

PRIME SIGNALIZED 1AC DEVELOPMENT SITE

21946 LORAIN ROAD | FAIRVIEW PARK, OH 44126



FOR SALE
\$550,000

**FOR MORE
INFORMATION
CONTACT:**

KEVIN MOSS
First Vice President
+1 216 363 6453
kevin.moss@cbre.com

CBRE, INC.
950 Main Avenue
Suite 200
Cleveland, OH 44113

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PROPERTY INFO

- + For Sale - \$550,000
- + Prime 1 AC signalized development site in high barrier to entry Fairview Park market.
- + The site is located in Fairview Center, a grocery anchored center with Giant Eagle, Dollar Tree, Goldfish Swim School, & more!
- + Dimensions: 130' x irregular depth.
- + Zoning: GB - General Business A.
- + Strong traffic counts of 13,400 VPD (source ODOT TIMS).
- + Neighboring tenants include McDonalds, GetGo, Key Bank, Fifth Third, Dunkin Donuts, Burger King, Pet Supplies Plus, & more.
- + Dense market of 81,378 and daytime population of 82,697 daytime population in a 3 mile radius.

DEMOGRAPHICS (3ML RADIUS)



81,378
POPULATION



82,697
DAYTIME POPULATION



\$107,844
AVERAGE
HH INCOME

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PLAT OF LOT SPLIT AND CONSOLIDATION OF

21593-21939 LORAIN ROAD
 4435 WEST 220TH STREET
 4425 WEST 220TH STREET
 P.P.N. 321-29-012
 P.P.N. 321-29-049
CREATING PARCELS "A" AND "B"
 CITY OF FAIRVIEW PARK, OHIO

Situated in the City of Fairview Park, County of Cuyahoga and State of Ohio and known as being part of Original Rockport Township Section No. 6 and part of Sublot No. 10 of the Hillside Avenue Subdivision as recorded in Volume 116, Page 11 of Cuyahoga County Map Records.

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split of the same.

By: LARC Manager, Inc., a Delaware corporation, its Manager

By: Name: Ralph J. Puglione
 Title: Vice President

NOTARY

State of _____ }
 County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at this _____ day of _____, 2018.

Notary Public _____

My commission expires _____

APPROVALS

This Plat of Lot Split and Consolidation is accepted and approved by the City Engineer of the City of Fairview Park, Ohio this _____ day of _____, 2018.

City Engineer _____

This Plat of Lot Split and Consolidation is accepted and approved by the Clerk of Commission of the City of Fairview Park, Ohio this _____ day of _____, 2018.

Clerk of Commission _____

This Plat of Lot Split and Consolidation is accepted and approved by the Chairman of Planning Design Commission of the City of Fairview Park, Ohio this _____ day of _____, 2018.

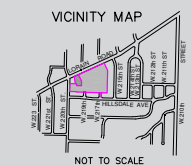
Chairman of Planning Design Commission _____

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley, III
 Edward B. Dudley, III
 P.S. No. 6747

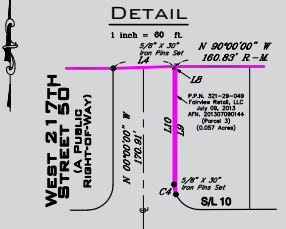
May 29, 2018
 Date



DRAWN BY
 BDK

APPROVED
 EBO PS No. 6747

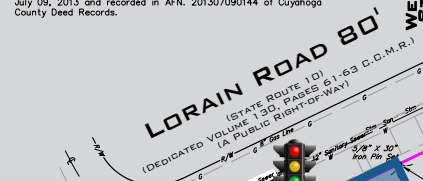
RIVERSTONE
 LAND SURVEYING - ENGINEERING - DESIGN
 3880 LAKERS AVENUE - SUITE 100
 CLEVELAND, OHIO - 44114
 PHONE: (216) 491-2600 FAX: (216) 491-9640
 WWW.RIVERSTONE-SURVEY.COM



HILLSDALE AVENUE 60'
 (DEDICATED VOLUME 116, PAGE 11 C.D.M.R.)
 (A PUBLIC RIGHT-OF-WAY)

BASIS OF BEARINGS

The centerline of Lorain Road as North 64°15'10" East as shown in the deed of land conveyed to Fairview Retail, LLC by the deed dated July 09, 2013 and recorded in APN: 201307090144 of Cuyahoga County Deed Records.



WEST 215TH STREET 50'
 (A PUBLIC RIGHT-OF-WAY)

WEST 220TH STREET 60'
 (FORMERLY SPENCER ROAD)
 (A PUBLIC RIGHT-OF-WAY)

WEST 217TH STREET 50'
 (A PUBLIC RIGHT-OF-WAY)

LORAIN ROAD 80'
 (STATE ROUTE 10)
 (DEDICATED VOLUME 130, PAGES 61-63 C.D.M.R.)
 (A PUBLIC RIGHT-OF-WAY)

HILLSDALE AVENUE 60'
 (DEDICATED VOLUME 112, PAGE 35 C.D.M.R.)
 (A PUBLIC RIGHT-OF-WAY)

WEST 217TH STREET 50'
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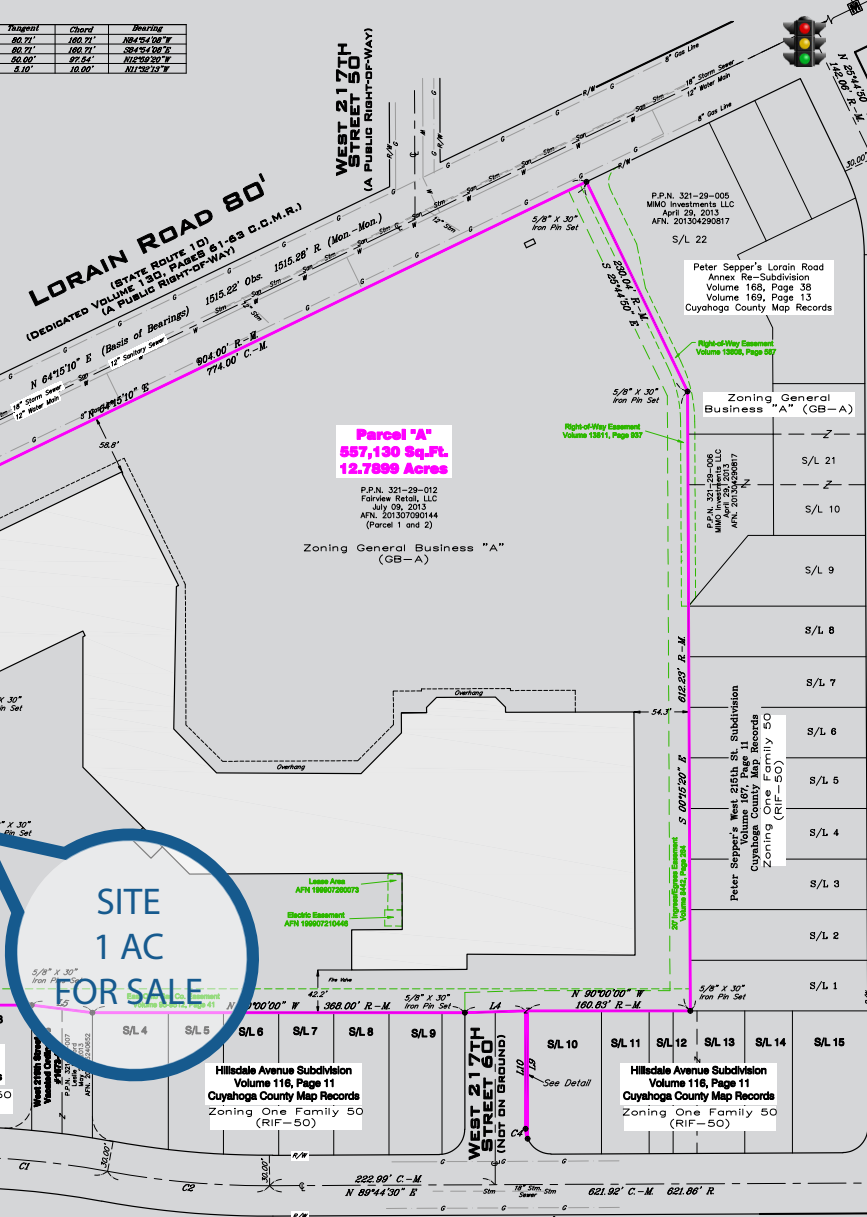
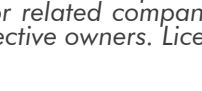
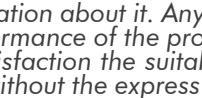
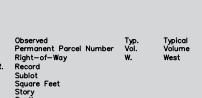
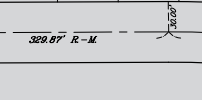
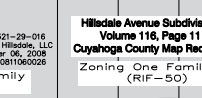
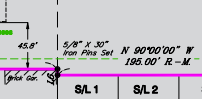
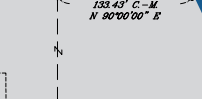
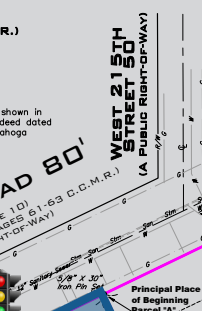
WEST 215TH STREET 50'
 (A PUBLIC RIGHT-OF-WAY)

CURVE TABLE

Curve	Radius	Arc	Delta	Ytangent	Chord	Bearing
C1	860.85'	104°54'	80.71'	180.71'	184°54'00"	T
C2	860.85'	104°54'	80.71'	180.71'	184°54'00"	T
C3	860.85'	104°54'	80.71'	180.71'	184°54'00"	T
C4	860.85'	104°54'	80.71'	180.71'	184°54'00"	T

LINE TABLE

Line	Length	Bearing
L1	41.49'	S70°00'00" W
L2	190.00'	C-M
L3	36.07'	C-M
L4	80.00'	R-M
L5	180.47'	R-M
L6	6.00'	R-M
L7	190.00'	R-M
L8	8.00'	R-M
L9	188.38'	R-M
L10	116.66'	R-M



Parcel "A"
 557,130 Sq.Ft.
 12.7899 Acres

Parcel "B"
 43,798 Sq.Ft.
 1.0055 Acres

SITE 1 AC FOR SALE

HILLSDALE AVENUE 60'
 (DEDICATED VOLUME 112, PAGE 35 C.D.M.R.)
 (A PUBLIC RIGHT-OF-WAY)

NOTE

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-P5674-P5864"



LEGEND

Symbol	Description
■	Monument Box Found
○	Iron Pin or Pipe Found
●	5/8" Iron Pin Set
○	Drill Hole Set / Found
+	P.K. Nail Set / Found

Abbreviation	Description
A	Arc Length
C.C.M.R.	Calculated Cuyahoga County Map Records
E	East
H.N.	House Number
M	Measured
N	North
N/A	Not Available
CL	Original Lot
O	Observed
P.P.N.	Permanent Parcel Number
R/W	Right-of-Way
Rec./R.	Record
S/L	Sublot
Sq.Ft.	Square Feet
Sty.	Story
Stn.	Station
W	West
Typ.	Typical
Vol.	Volume

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	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	15,032	81,378	225,433
2028 Population - Five Year Projection	14,606	79,460	220,627
2023 Daytime Population	10,363	82,697	222,166
2023 Households - Current Year Estimate	6,502	36,510	101,286
2023 Average Household Income	\$99,945	\$107,844	\$98,720
2028 Average Household Income Projection	\$116,140	\$124,984	\$114,440
2023 Median Household Income	\$77,027	\$75,469	\$67,978
2023 Population Over 25	11,311	60,511	165,655

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