



Colliers

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SITE

FOR SALE

Reduced Price:  
\$225,000

22801 Emery Road,  
Warrensville Heights, OH 44128

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## PROPERTY DETAILS

- 4,547± SF freestanding building on 1.087 AC site
- U-7 Planned Commercial Development District Zoning allows for hotels, medical, office, banks, retail, and service uses
- 125k daytime population and 56k households within a 5-mile radius
- Strong traffic counts of 19,370 VPD on Emery Road
- Located less than a mile from Jack Thistledown Racino and Amazon's North Randall fulfillment center
- ❖ Property will be sold with a deed restriction prohibiting burger, chicken, and coffee restaurants



### POPULATION

1-Mile 7,718  
3-Mile 71,512  
5-Mile 132,014



### AVERAGE HOUSEHOLD INCOME

1-Mile \$58,851  
3-Mile \$101,751  
5-Mile \$114,817



### MEDIAN AGE

1-Mile 38.4  
3-Mile 43.2  
5-Mile 41.7



### DAYTIME POPULATION

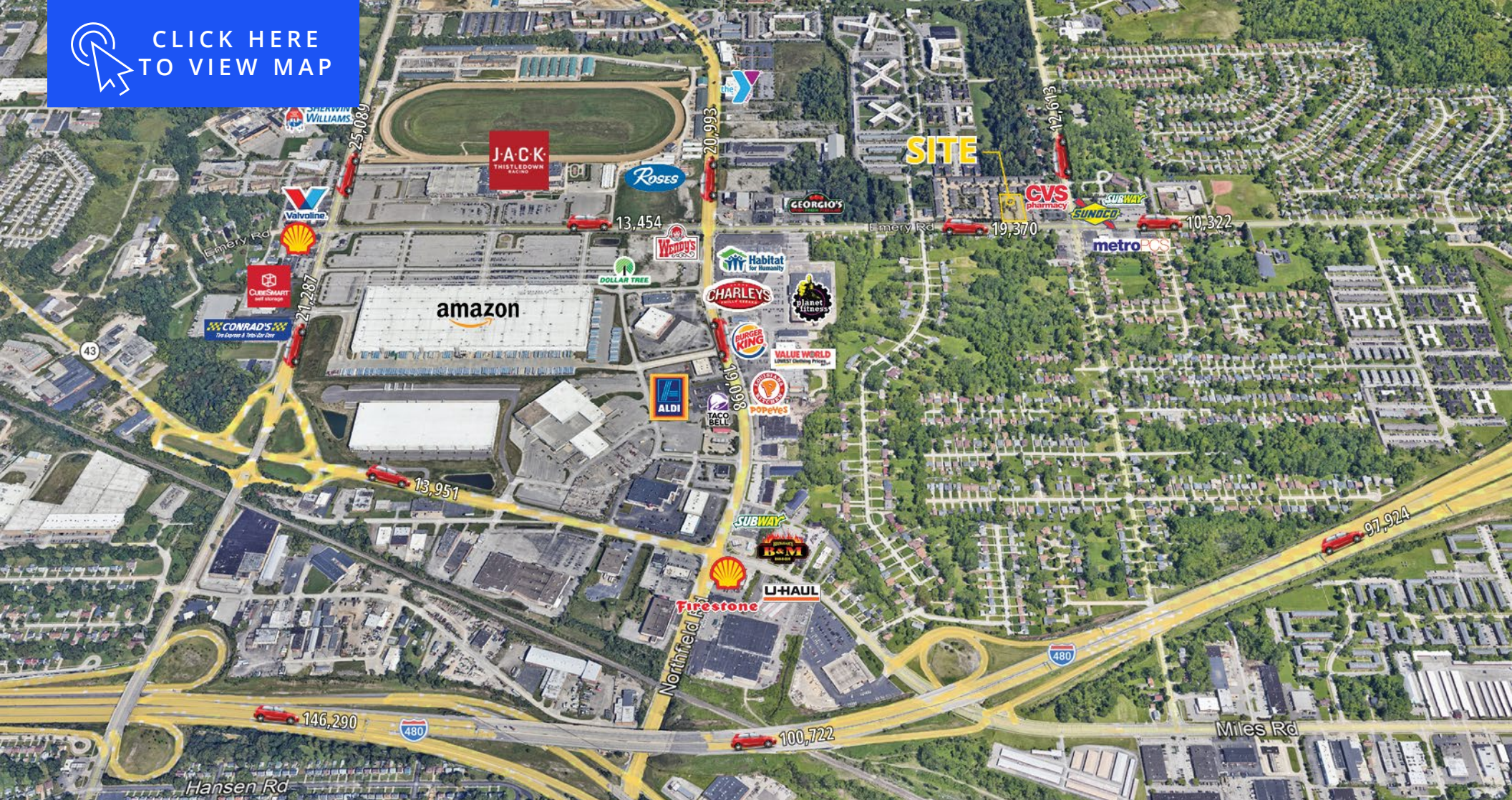
1-Mile 8,843  
3-Mile 104,277  
5-Mile 124,933



[Click Here to View Full Demographics](#)



CLICK HERE TO VIEW MAP



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