

# 1.15 ACRE DEVELOPMENT SITE ADJACENT TO BANK OF AMERICA

ROYALTON ROAD, NORTH ROYALTON, OHIO 44133

FOR SALE /  
FOR LEASE



**ATTRACTIVE PRICING ON  
1.15 ACRE DEVELOPMENT SITE IN  
HIGH BARRIER TO ENTRY MARKET**

**CONTACT  
EXCLUSIVE AGENT:**

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**CBRE**



# THE OPPORTUNITY

- Priced to Sell: \$575,000  
- Lease: Subject to Terms
- Parcel ID: 487-10-135
- ±1.15 Acre parcel of land located behind Bank of America on Royalton Road
- Expansive Zoning: TC Town Center District
- Owner will sell the property or develop / lease to a qualified tenant
- Traffic Counts: Approximately 15,000 VPD
- Existing monument sign along Royalton Road, shared by Bank of America
- Conceptual Site Plans and Elevation Renderings Available (on pages 5 and 6)



## Quick Stats - 3 Mile Radius



DAYTIME  
POPULATION  
**29,050**



POPULATION  
**40,461**



HOUSEHOLDS  
**17,766**



POPULATION  
25 & OVER  
**30,257**



AVG. HOUSEHOLD  
INCOME  
**\$119,194**

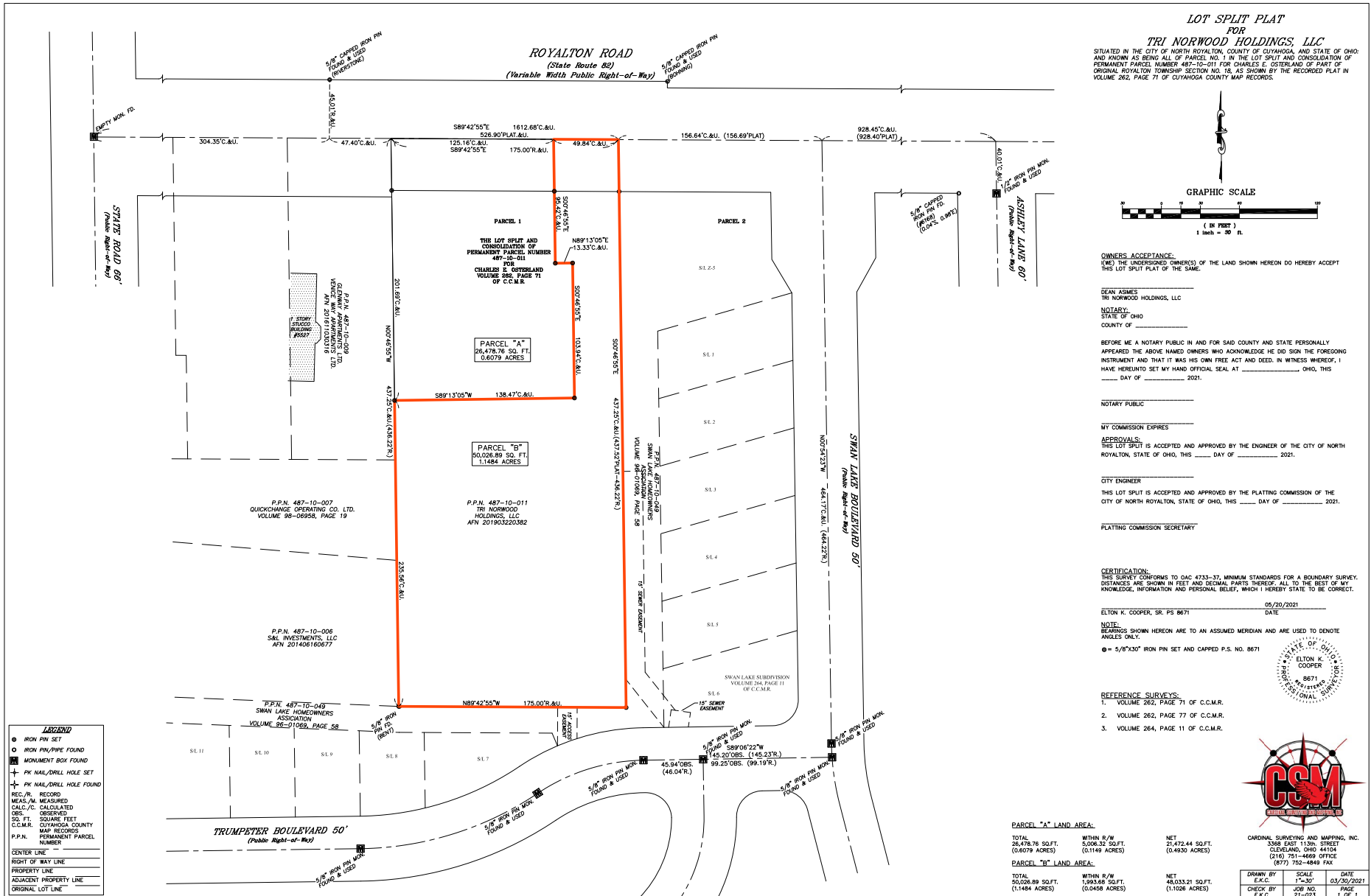


# PROPERTY INFORMATION

Parcel Number:	487-10-135
Acres:	±1.15
City:	North Royalton
Zoning:	Town Center District (T-C)



# SITE SURVEY

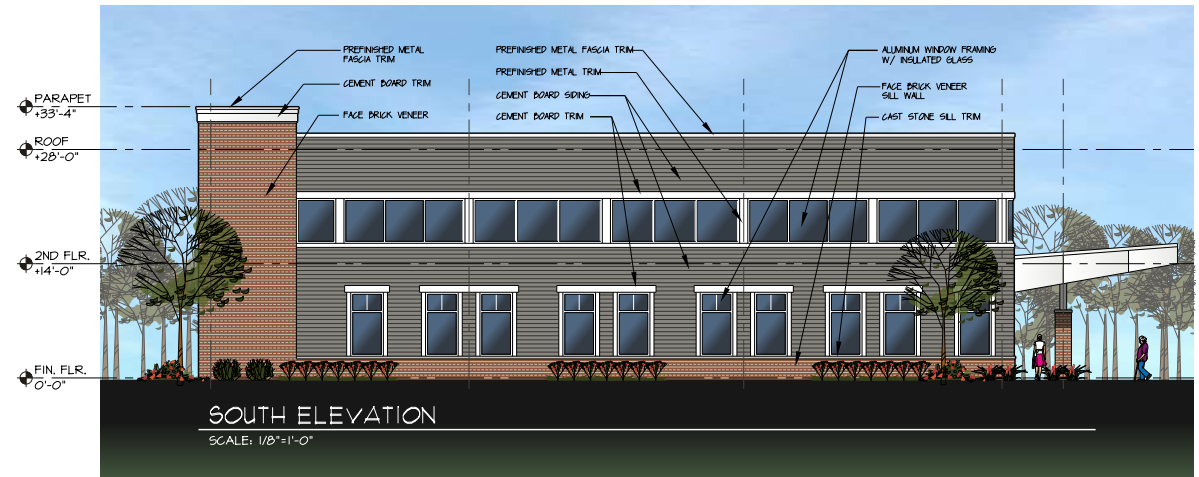
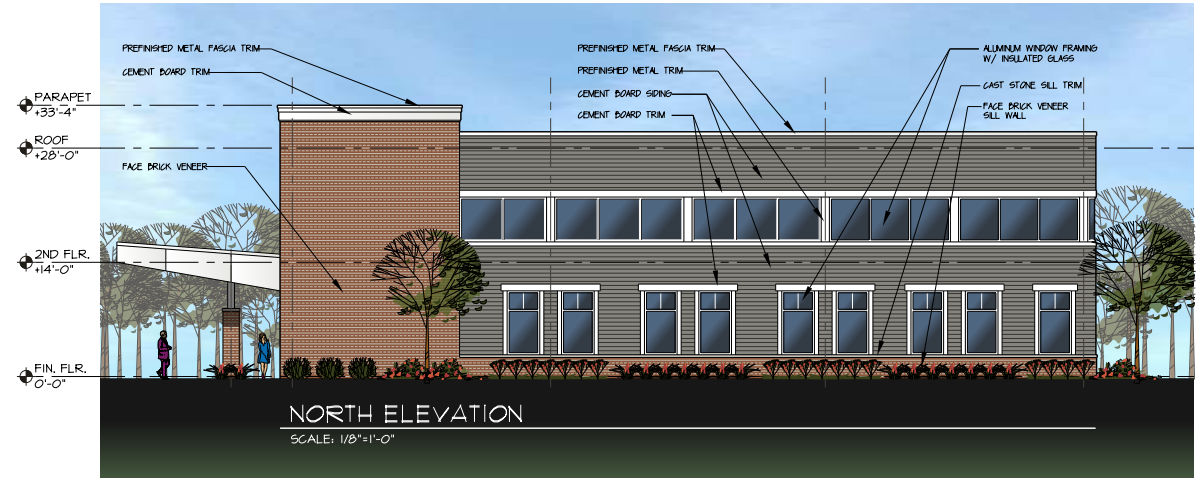








# DEVELOPMENT RENDERINGS





# AERIAL VIEW





# RETAIL TRADE MAP



## North Royalton RETAIL TRADE AREA

**TRADE AREA INFO**  
Ridge Road & Royalton Road  
(3 Miles)

- Population: 40,062
- Daytime Population: 33,108
- Total Households: 17,308
- Median HH Income: \$77,110
- Total Businesses: 1,175
- Total Employees: 10,328

**MAJOR OFFICE BUILDINGS**  
158,977 Total SF  
(Source, CoStar)

1. 10143 Royalton Rd - 37,000 SF
2. The Avalon - 25,281 SF
3. Wellpointe Pavilion - 21,054 SF
4. Jani-King - 18,000 SF
5. 6785 Wallings Rd - 15,642 SF

**MAJOR EMPLOYERS**

1. NCC Solutions - 300
2. Pro Medica - 150
3. PGT Construction - 120
4. DiGioia Suburban Excavating - 120
5. The Pavilion - 100

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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	5,194	40,461	119,489
2028 Population - Five Year Projection	5,082	39,980	118,220
2023 Daytime Population	4,625	29,050	92,610
2023 Households - Current Year Estimate	2,260	17,766	51,057
2023 Average Household Income	\$113,637	\$119,194	\$112,832
2028 Average Household Income Projection	\$136,528	\$138,182	\$130,791
2023 Median Household Income	\$77,831	\$85,358	\$81,193
2023 Population Over 25	4,061	30,257	90,765

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