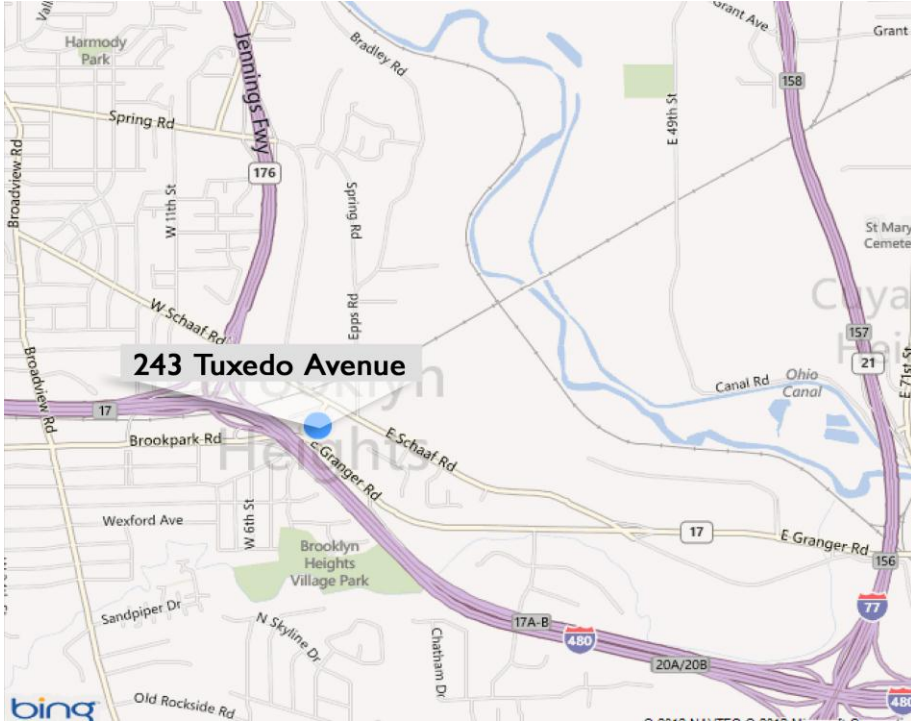
Rico A. Pietro, SIOR
Principal
216.525.1473

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- 1.5 to 16.40 Acres of Land - "Shovel Ready"
- Developer will Subdivide
- Planned Development Zoning Allows for Retail, Office and Industrial
- Curb Cut and Liquor License Approved
- Up to 150,000 SF of Office B-T-S
- Low Tax Rate Community / Possible Civic Incentives
- All Utilities to Site
- Access & Visibility from I-480 / Jennings Freeway
- 142,000 Traffic Count per Day
- Highway Signage



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3 Summit Park Drive • Suite 200 • Cleveland, Ohio 44131
216.520.1200 • Fax: 216.520.1828 • www.crescorealestate.com

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Potential Rendering(s)



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Site Plan

