

Traffic Count Report

3065 Brecksville Rd, Richfield, OH 44286

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Brecksville Rd	Highlander Pkwy	0.12 N	2017	10,135	MPSI	.13
2 Brecksville Rd	Cleveland Massillon Rd	0.88 N	2015	8,517	MPSI	.13
3 Brecksville Rd	Wheatley Rd	0.04 S	2020	8,723	MPSI	.16
4 Brecksville Rd	Wheatley Rd	0.04 S	2022	7,855	MPSI	.16
5 BRECKSVILLE RD	Wheatley Rd	0.05 S	2020	8,584	AADT	.18
6 Brecksville Road	Wheatley Rd	0.05 S	2022	8,698	MPSI	.18
7 Wheatley Rd	Broadview Rd	0.02 NW	2018	5,034	MPSI	.19
8 Wheatley Rd	Kinross Lakes Pkwy	0.16 E	2022	11,136	MPSI	.19
9 BROADVIEW RD	Kinross Lakes Pkwy	0.16 E	2020	10,599	AADT	.19
10 Wheatley Road	Kinross Lakes Pkwy	0.16 E	2020	11,958	MPSI	.19



BERKSHIRE HATHAWAY
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RICHFIELD VILLAGE
 DEVELOPMENT LAND

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Richfield Village Development Land

C-2 Zoning
5.82 Acres

Access Road Frontage on Brecksville Road and Wheatley Road
Location: Corner of Brecksville and Wheatley Road

- Heavy Traffic Counts
- Strong Demographics - Excellent Workforce
- 5.82 Acres Divisible
- Two Access Points on two busy roads
- Brecksville Road access has dedicated Traffic Light in Front
- Summit County Incentives Available

This offering truly represents an opportunity of rare proportions for any organizations

Richfield Village is a best in class commercial/ industrial area offering fully improved land for sale or build-to-suit which is centrally located within a pro-business community. . This offering truly represents an opportunity of rare proportions for any organization considering new ground up construction on one of the busiest intersections in Northeast Ohio --Interstate 77 -Interstate 271 - Ohio Turnpike all are within minutes.

Call Today for more details!

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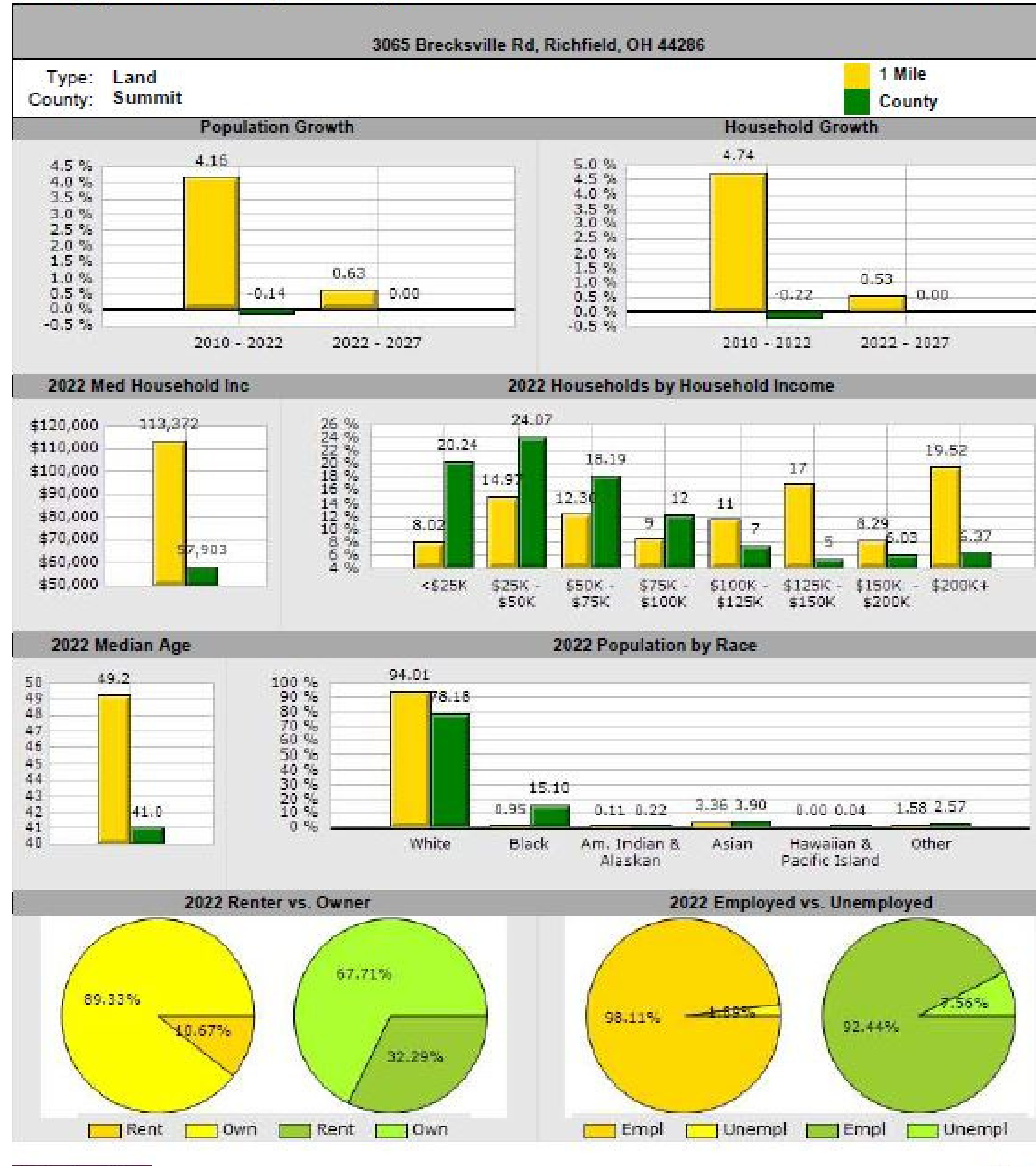


Demographic Summary Report

3065 Brecksville Rd, Richfield, OH 44286			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	958	6,569	18,661
2022 Estimate	952	6,581	18,709
2010 Census	914	6,587	19,018
Growth 2022 - 2027	0.63%	-0.18%	-0.26%
Growth 2010 - 2022	4.16%	-0.09%	-1.62%
2022 Population by Hispanic Origin			
2022 Population	952	6,581	18,709
White	896 94.12%	6,145 93.37%	17,380 92.90%
Black	9 0.95%	77 1.17%	226 1.21%
Am. Indian & Alaskan	1 0.11%	7 0.11%	21 0.11%
Asian	32 3.36%	224 3.40%	752 4.02%
Hawaiian & Pacific Island	0 0.00%	8 0.12%	15 0.08%
Other	15 1.58%	119 1.81%	314 1.68%
U.S. Armed Forces	0	0	1
Households			
2027 Projection	378	2,471	7,127
2022 Estimate	376	2,475	7,144
2010 Census	359	2,464	7,243
Growth 2022 - 2027	0.53%	-0.16%	-0.24%
Growth 2010 - 2022	4.74%	0.45%	-1.37%
Owner Occupied	335 89.10%	2,248 90.83%	6,487 90.80%
Renter Occupied	40 10.64%	226 9.13%	657 9.20%
2022 Households by HH Income			
Income: <\$25,000	30 8.02%	169 6.82%	477 6.68%
Income: \$25,000 - \$50,000	56 14.97%	327 13.20%	966 13.52%
Income: \$50,000 - \$75,000	46 12.30%	300 12.11%	946 13.24%
Income: \$75,000 - \$100,000	32 8.56%	193 7.79%	701 9.81%
Income: \$100,000 - \$125,000	43 11.50%	291 11.75%	821 11.49%
Income: \$125,000 - \$150,000	63 16.84%	340 13.73%	793 11.10%
Income: \$150,000 - \$200,000	31 8.29%	249 10.05%	754 10.55%
Income: \$200,000+	73 19.52%	608 24.55%	1,686 23.60%
2022 Avg Household Income	\$133,267	\$146,139	\$142,615
2022 Med Household Income	\$113,372	\$121,434	\$114,677

Demographic Market Comparison Report

1 mile radius



**Richfield Zoning Info for the 5.82 Acres
Corner of Brecksville and Wheatley Road- Richfield Village**

(a) Permitted Uses.

- (1) Offices: professional, financial, government and sales
- (2) Retail sales in enclosed buildings as permitted in the C-1 District
 - A. Groceries, meats, fruits, vegetables
 - B. All general merchandise
 - C. Wearing apparel
 - D. Household hardware, wallpaper, paint
 - E. Furniture, appliances, floor coverings
 - F. Pharmaceuticals
 - G. Flowers, gifts, jewelry
 - H. Photographic, computer, personal electronic equipment
 - I. Places serving food and drinks
- (3) Personal services as permitted in the C-1 District
 - A. Beauty and Barbershops
 - B. Laundry and dry cleaning agencies
 - C. Radio, TV, computer, telephone, camera, video sales, repair, service
 - D. Office supplies
 - E. Physical fitness centers
- (4) Churches and other buildings for the purpose of religious worship
- (5) Hotels, motels, residence inns

(b) Conditionally Permitted Uses.

- (1) Drive-through eating facilities
- (2) Sale of nursery stock; garden supplies
- (3) Nursing home and assisted living facilities
- (4) Day care center
- (5) Automotive service station
- (6) Mortuary
- (7) Movie Theater
- (8) Party center
- (9) Public utility rights-of-way and pertinent structures
- (10) Wireless communication facilities as provided in Chapter 1175.

(11) Financial, services, or sales establishments providing drive-thru or pick-up facilities including but not limited to a bank, pharmacy, or dry cleaning agency subject to Section 1173.13(b).

(12) Sales Office with warehousing of products in an enclosed building (flex space) provided the sales office shall not be less than one-third of the total floor area of the use. (Ord. 25-2011. Passed 9-20-11.)

(13) Car wash facilities subject to Section 1173.13 (b)(11). (c) Accessory Uses.

- (1) Off-street parking and loading as regulated in Chapter 1177.
- (2) Signs as regulated in Chapter 1163.
- (3) Other accessory uses customarily associated with the main use and that are clearly incidental to the main use.

