

# ±1.2 AC SITE AVAILABLE FOR SALE OR LEASE

5755-5855 ROYALTON ROAD, NORTH ROYALTON, OHIO 44133

FOR SALE | FOR LEASE



DRIVE-THRU ZONING IN PLACE

MINIMAL ZONING SETBACKS = MAXIMIZE  
PARKING/BUILDING AREA!

EXISTING BUILDINGS TO BE RAZED MARCH/  
APRIL 2025

CONTACT  
EXCLUSIVE AGENT:

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**CBRE**



# THE OPPORTUNITY

- For Sale: \$1,250,000
- For Lease: Case by Case Basis
  - » Subject to Negotiations - please contact broker
- Site Dimensions: Approx. 125' X 420'
- ±1.2 Acres of land next to Malley's and across from Giant Eagle and new Chipotle
- Owner is an experienced developer and will ground lease or build to suit for a qualified tenant/end user
- Traffic Counts: Approximately 18,500 VPD
- Expansive Zoning: TC Town Center District
- Drive-Thru Concepts are permitted under the existing zoning code
- Advantageous zoning setbacks allow user to maximize the buildable acreage area and building visibility; 5' FT building/parking side setback and 10' - 25' FT front setback



Parcel Numbers:	487-06-008 ; 487-06-021
Approximate Dimensions	125' X 420'
Acres:	1.2 Acres
City:	North Royalton
Zoning:	TC Town Center District

## Quick Stats - 3 Mile Radius



DAYTIME  
POPULATION  
**27,789**



POPULATION  
**40,244**



HOUSEHOLDS  
**17,867**

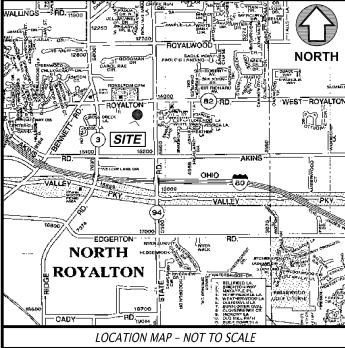


POPULATION  
25 & OVER  
**30,001**



AVG. HOUSEHOLD  
INCOME  
**\$124,636**

# SITE SURVEY



## ALTA/NSPS LAND TITLE SURVEY of P.P.Nos. 487-06-008 and 487-06-028

KNOWN AS BEING PART OF ORIGINAL ROYALTON TOWNSHIP  
SECTION No. 13, NOW SITUATED IN THE CITY OF NORTH  
ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO.

### Surveyor's Certification

This survey was made for the benefit of:  
DP Royalton 2, LLC, together with its successors, participants and/or assigns, Norwood  
Development Group, LLC, together with its successors, participants and/or assigns, and  
Chicago Title Insurance Company.  
Based upon File No. 2427060337 of Chicago Title Insurance Company bearing an effective  
date of April 19, 2024 at 6:59 am.  
This is to certify that this map or plat and the survey on which it is based were made in  
accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land  
Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2,  
3, 4, 7(a), 8, 9, 13, 14, 16, 17 and 18 of Table A thereof.

Richard J. Koble, Professional Land Surveyor No. 7889  
The field work was completed on May 28, 2024.  
Date of Plat or Map: June 21, 2024  
Rev. No. 1: June 26, 2024 - new Title Report  
Rev. No. 2: July 3, 2024 - Title Co. comments

### Survey Notes

- 1) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no building encroachments on the subject property or upon adjacent land and that all said property unless shown herein, and there are no visible or apparent easements or rights-of-way except as shown.
- 2) There was no observed evidence of current earth moving work, building construction or building additions.
- 3) Surveyor is not aware of any proposed changes in street right of way lines, and there was no observed evidence of recent street or sidewalk construction or repairs.
- 4) There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- 5) Subject properties have frontage along Royalton Road, a dedicated public street.
- 6) Tax parcel identification number P.P.Nos. 487-06-008 and 028 affects this and no other properties.
- 7) Said described property is located within areas having a zone designations "X" (area determined to be outside of the 0.2% Annual Chance Floodplain), 0.2% Annual Chance Flood Hazard, 1% Annual Chance Flood Hazard, and "H" (Special Flood Hazard area) by the Secretary of Housing and Development, on Flood Insurance Rate Map No. 38032C0303E, with a date of identification of December 3, 2015, in Cuyahoga County, State of Ohio, which is the current flood insurance rate map for the community in which said property is situated.

### Notes Corresponding to Schedule BII

- 12) Easement for sanitary sewers to the City of North Royalton, Ohio, a municipal corporation, (SADA, filed July 23, 1984 and recorded in Volume 11167, Page 357 of Cuyahoga County Records.  
> Plotted - affects Property No. 1.
- 13) Reservation of Easement recorded in Volumes 80-1754, Page 32 of Cuyahoga County Records. Terms of easement, recorded in Volume 83-1403, Page 67 of Cuyahoga County Records.  
> Plotted - affects Property Nos. 1 and 2
- 14) Perpetual easement for highway purposes and right of access to Royalton Road, filed October 13, 2005 and recorded in instrument No. 200507033116 of Cuyahoga County Records.  
> Plotted - affects Property Nos. 1 and 2

### Legal Description

Parcel No. 1: (P.P.N. 487-06-008)  
Situated in the City of North Royalton, County of Cuyahoga, and State of Ohio.  
And known as being part of Original Royalton Township Section No. 13, and bounded and described as follows:

Commencing in the centerline of Royalton Road (60.00 feet wide), at the Northwest corner of a parcel of land conveyed to Joseph E. Wright by deed dated February 25, 1932 and recorded in Volume 4224, page 477, of the Cuyahoga County Records.  
Thence North 83 deg. 11' 20" East, along the centerline of Royalton Road, 93.28 feet to a point and the place of beginning;  
Thence South 0 deg. 26' 00" West, and parallel to the Western line of land conveyed to Steve and Josephine Lochner by deed dated April 5, 1952 and recorded in Volume 7476, page 667, of the Cuyahoga County Records, 172.76 feet to a point;

Thence South 61 deg. 16' 01" West, 50.23 feet to a point;  
Thence North 89 deg. 18' 40" West, 49.48 feet to a point on the Western line of land conveyed to Joseph E. Wright, as aforesaid;

Thence South 0 deg. 41' 20" West, along the Western line of Joseph E. Wright as aforesaid, 210.90 feet;

Thence North 83 deg. 11' 20" East, 259.15 feet;

Thence North 0 deg. 26' 20" East, 215.76 feet;

Thence South 83 deg. 11' 20" West, 150 feet;

Thence North 0 deg. 26' 20" East, 180.24 feet to the centerline of Royalton Road (60 feet wide);

Thence South 83 deg. 11' 20" West, along the centerline, 14.12 feet to the place of beginning.

Parcel No. 2: (P.P.N. 487-06-028)  
Situated in the City of North Royalton, County of Cuyahoga, and State of Ohio.  
And known as being part of Original Royalton Township Section No. 13, and bounded and described as follows:

Beginning in the centerline of Royalton Road (60.00 feet wide), at the Northwest corner of a parcel of land conveyed to Joseph E. Wright by deed dated February 25, 1932 and recorded in Volume 4224, page 477, of the Cuyahoga County Records;  
Thence North 83 deg. 11' 20" East, along the centerline of Royalton Road, 93.28 feet to a point;

Thence South 0 deg. 26' 00" West, and parallel to the Western line of land conveyed to Steve and Josephine Lochner by deed dated April 5, 1952 and recorded in Volume 7476, page 667, of the Cuyahoga County Records, 172.76 feet to a point;

Thence South 57 deg. 55' 27" West, 51.14 feet to a point;  
(Actual - South 51 deg. 16' 01" West, 50.23 feet)

Thence North 89 deg. 18' 40" West, 49.48 feet to a point on the Western line of land conveyed to Joseph E. Wright, as aforesaid;

Thence North 0 deg. 41' 20" East, along the Western line of Joseph E. Wright, 180.25 feet to the place of beginning; be the same more or less, but subject to all legal highways.

### Land Area

P.P.N. 487-06-008  
97,403 SQ. FT. 1.3178 ACRES  
(including 637 SQ. FT. in R.O.W.)

P.P.N. 487-06-028  
17,239 SQ. FT. 0.3957 ACRES  
(including 4,150 SQ. FT. in R.O.W.)

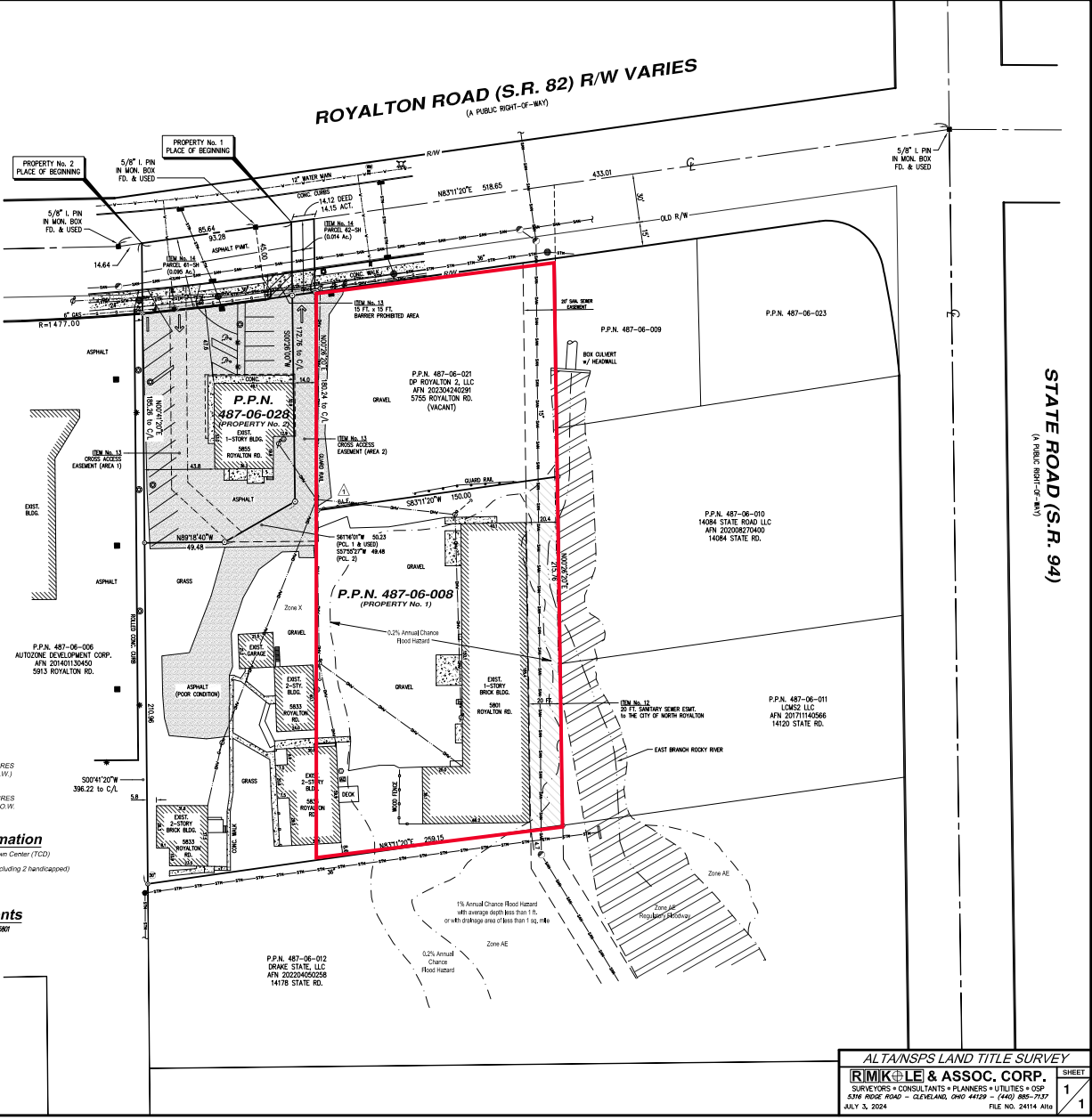
### Zoning Information

Zoning District: Traditional Town Center (TCD)  
Parking Spaces shown: 18 (including 2 handicapped)

### Possible Encroachments

ON ELECTRIC LINE TO AIN, 3801  
OVER P.P.N. 487-06-021

SYMBOL LEGEND	
XX	HYDRAUT
W	WATER VALVE
W	WATER MAIN MANHOLE
W	CURB INLET
W	STORM MANHOLE
W	CATCH BASIN - SQUARE
W	CATCH BASIN - ROUND
W	SHEDDING MANHOLE
W	LIGHT POLE / CONC. POLE
W	POWER POLE
W	WALL
W	PAVING SUPPORT POLE
W	SPRINKLER CONTROL BOX
W	HANDICAPPED SIGN
W	LD w/ DA
W	GAS METER
W	GAS TAP
W	SUP. CAPT. (IND)
W	DAIRY SET
W	MAN. VAL. SET





# AERIAL VIEW



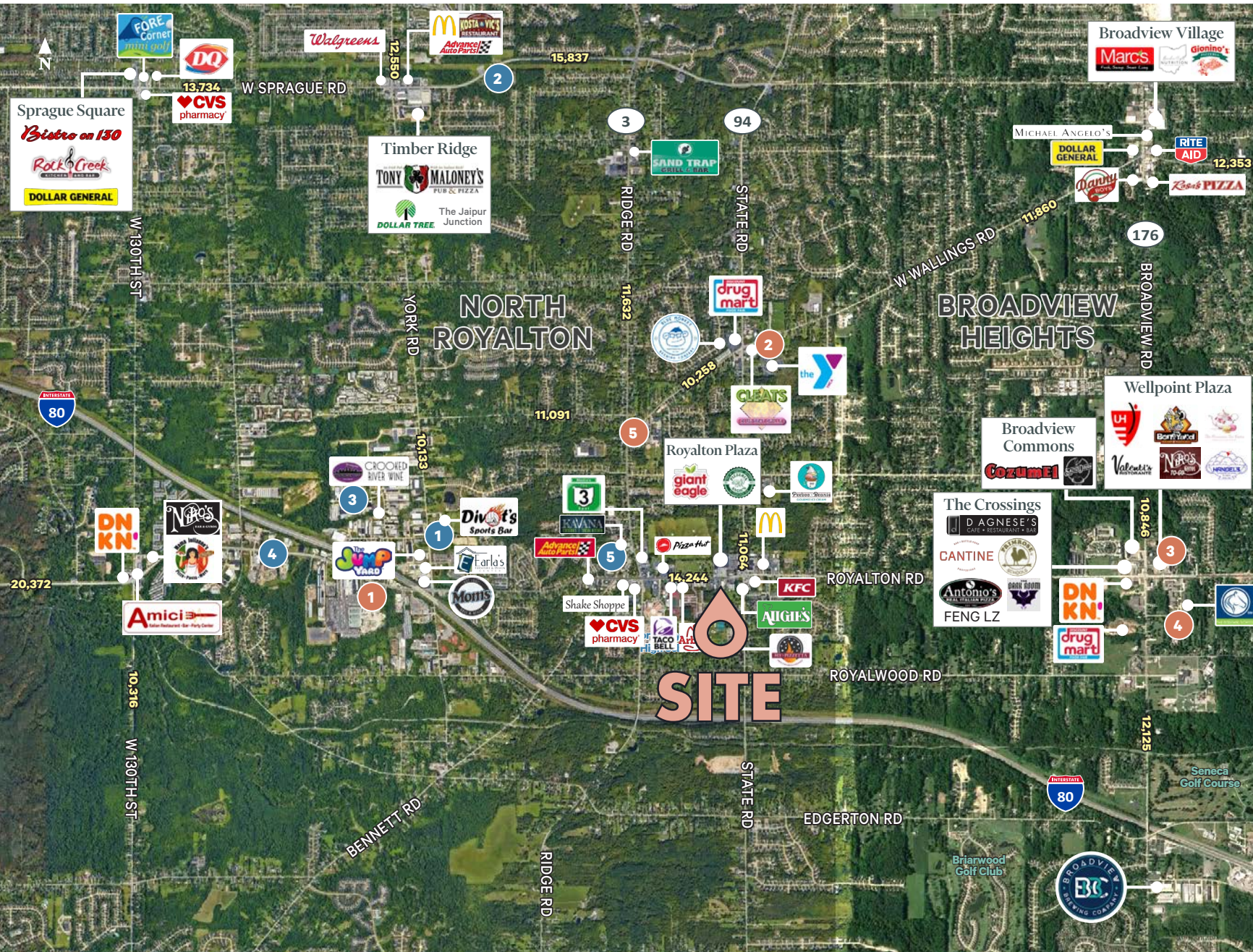


# AERIAL VIEW





# 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. Wellpoint 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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Updated: July 30, 2024



# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	4,378	40,244	119,085
2029 Population - Five Year Projection	4,307	39,698	117,291
2024 Daytime Population	4,023	27,789	92,216
2024 Households - Current Year Estimate	1,977	17,867	50,842
2024 Average Household Income	\$118,873	\$124,636	\$120,731
2029 Average Household Income Projection	\$145,190	\$147,946	\$143,976
2024 Median Household Income	\$81,326	\$88,763	\$87,987
2024 Population Over 25	3,336	30,001	89,101

## CONTACT EXCLUSIVE AGENT:

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