

REDEVELOPMENT OPPORTUNITY FOR SALE



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10909 Chippewa Rd, Brecksville, OH 44141

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1.78 ACRE SITE FOR SALE

10909 Chippewa Rd, Brecksville, OH 44141

PROPERTY OVERVIEW

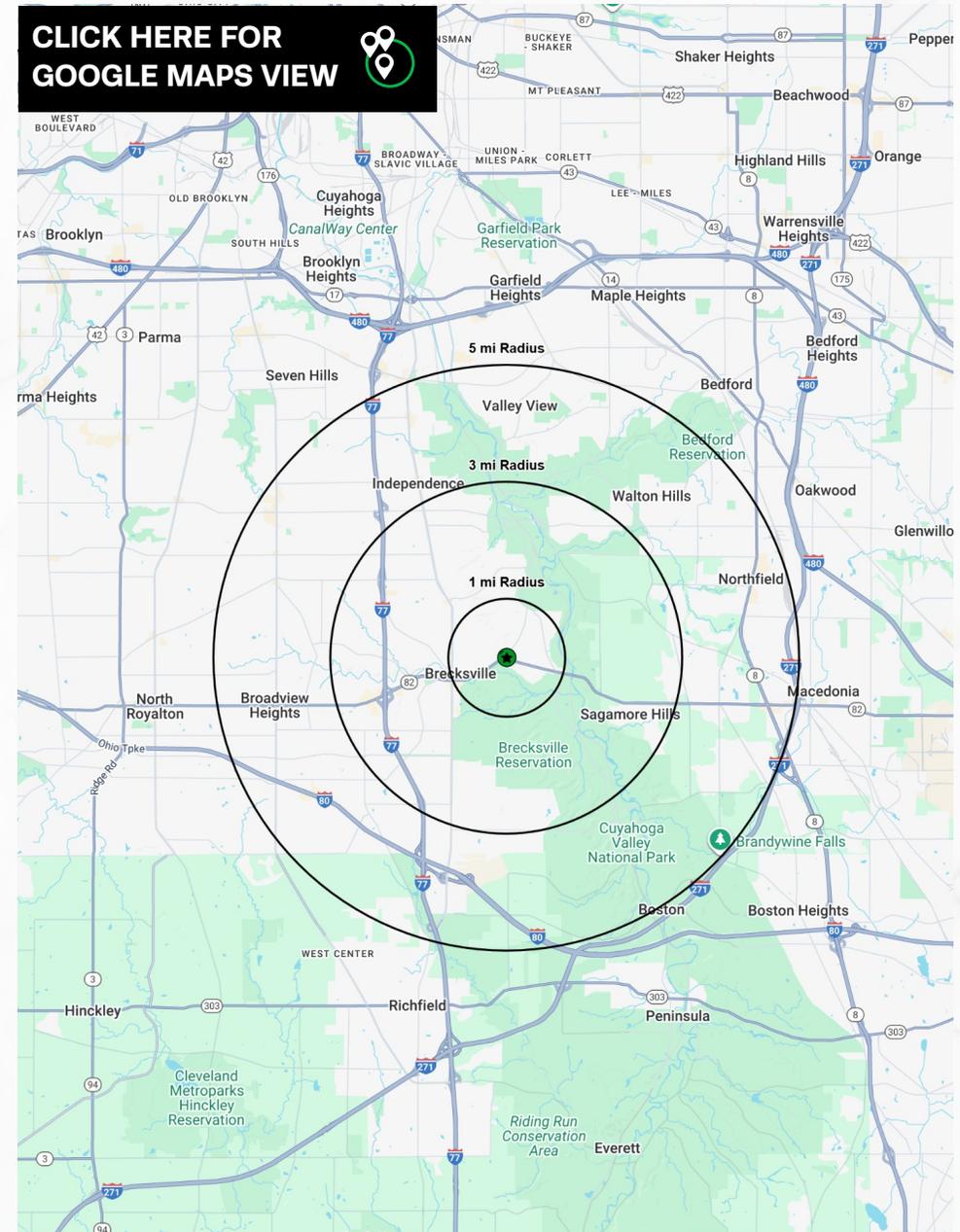
PROPERTY SUMMARY

- 1.78 acre site for sale in Brecksville, OH
- Potential for up to 10,000 SF office development
- Conveniently located between I-77, I-80, and I-271
- Zoning: office
- Corner location on SR82
- For sale or owner can BTS
- Close to downtown Brecksville and parks
- Brecksville is a premier sub-market with consistent historical appreciation
- Contact broker for pricing – Call/email with questions

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	2,893	21,260	67,755
HOUSEHOLDS	1,093	8,959	28,503
AVERAGE HH INCOME	\$203,535	\$163,959	\$147,743
MEDIAN HH INCOME	\$149,561	\$118,336	\$106,383
DAYTIME POPULATION	2,949	23,207	59,427

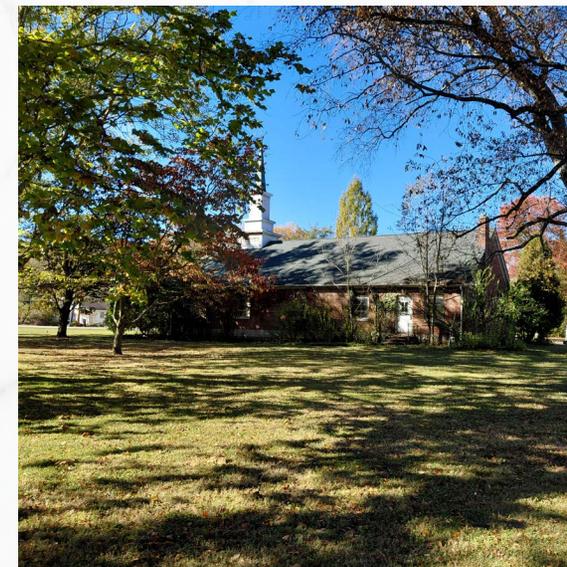
CLICK HERE FOR
GOOGLE MAPS VIEW



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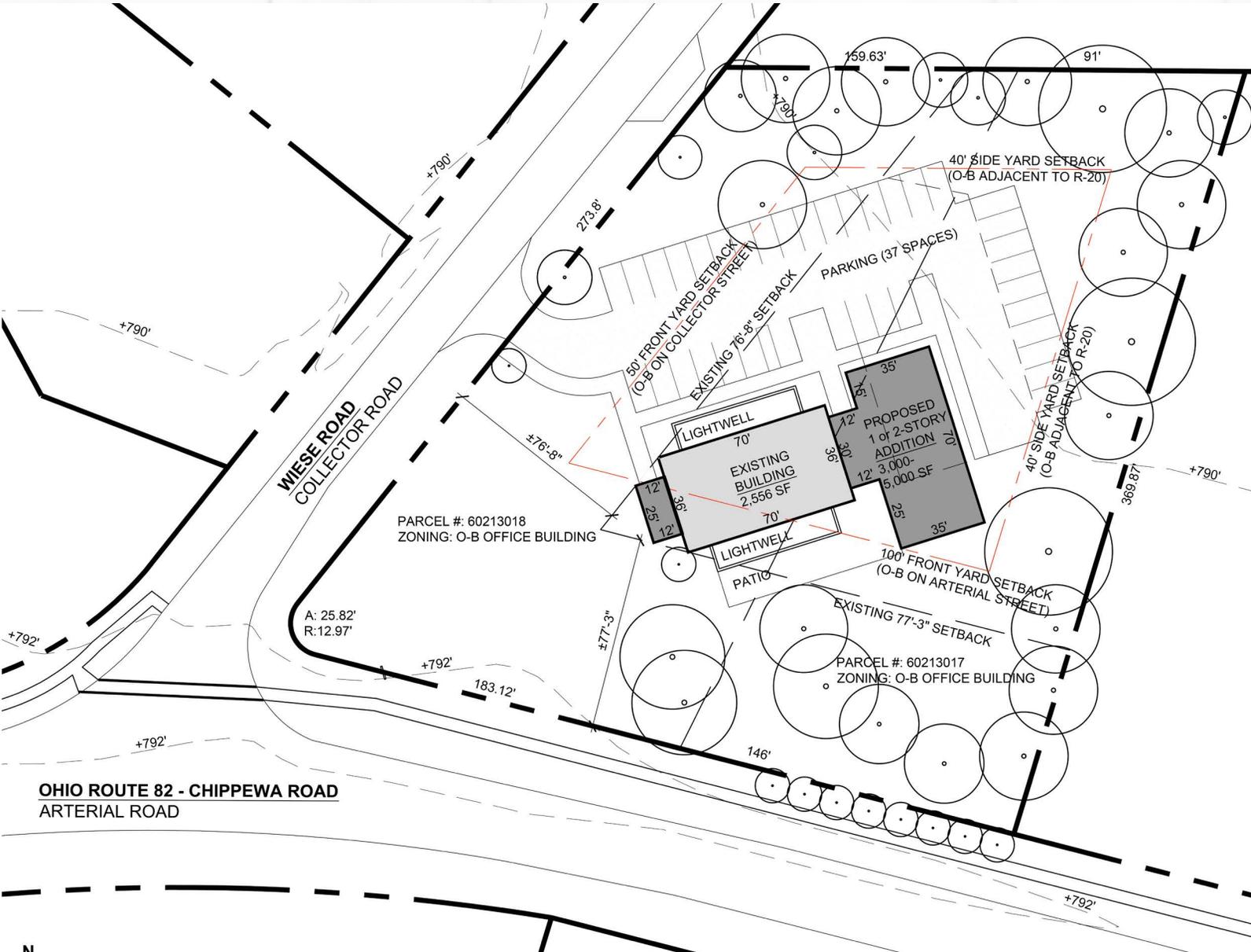
PICTURES



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SITE PLAN



SITE DATA

EXISTING BUILDING	2,556 SF
PROPOSED ADDITION	3,000 SF @ 1 STORY 5,000 SF @ 2 STORIES
TOTAL BUILDING	5,556 SF @ 1 STORY 7,556 SF @ 2 STORIES
PARKING PROVIDED	37 SPACES
PARKING REQUIRED (PER 1183.05)	28 SPACES @ 1 STORY 37 SPACES @ 2 STORIES
NON-PERVIOUS SURFACE ANALYSIS	
EXISTING BUILDING FOOTPRINT	2,556 SF
EXISTING PAVING	15,100 SF
EXISTING NON-PERVIOUS AREA	17,556 SF
BUILDING FOOTPRINT (EXISTING+ NEW)	5,900 SF
PAVING (EXISTING + NEW)	14,850 SF
NON-PERVIOUS AREA (EXISTING +NEW)	20,750 SF
NET GAIN OF ABOUT 2,250 SF OF NON-PERVIOUS SURFACE	

COMPREHENSIVE ZONING INFORMATION

PROPOSED

ZONING CLASSIFICATION
O-B OFFICE BUILDING

SECTION 1155.32 SCHEDULE OF PLANNING CRITERIA

	BUILDING	PARKING
FRONT	100/50 FEET*	100/50 FEET*
SIDE	40 FEET**	20 FEET
REAR	100 FEET**	20 FEET

*PER SECTION 1155.32, MINIMUM FRONT YARD SETBACK WHEN ABUTTING AN ARTERIAL ROAD IS 100 FEET (CHIPPEWA ROAD), WHEN ABUTTING A COLLECTOR ROAD (WEISE ROAD), SETBACK IS 50 FEET.

**PER SECTION 1155.32, MINIMUM SIDE YARD AND REAR YARD SETBACKS WHEN ADJACENT TO R-20 DISTRICTS SHALL BE 40 FEET AND 100 FEET RESPECTIVELY.

SECTION 1183.05 SCHEDULE OF PARKING REQUIREMENTS

BUSINESS: 1 SPACE/ 200 SF



SP-1 PROPOSED SITE PLAN Architect

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MICRO AERIAL



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