

## Land for Sale in Sheffield Village



**2.89 Acres**

PPN: 03-00-002-102-011,  
032 & 043

**Zoning: C-2 Limited  
Retail/Office District**

**Price: \$515,000 (\$178,200/AC)**

**3 Parcels: 03-00-002-102-011,032 & 043**



## 2,500SF Home Included in Sale



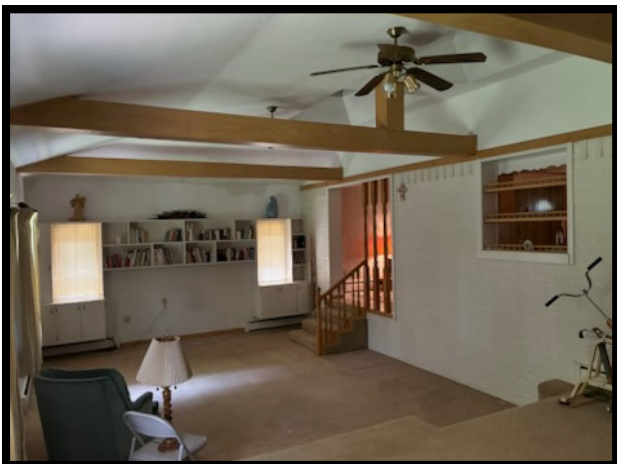
Front of Home



Kitchen



Dining Room



Family Room



Family Room



Living Room

## 2,500SF Home Included in Sale



Primary Bedroom



Bedroom



Bedroom



Bedroom

## 3 Parcels





## PROPERTY HIGHLIGHTS

### SHEFFIELD VILLAGE OHIO

Founded in 1815 as part of the Connecticut Western Reserve, Sheffield Village has deep agricultural roots and was active in the Underground Railroad. It officially became a village in 1920 and is known for its blend of historical charm and modern growth.

Sheffield Village continues to grow with recent commercial developments along Detroit Road and East River Road. The area offers mixed-use opportunities, improved infrastructure, and proximity to major retailers, making it a strong location for business investment.

### ZONING: C-2 LIMITED

#### RETAIL/OFFICE DISTRICT

Commercial Districts (C-2, C-3, and C-4) The commercial district regulations are established to ensure the availability of suitable areas for various commercial uses while encouraging the most desirable and beneficial use of land and protecting the character and value of residential property in Sheffield Village.

**The Limited Retail/Office District (C-2)** is intended to provide areas for a limited number of retail and office uses on primarily large parcels while excluding outdoor storage and automotive uses.

### DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>
Population	3,551	41,089
Households	1,430	15,910
Medium Household Income	\$97,065	\$75,622

## SURROUNDING AREA

