

11.5 AC DEVELOPMENT SITE IN RICHMOND HEIGHTS

26925 CHARDON ROAD, RICHMOND HEIGHTS, OHIO 44143

FOR SALE

BLUESTONE
BUSINESS CENTER
INDUSTRIAL PARK

Marc's

THE SHAWMUT
FUNDATION

DOLLAR TREE

90

81,923
VPD

CHASE

five BELOW
Burlington
GROCERY OUTLET
"Bargain Market"

ALDI

McDonald's

CHIPOTE
MEXICAN

SHEETZ

Chardon Rd - 8,354 VPD

SITE

±480'

±241'

±141'

±706'

±213'

±390'

±273'

±1.22K'

RARE P-F ZONED
DEVELOPMENT SITE

Exclusive Contact:

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CBRE

THE OPPORTUNITY



- For Sale: \$1,000,000
- Approximately 11.5 AC development site in Richmond Heights, located across from the redeveloped Shoppes at Willoughby Hills (Grocery Outlet, Burlington, Auto Zone, Five Below, Marcs, Sheetz, Chipotle and more)
- Zoned: P-F Public Facilities
 - » nursing homes, hospitals, religious, recreation, etc
- Dimensions: 480' x 1,200'+
- Dense market of 80,287 people in a 3 mile radius with average household incomes of \$92,651
- Located minutes from the \$500m Belle Oakes redevelopment (1,000+ residential units, Chick Fila, Starbucks, Panda Express and more)

QUICK STATS - 5 MILE RADIUS



DAYTIME
POPULATION

182,954



2025
POPULATION

198,853



2025
HOUSEHOLDS

92,930



2025
POPULATION
25 & OVER

145,984



2025
AVG. HOUSEHOLD
INCOME

\$91,881

STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF RICHMOND HEIGHTS
BEING PART OF ORIGINAL MORSE TRACT, IN ORIG. EUCLID
TWP. & PARCEL 'A' IN A LOT CONSOLIDATION AS RECORDED IN
PLAT VOL. 350 PG. 86.

SURVEYOR'S CERTIFICATION

TO PSYH PARTNERS LLC, NORTHWEST TITLE FAMILY OF COMPANIES, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b1), 8, 9, 11(a), 13, 16 and 19 of Table A thereof. The fieldwork was completed on 8/8/2025.

Date of Map: 8/22/2025

Stephen P. Campbell 8/27/2025
STEPHEN P. CAMPBELL REG. NO. 7330 DATE
CAMPBELL & ASSOCIATES, INC.



UHHS-RICHMOND HEIGHTS HOSPITAL, INC.
AFN 200005311379

Parcel ONE
604435 SQ. FT.
13.8759 Ac.
13.8822 Ac. (Dec)

BASIS OF BEARINGS

THE BASIS FOR BEARINGS FOR THIS SURVEY IS THE LOT
CONSOLIDATION PLAT RECORDED IN PLAT VOL. 350 PG.
86 OF THE CUYAHOGA COUNTY RECORDS

LEGEND

REC. - RECORD DISTANCE OR ANGLE
CALC. - CALCULATED DISTANCE OR ANGLE
OBS. - OBSERVED DISTANCE
T.P.O.B. - TRUE PLACE OF BEARING
B.O.B. - BEARING BEGINNING
■ - MONUMENT BOX
 ■ - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
 ■ - MONUMENT NOT FOUND, NO INDICES
 ■ - LEADING, WITH CASE
 ■ - LEADING, WITH CASE
 ■ - P.K./MASORY) NAIL
B.O.B. - BEARS OF BEARINGS
X - LIGHT - RECORD BEARING & DISTANCE
L - LIGHT POLE
P - TELEPHONE POLE
E - ELECTRIC METER
E - ELECTRIC LINE MARKER
○ - VALVE
□ - CATCH BASIN
W - WATER METER
W - WATER VALVE
S - SANITARY MANHOLE
O - STORM MANHOLE
G - GAS VALVE
G - GAS METER
E - GAS LINE MARKER
C - CENTERLINE
R/W - RIGHT-OF-WAY
F - FLAGPOLE
X - FENCE
+ - POST
- - - - - SIGN
- - - - - END, OUTLOOKS
- - - - - END, SPOT ELEVATION

PARKING

429	REGULAR PARKING SPACES
52	HANDICAPPED PARKING SPACES

FLOOD

NOTE: I DECLARE SUBJECT PROPERTY TO BE LOCATED
WITHIN A ZONE "X", WHICH IS NOT A FLOOD HAZARD
AREA PER FIRM MAP NO. 3903C0103E, EFFECTIVE DATE
OF 12/3/2010

ALTA/NSPS SURVEY

2700 CHARDON ROAD,
RICHMOND HEIGHTS, OHIO

Revisions	Date

	CAMPBELL & ASSOCIATES, INC.	Date: AUG. 2025
	Surveying	By: SPC
	(330) 945-4117	Scale: 1" = 60'
	Akron, Ohio 44312	Job: 20250146
	3485 Fortune Drive Suite 100	Sheet 1 of 1

AERIAL VIEW



Cleveland
20 MINS

DOLLAR GENERAL



±1.22K'

±480'

Chardon Rd - 8,354 VPD

SITE

±706'

±213'

±390'

AERIAL VIEW



CUYAHOGA COUNTY AIRPORT

RICHMOND HEIGHTS HIGH SCHOOL

DOLLAR GENERAL

SITE

±1.22K'

±241'

±141'

±480'

±706'

Chardon Rd - 8,354 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	10,899	81,003	198,853
2025 Daytime Population	10,634	78,637	182,954
2025 Households - Current Year Estimate	5,466	36,983	92,930
2025 Average Household Income	\$69,934	\$92,387	\$91,881
2030 Average Household Income Projection	\$81,549	\$108,540	\$106,748
2025 Median Household Income	\$44,685	\$63,865	\$66,567
2025 Population 25 and Over	7,689	58,796	145,984

CONTACT US

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