

# 16+ ACRES OF SHOVEL READY LAND

## 243 TUXEDO AVENUE LAND @ I-480 & SR 176

### BROOKLYN HEIGHTS, OHIO 44131

- 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, PLEASE CONTACT:

**RICO A. PIETRO, SIOR**

Principal

216.525.1473

[rpietro@crescorealestate.com](mailto:rpietro@crescorealestate.com)

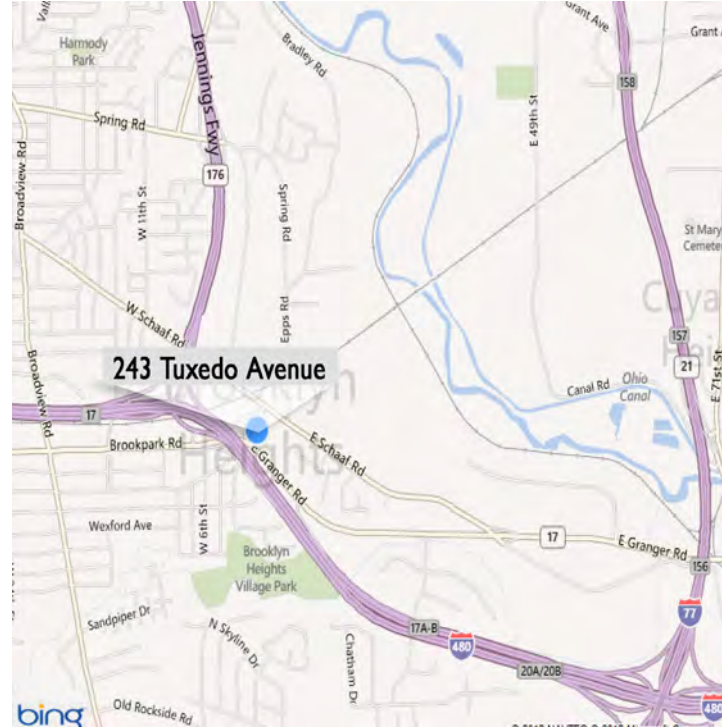
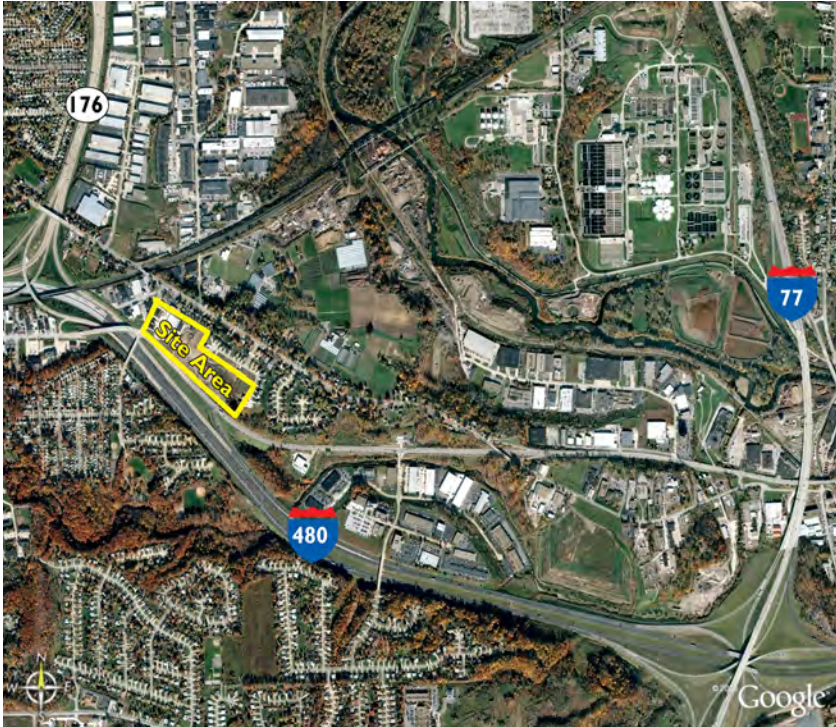
3 Summit Park Drive • Suite 200 • Cleveland, Ohio 44131

216-520-1200 • Fax: 216-520-1828 [crescorealestate.com](http://crescorealestate.com)

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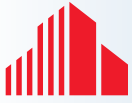
- Up to 16.40 Acres of Land - "Shovel Ready"
- Developer will Subdivide
- Planned Development Zoning Allows for Retail, Office and Industrial use
- Curb Cut and Liquor License Approved
- 20,000 SF to 150,000 SF of B-T-S space available
- Low Tax Rate Community / Possible Civic Incentives
- All Utilities to Site
- Access & Visibility from I-480 / Jennings Freeway
- 142,000 Traffic Count per Day
- Highway Signage

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CUSHMAN &  
WAKEFIELD



BUILD TO SUIT  
LAND FOR SALE

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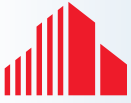
## POTENTIAL RENDERINGS



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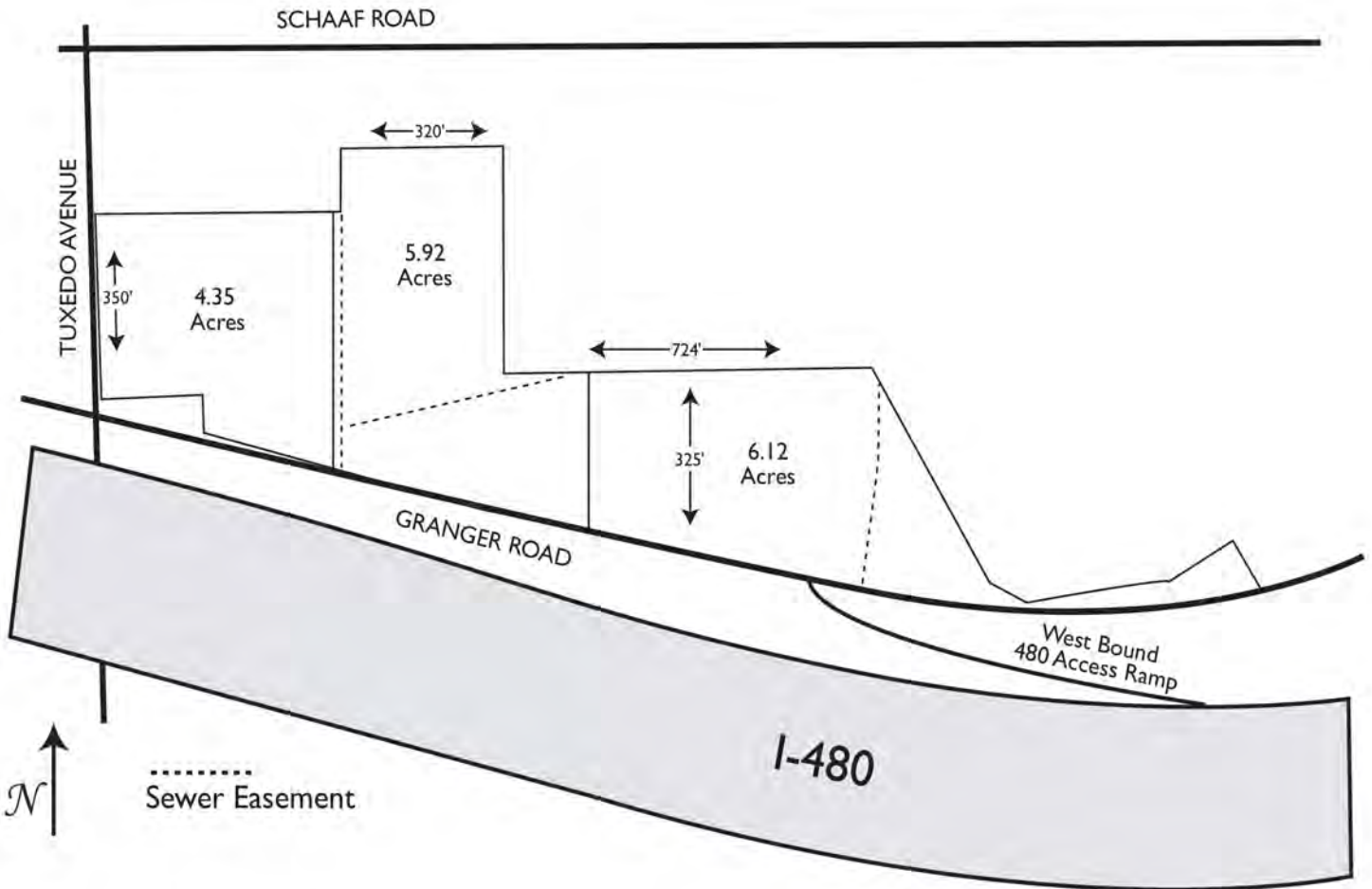
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## SITE PLAN



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