

Differentiating Features of Vacant Lot

Why This Lot Outshines the Rest

Discover a rare opportunity to own a vacant lot that offers more than just land—it delivers strategic advantages you won't find in competing properties.

- **Brand New Paved Parking:** Unlike many other lots, this property already includes extensive new parking space, ready to accommodate your needs.
- **Professional Landscaping:** The lot has been meticulously landscaped, ensuring a beautiful, ready-to-develop site that saves you time and effort.
- **Enhanced Security with Parking Lighting:** Enjoy the added safety and convenience of ample parking lighting, making your future development stand out day and night.
- **Full Ingress and Egress:** Unique dual access from both the front and rear, allowing seamless traffic flow to and from the highly sought-after Plaza and Market District. This flexibility is a significant advantage for any commercial development.
- **Utility Access:** All essential communications and utilities have already been connected by the road, simplifying the development process.
- **No Retention Pond Required:** The owner has invested approximately \$300,000 to install a state-of-the-art underground water collection and drainage system required by City of Solon, eliminating the need for an unsightly retention pond. This major cost-saving advantage enhances the property's usability and aesthetic appeal.
- **Ready-to-Use Garbage Area:** A designated and fully prepared garbage area is already in place, ensuring efficient waste management and making this lot even more development-ready.
- **Unmatched 217 Feet of Frontage and visibility:** With expansive frontage along the bustling Aurora Road, this lot boasts unmatched visibility and easy access for customers and clients, making it ideal for any commercial enterprise.
- **Zoned for Medical/Office Use:** The 1.32-acre lot is fully cleared and pre-approved for a 10,000 square foot building with required by the City parking allowance, streamlining the approval process and allowing you to hit the ground running.
- **Exceptional Location:** This lot provides convenient access to nearby plaza and businesses, including [list businesses]. Its proximity to major commercial hubs further enhances its value, giving your business unbeatable exposure.

Why Choose This Lot Over Others?

From its strategic location to the substantial infrastructure investments already made, this lot is ready for development, **with fewer obstacles and more conveniences than typical vacant properties**. Skip the hassle of retention ponds, utility connections, and expensive site prep. This lot is a ready-to-go canvas for your next successful development.