

0.63 AC Snow Road Development Site

15500 SNOW ROAD | BROOK PARK | OHIO | 44142

GROUND LEASE



PROPOSED NEW
CLEVELAND BROWNS
STADIUM
SNOW ROAD
1 MILE AWAY



117.56'

246'

246'

117.56'

SNOW RD - 23,705 VPD

Exclusive Contacts:

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THE OPPORTUNITY

- 0.63 AC Development Site on Snow Road
Available for ground lease
- High traffic counts of 23,705 VPD
- Minutes from the airport and future Browns stadium project ('29 opening)
- Zoned U3-A3
- Dimensions: 246' x 117'
- Dense population of 73,431 people in a 3 mile radius



QUICK STATS 3 MILE RADIUS



DAYTIME
POPULATION
95,750



POPULATION
73,431



HOUSEHOLDS
32,679



POPULATION
25 & OVER
54,827



AVG. HOUSEHOLD
INCOME
\$81,105

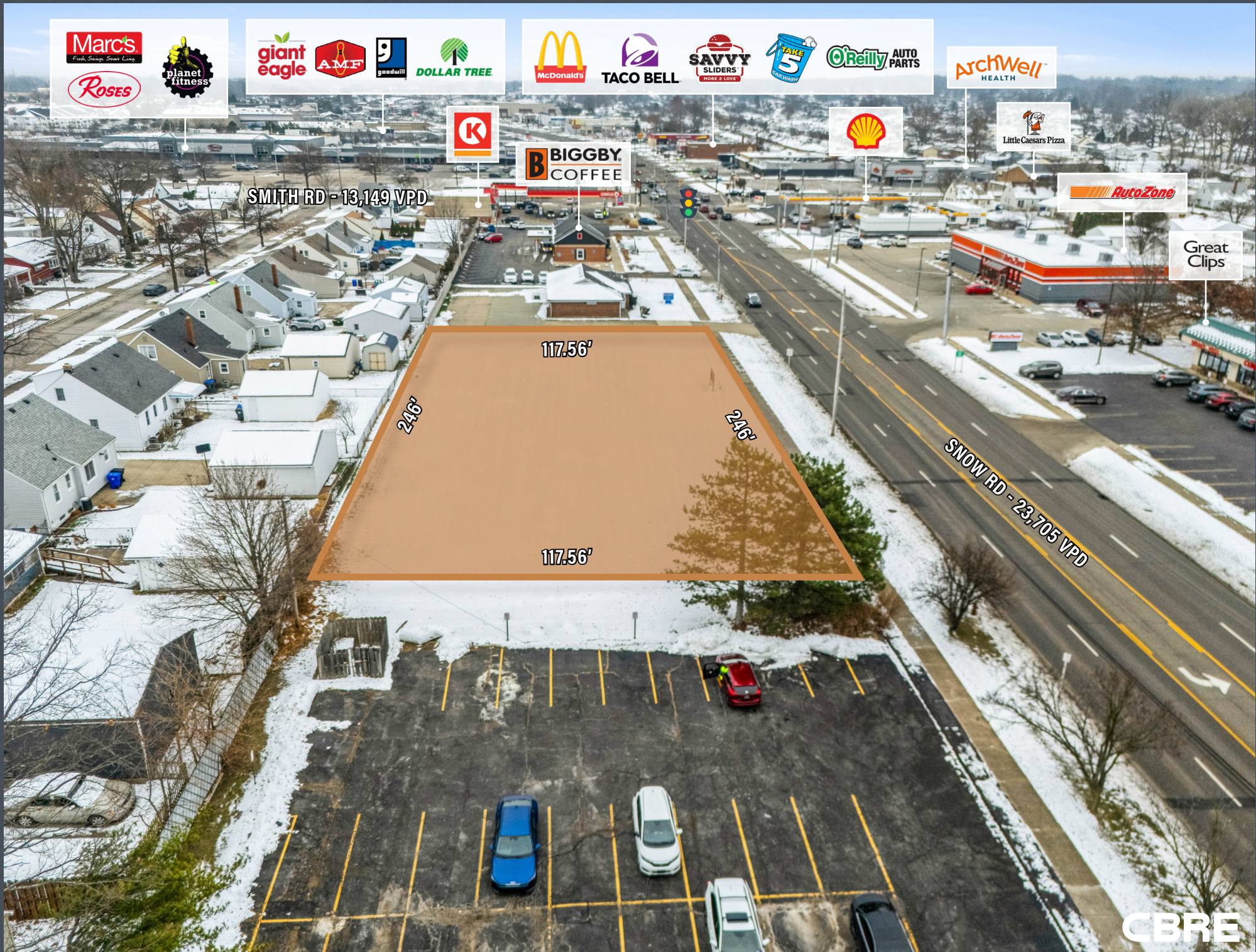
PARCEL AERIAL MAP





SMITH RD - 13,149 VPD

SNOW RD - 23,705 VPD



Marc's
Fresh, Savory, Smart Living

Roses



giant eagle



DOLLAR TREE



TACO BELL



O'Reilly AUTO PARTS

ArchWell HEALTH



AutoZone

Great Clips

SMITH RD - 13,149 VPD

SNOW RD - 23,705 VPD

117.56'

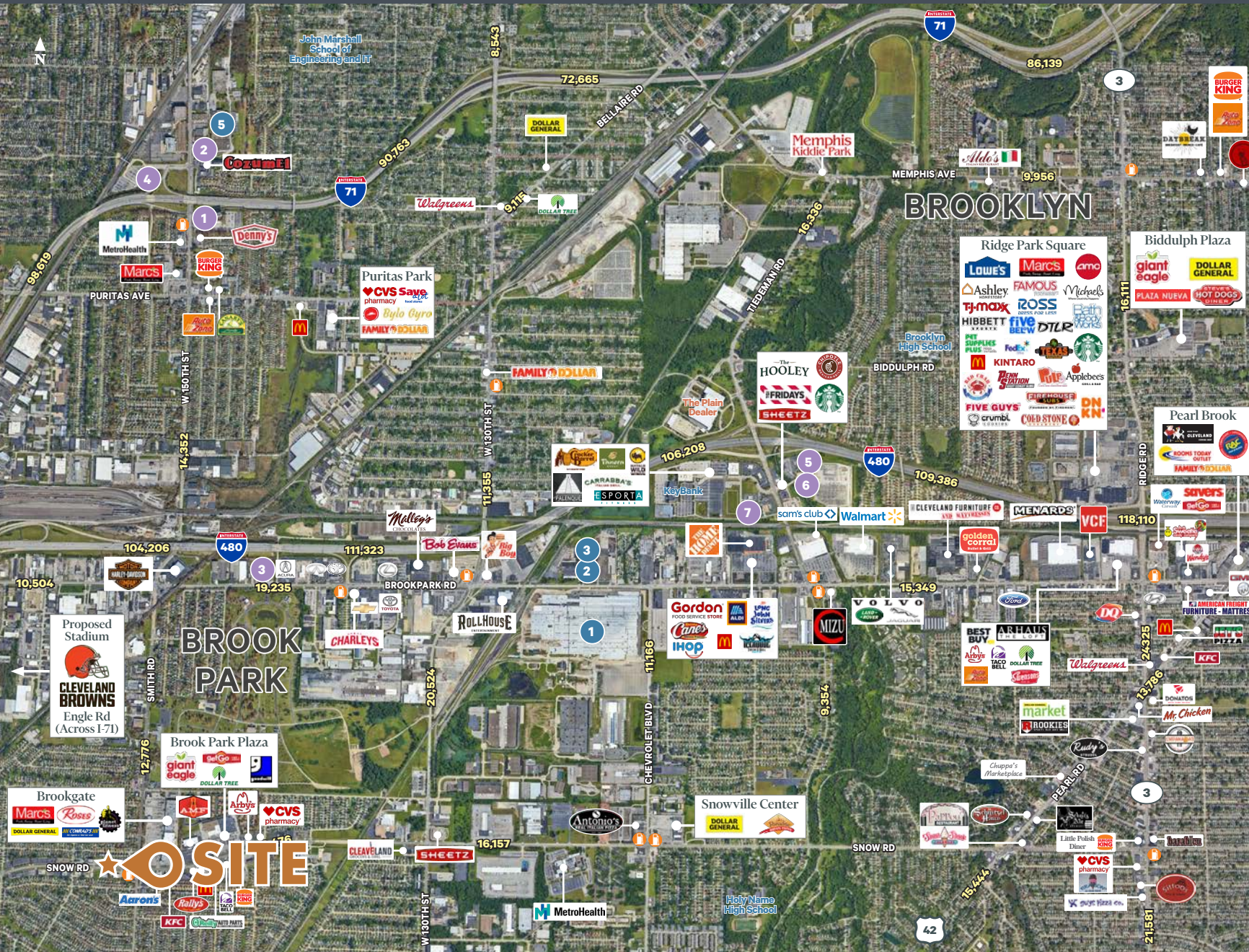
246'

246'

117.56'

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RETAIL TRADE MAP



Brooklyn-Brook Park RETAIL TRADE AREA

TRADE AREA INFO

Brookpark Rd & Tiedeman Rd
(3 Miles)

- Population: 135,351
- Daytime Population: 118,306
- Total Households: 59,209
- Median HH Income: \$52,821
- Total Businesses: 3,593
- Total Employees: 58,306

MAJOR OFFICE BUILDINGS

1,159,644 Total SF
(Source, CoStar)

1. KeyBank - 575,644 SF
2. PNC Bank - 439,000 SF
3. 8787 Brookpark Rd - 75,000 SF
4. Ridgepark Medical Center - 70,000 SF

HOTELS

7 Hotels/915 Rooms
(Source, CoStar)

1. Wyndham - 372
2. Four Points by Sheraton - 147
3. Travelodge - 120
4. La Quinta Inn - 115
5. Extended Stay - 104
6. Hampton - 81
7. Fairfield Inn - 81

Off Map:

Oakpark Motel - 42

MAJOR EMPLOYERS

1. General Motors - 4,000
2. Anchor Metal Processing - 325
3. Select Security - 300
4. Alpha Packaging - 300

Off Map:

PPG - 600

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	11,928	73,431	262,902
2025 Daytime Population	9,929	95,750	245,458
2025 Households - Current Year Estimate	5,103	32,679	117,330
2025 Average Household Income	\$86,402	\$81,105	\$89,211
2030 Average Household Income Projection	\$99,123	\$91,465	\$101,555
2025 Median Household Income	\$72,555	\$65,319	\$68,054
2025 Population 25 and Over	9,088	54,827	193,994

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