

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 ±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 accommodate +/- 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 |

Site Survey

LEGEND

| | |
|-------------------------------|-----------------------------|
| SANITARY MANHOLE | GAS LINE MARKER |
| STORM MANHOLE | GAS VALVE |
| CAUGHT MANHOLE | GAS WELL |
| CATCH BASIN | GASOLINE INTAKE VALVE |
| CLEANOUT | GASOLINE PUMP |
| PIPE WELL | ELECTRIC GROUND TRANSFORMER |
| HYDRANT | CABLE TV PEDESTAL |
| WATER LINE VALVE | TELEPHONE MANHOLE |
| WATER MANHOLE | TRAFFIC MANHOLE |
| WATER METER | ELECTRIC MANHOLE |
| WATER FAUCET | ELECTRIC METER |
| WATER WELL | ELECTRIC CIRCUIT |
| UTILITY POLE | ELECTRIC CABINET |
| UTILITY POLE WITH TRANSFORMER | PULL BOX |
| UTILITY POLE BASE ONLY | TELEPHONE PEDESTAL |
| STREET LIGHT ASSEMBLY | OUTLET RISER |
| GUY ANCHOR ASSEMBLY | SIGN |
| CHAN LINK FENCE | DECIDUOUS TREE |
| WOOD FENCE | CONIFEROUS TREE |
| GUARDRAIL | |
| FLAG POLE | |
| SPRINKLER CONTROL BOX | |
| OVERHEAD UTILITY WIRES | |
| CHAIN LINK FENCE | |
| WOOD FENCE | |



20
0 10 20
SCALE: 1" = 20'

ABBREVIATIONS

| |
|------------------------|
| Dd. - DEED |
| MSD. - MEASURED |
| ACT. - ACTUAL |
| CALC. - CALCULATED |
| DEP. - DEPARED |
| TD. - TURNED |
| FD. - FOUND |
| ENDR. - ENDROACHES |
| CURS. - CLEARS |
| ASPH. - ASPHALT |
| CONC. - CONCRETE |
| SUBJ. - SUBJECT |
| CONSTR. - CONSTRUCTION |
| U.G. - UNDERGROUND |
| O.H. - OVERHEAD |

MADE SET

● DENOTES 5/8" DIAMETER, 30 INCH LONG IRON PIN SET WITH TEMP. CAP. NO. 6914, 1/4" ID CAP (UNLESS OTHERWISE NOTED)

MADE SET

PPN 303-01-007
ST. THOMAS EVANGELICAL LUTHERAN CHURCH
VOL. 5849, PG. 235 C. C. D. R.

ASPHALT PAVEMENT WITH CONCRETE CURBS

SOUTHWESTERLY LINE WILLIAM SILK
VOL. 589, PG. 145 C. C. D. R.
N 093°55'50" W 144°50' DEED & MSD.

1" FLAT-TOP IRON PIPE (BENT)
FD. N 76°35'40" W 0.91°

12' STORM

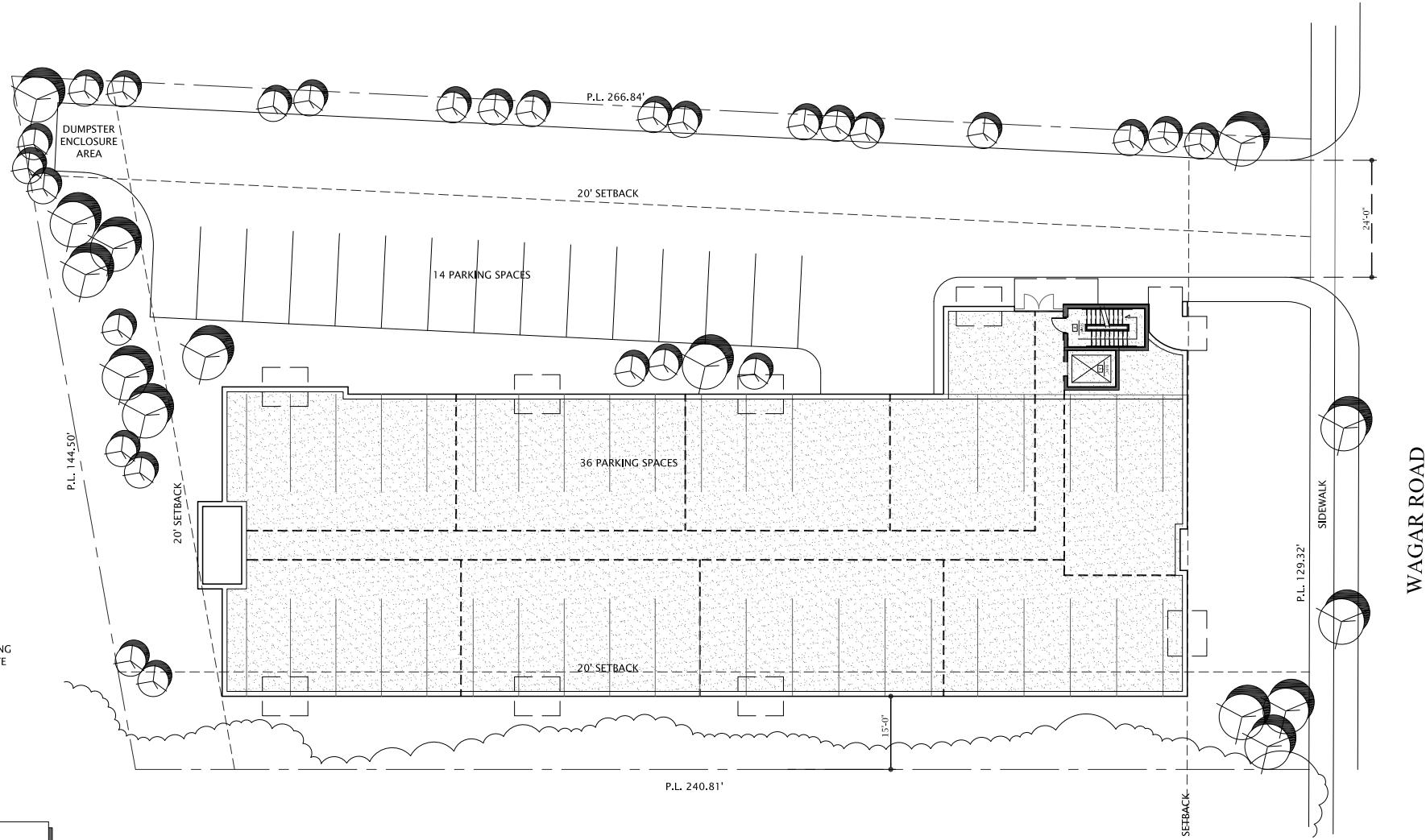
LANDSCAPE TIMBER PLANTER

ADJOINING GARAGE CLEARS 0.8'

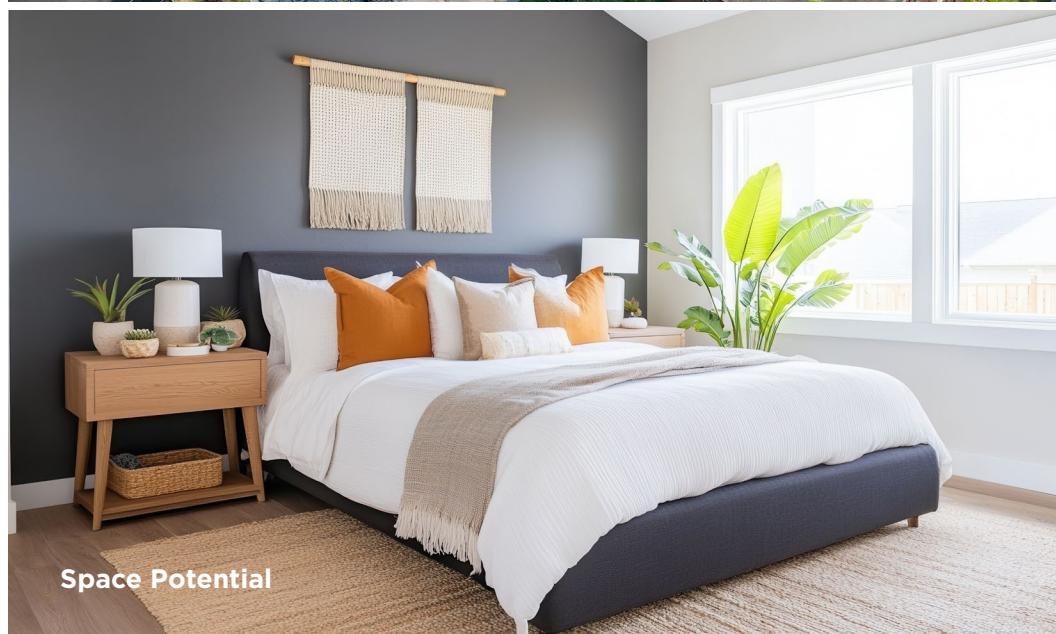
ADJOINING GARAGE OUTER LINE

ADJOINING GARAGE CLEARS 0.4'

Potential Development Plan



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



Space Potential

Space Potential



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



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