

CENTER OF IT ALL
VALLEY VIEW, OH NEW CONSTRUCTION
Offered as Design Build, Built to Suit or Outright Sale of 11.4 acre Zoned Industrial Site

TC

TOWPATH COMMERCE CENTER



RENDERING

GEORGE STEVENS, SIOR, CCIM
SENIOR VICE PRESIDENT
+1 216 363 6438
george.stevens@cbre.com

CBRE, INC.
950 MAIN AVENUE, SUITE 200
CLEVELAND, OH 44113
+1 216 687 1800

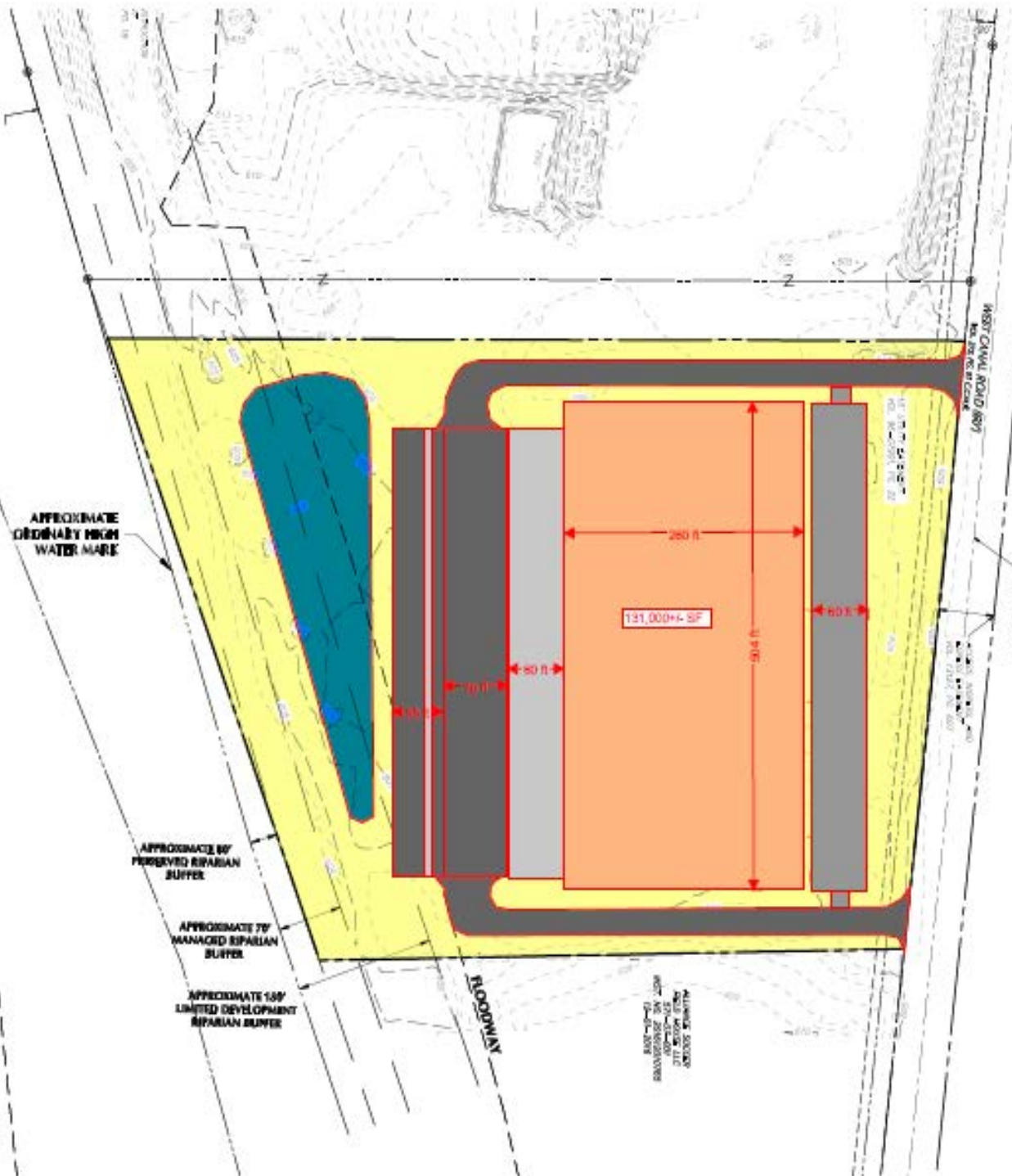


CBRE



- Extremely rare large (11.4 acre) Industrial Site Opportunity in Valley View, OH
- Central Location with easy access to Rockside Road, I-77 and I-480
- Pro-Business Community with low real estate taxes
- Utilities at or near Site
- Local incentives may be available
- Zoned Industrial
- Access to skilled, quality labor force due to central location
- Close proximity to Metroparks and Towpath Trail
- Minutes to Downtown Cleveland
- **For Sale: \$3,363,000**
- **For Lease: 131,000 SF**
- Contact Broker for Rental Rates

CONCEPT



TOWPATH COMMERCE CENTER

+/- 131,000 SF

- To be built and able to be customized for your requirement
- Single Load (Docks and Drive Ins to Suit)
- 32'-36' clear height
- Dedicated Auto and Trailer parking
- Two Curb Cuts

DRIVE TIME & DEMOGRAPHICS

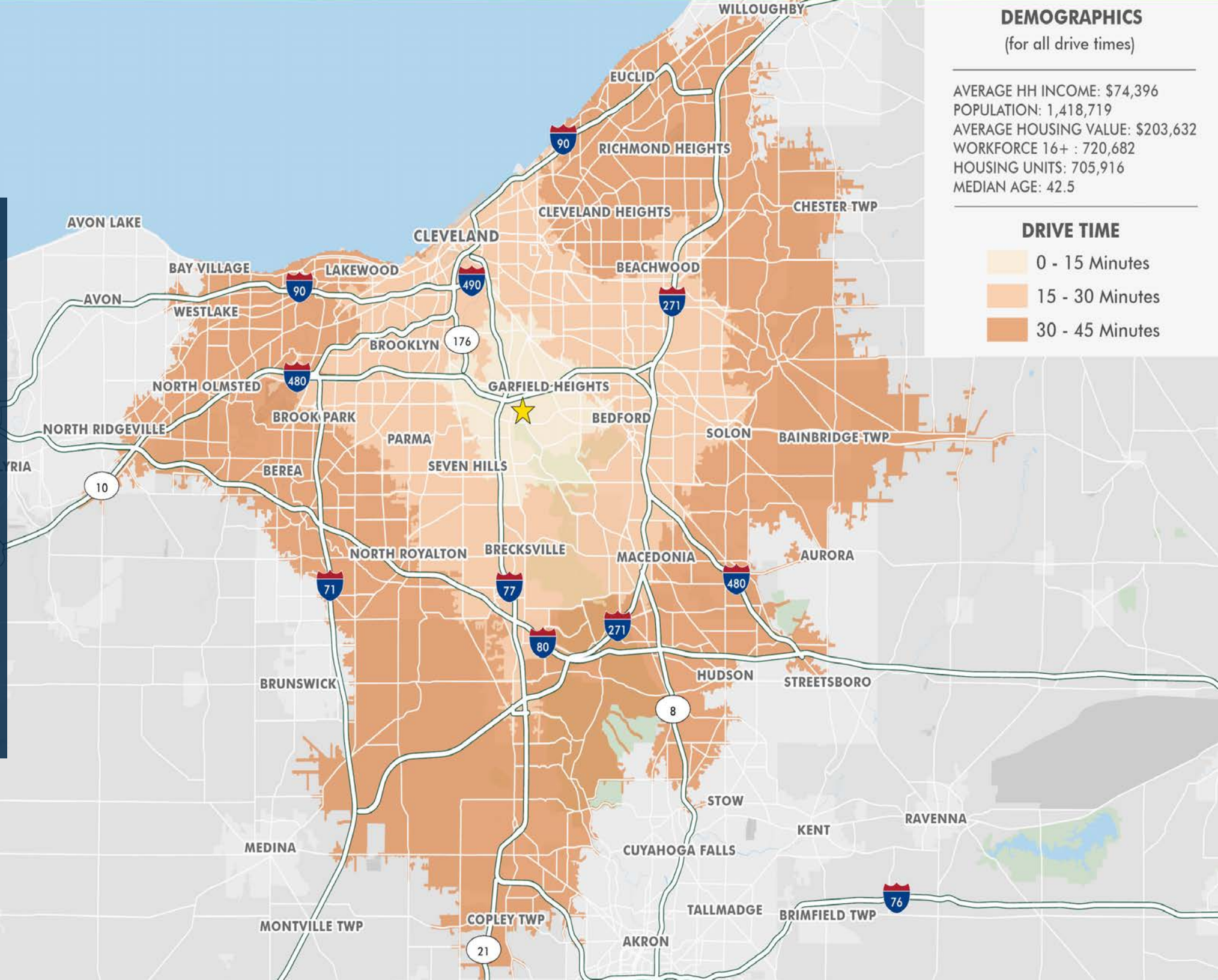
DEMOGRAPHICS

(for all drive times)

AVERAGE HH INCOME: \$74,396
POPULATION: 1,418,719
AVERAGE HOUSING VALUE: \$203,632
WORKFORCE 16+ : 720,682
HOUSING UNITS: 705,916
MEDIAN AGE: 42.5

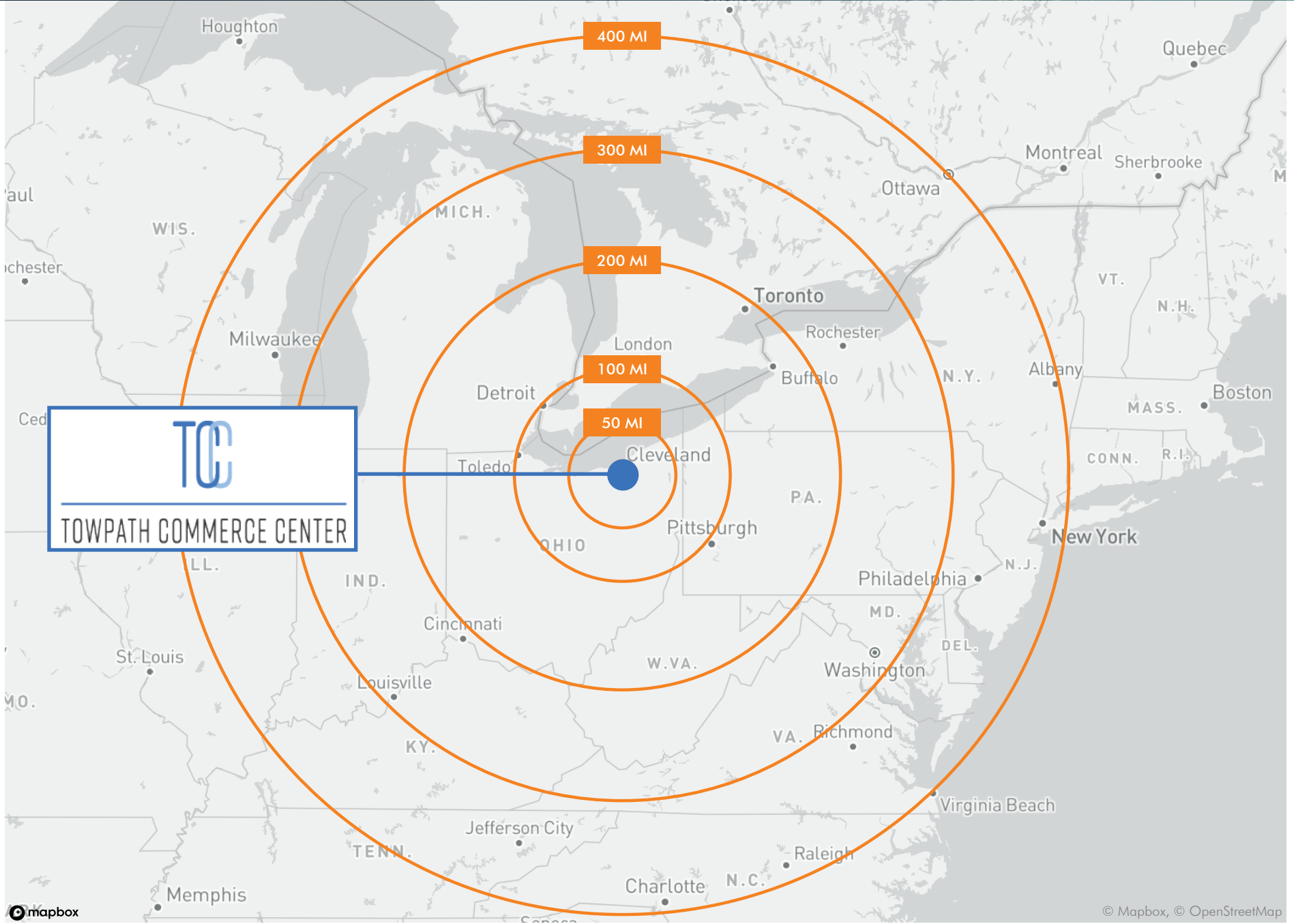
DRIVE TIME

- 0 - 15 Minutes
- 15 - 30 Minutes
- 30 - 45 Minutes



& DISTANCE TO MAJOR
POPULATION CENTERS

LOCATION



VALLEY VIEW AREA INFORMATION

TRADE AREA INFO

I-77 & ROCKSIDE ROAD (3 MILES)

Population: 52,416

Daytime Population: 61,046

Total Households: 22,245

Average HH Income: \$77,386

Total Businesses: 3,027

Total Employees: 45,17

HOTELS

13 HOTELS/2,042 ROOMS

1. Comfort Inn - 89
2. Courtyard - 154
3. Crowne Plaza - 178
4. Double Tree - 192
5. Embassy Suites - 271
6. Hampton Inn - 115
7. Holiday Inn - 364
8. Home2 Suites - 105
9. Hyatt Place - 127
10. LaQuinta - 100
11. Red Roof inn - 108
12. Residence Inn - 118
13. Springhill Suites - 121

MAJOR EMPLOYERS

1. MetroHealth - 1,200
2. Weltman Weinberg & Reis - 1,000
3. Sirva - 600
4. Koinonia Homes - 500
5. ODOT - 438





ROCKSIDE ROAD

W. CANAL ROAD
CANAL ROAD

TC
TOWPATH COMMERCE CENTER

W. CANAL ROAD
CANAL ROAD





GEORGE STEVENS
SENIOR VICE PRESIDENT
+1 216 363 6438
george.stevens@cbre.com

CBRE, INC.
950 MAIN AVENUE, SUITE 200
CLEVELAND, OH 44113
+1 216 687 1800



© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.