

Prime Development Site in Rocky River

For Sale | 1560 Wagar Road, Rocky River Ohio 44116



**DOWNTOWN
CLEVELAND**





Potential Development Plans

- Excellent redevelopment opportunity in the heart of Rocky River for townhouses or new apartment complex
- Across the street from Rocky River High School which is ranked the 5th best high school in the state of Ohio
- Site supports up to 25 apartment units: 20 two-bedroom & 4 one-bedroom or \pm 20 townhomes
- Proximity to multiple dining, service, and shopping amenities in Rocky River and Fairview Park
- R-4 Multi-Family Zoning Code which allows for buildings up to 36'
- Site can accomodate +/- 50 parking spaces
- Amazing access to I-90 which allows for easy commutes to and from work

Asking Price: \$850,000



Current Structure

Building Size	4,402 SF
# of Floors	Two (2)
Year Built (Renovated)	1956 (1990)
Parking	8 Covered & 12 Uncovered
Current Occupancy	100%
Current NOI	\$5,000/Month

LEGEND

- [illegible]



20 0 10 20

SCALE: 1" = 20'

ABBREVIATIONS

Dd. - DEED
MSD. - MEASURED
ACT. - ACTUAL
CALC. - CALCULATED
OBS. - OBSERVED
TD. - TURNED
FD. - FOUND
ENCR. - ENCROACHES
CLRS. - CLEARS
ASPH. - ASPHALT
CONC. - CONCRETE
SUBJ. - SUBJECT
CONT. - CONTIGUOUS
U.G. - UNDERGROUND
O.H. - OVERHEAD

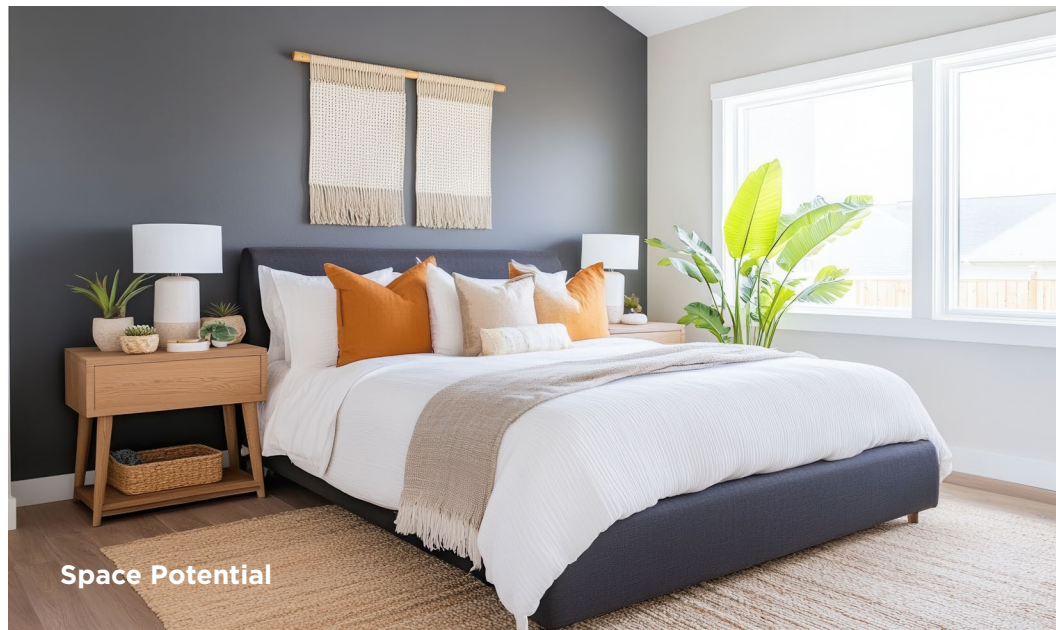
F. REGARDING EXISTING SEWERS

WAGAR ROAD (VARIABLE WIDTH) (PUBLIC)

**MULTI-FAMILY
3 LIVING LEVELS
36,000 S.F. LIVING AREA
38' BUILDING HEIGHT**



Space Potential



Space Potential



Beachcliff
MARKET SQUARE
LOFT
Taza
A LEGANSE GRILL
Sakana
HAND & STONE
MASSAGE AND FACIAL SPA

pure
barre
CVS
pharmacy
ACE
Hardware
Pet
People

heinens
meat & fish

WHOLE
FOODS
MARKET
DOLLAR
TREE
Cleveland Clinic
Rocky River Urgent Care

DETROIT RD

Site

20

90

254

90

HILLIARD RD

WAGAR RD

Auto
Zone

Orangetheory
FITNESS
STORAGE
ZONE
SELF STORAGE

FITWORKS

Rocky River
Brewing Co.

Wendy's

giant
eagle
Office
Max
Advance
Auto Parts

CENTER RIDGE RD

ALDI

AMC
THEATRES
DOLLAR
TREE
Marc's
Furniture, Storage, Sales, Loans
THE HOME
DEPOT

TARGET Marshalls. LOWE'S
KOHLS petco
ULTA BEAUTY RALLY HOUSE BOOKS-A-MILLION
planet fitness five BELOW Game Stop

202,230
Population
(2025 | 5 Mile)

40.8
Median Age
(2025 | 5 Mile)

93,963
Households
(2025 | 5 Mile)

\$111,984
Household Income
(2025 | 5 Mile)

8,163
Total Businesses
(2025 | 5 Mile)

86,845
Total Employees
(2025 | 5 Mile)



Rocky River

Rocky River, Ohio is a charming lakeside suburb located about nine miles west of downtown Cleveland in Cuyahoga County. Nestled along both the Rocky River and the shores of Lake Erie, this picturesque community blends natural beauty with a vibrant small-town atmosphere. Established in the early 19th century and incorporated as a city, Rocky River now supports around 21,700 residents (as of the 2020 census). The city is known for its rocky river valley with shale cliffs, extensive Metroparks trails, a lively historic downtown, and a welcoming harbor—perfect for both outdoor fun and cultural outings.

Things To Do

[Explore the Cleveland Metroparks Rocky River Reservation](#) – Hike trails through the river valley, admire shale bluffs, and visit the Nature Center for wildlife exhibits and family programs

[Relax at Bradstreet's Landing & Rocky River Beach](#) – Enjoy lakeside sunsets on Lake Erie, swim, fish, or launch small boats and paddleboards

[Stroll through Rocky River Park](#) – A peaceful park with scenic paths, open green space, and seasonal events like summer concerts

[Check out Westwood Village & Old River Shopping Area](#) – Browse charming boutiques, sit in cozy cafés, and grab a bite at local favorites

[Dine at Local Restaurants](#) – Enjoy craft beer and live music at Rocky River Brewing Company, fine wines at Wine Bar Rocky River, or tasty American fare at Burntwood Tavern

[Attend Community Events](#) – Look out for the Summer Concert Series, an annual Arts Festival, seasonal celebrations, and local wine walks
The Tourist Checklist

[Play Golf or Sports Outdoors](#) – Hit the links at Westwood Country Club or nearby public courses; enjoy sports fields and playgrounds at Elmwood Park and local rec centers





**1560 WAGAR ROAD
ROCKY RIVER, OHIO 44116**

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