

520
SOM

CENTER ROAD,
MAYFIELD, OH



56.5 acres

FOR SALE

SIGNIFICANT EXPOSURE ALONG I-271 AND SOM CENTER ROAD

CBRE



PROPERTY HIGHLIGHTS

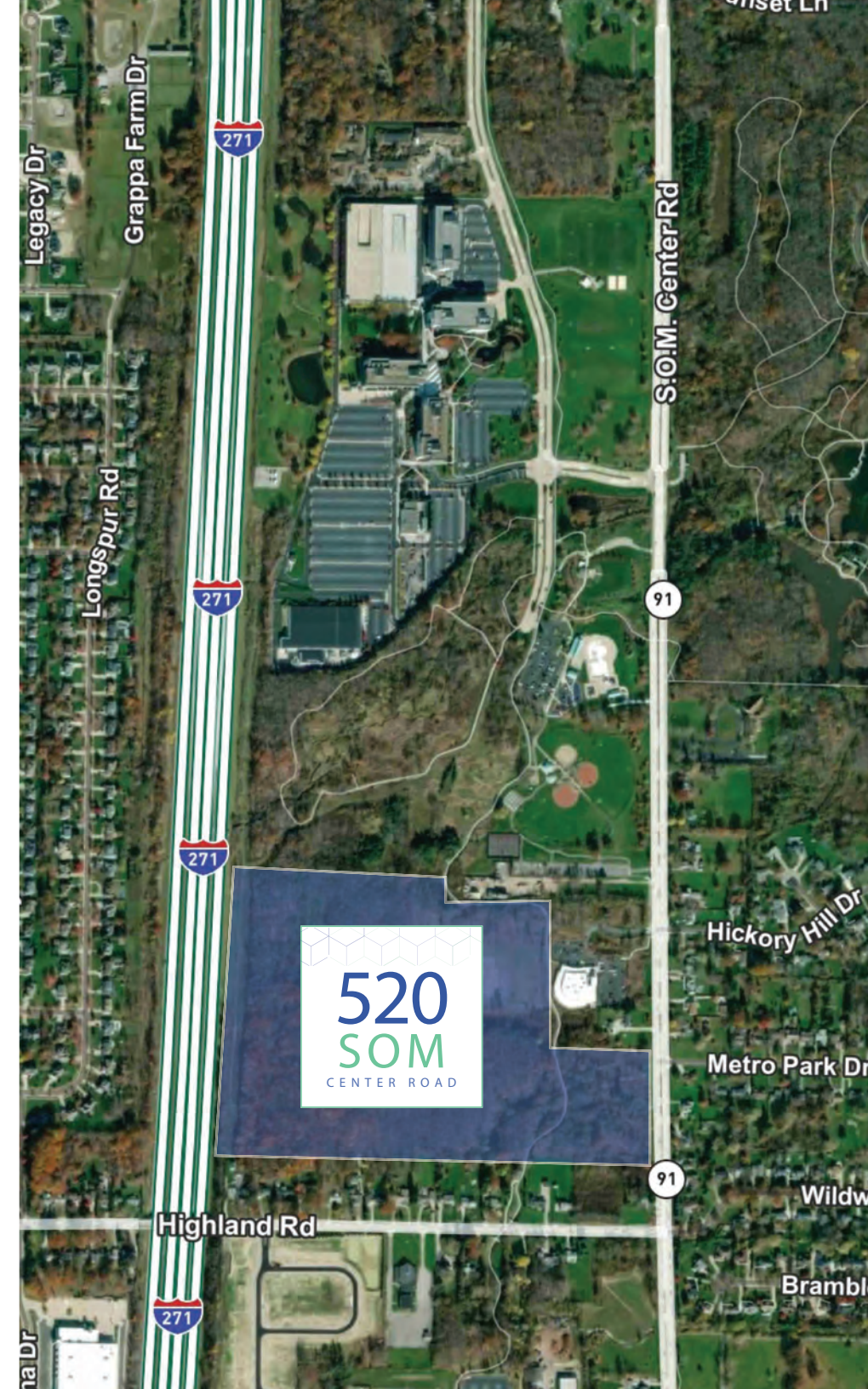
56.5 contiguous acres of commercial land available along I-271 and Som Center Road.

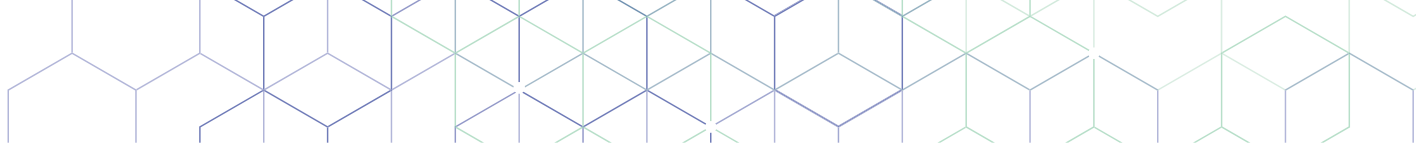
Campus 3 at 520 Som Center Road is comprised of approximately 30 acres zoned Production - Distribution, and 26.5 acres zoned Office Lab; totaling 56.5 acres of commercial land.

Significant frontage along Som Center Road and exposure along I-271. The site is ready for development and can support a myriad of different end-uses.

Investment Summary

- ◇ Located at the high-profile intersection of Highland Road and I-271 interchange exit—26,471 Vehicles Per Day (ODOT TIMS)
- ◇ Maximum visibility to the site with 108,171 Vehicles Per Day passing the Campus on I-271
- ◇ Total size of the site is approximately 56.5 acres which lends to a number of end-uses such as headquarters, automotive dealerships, light industrial and assembly/manufacturing, and life sciences/healthcare
- ◇ Significant street frontage with 1,500 feet of frontage on I-271 and an additional 760 feet of frontage available on SOM Center Road
- ◇ Mayfield Village is willing to be flexible on zoning changes to accommodate highest and best use





A E R I A L



EASTGATE

SHOPPES AT
ALPHA PLACE

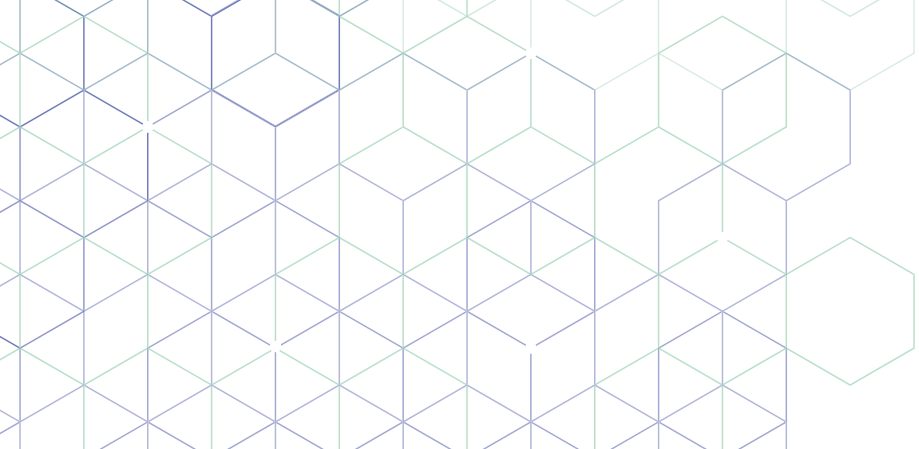
HIGHLAND
HEIGHTS PLAZA

MAYFIELD
VILLAGE LIBRARY

520
SOM
CENTER ROAD

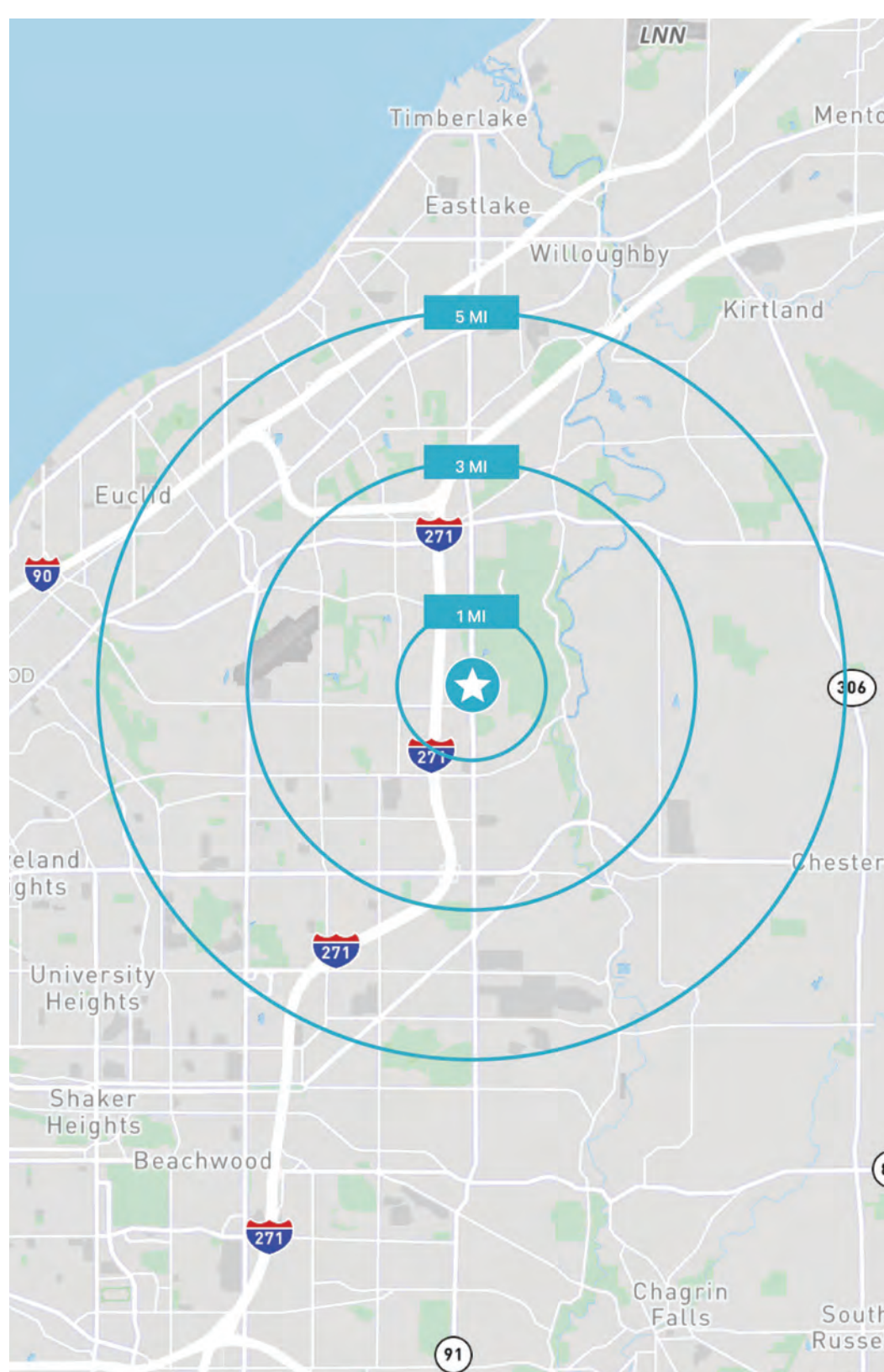


NORTH CHAGRIN
NATURE
PERSERVE



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	2,357	39,041	124,614
2029 Population - Projection	2,328	38,914	123,420
2010-2021 Annual Population	-0.27%	-0.25	-0.19%
HOUSEHOLD INCOME			
Average Household Income	\$180,676	\$114,029	\$105,479
Median Household Income	\$133,496	\$74,524	\$74,038
HOUSING VALUE			
Median Home Price	\$384,074	\$276,177	\$233,313
Average Home Price	\$390,602	\$321,521	\$291,363
HOUSING UNITS			
Owner-Occupied Housing	89.8%	58.6%	60.2%
Renter-Occupied Housing	7.8%	35.2%	32.7%





WILLOUGHBY HILLS
HIGHLAND HTS.

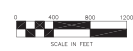
ADDRESS/ WARD/ZONE MAP

VILLAGE OF MAYFIELD

MAYOR
BRENDA T. BODNAR
LEGEND

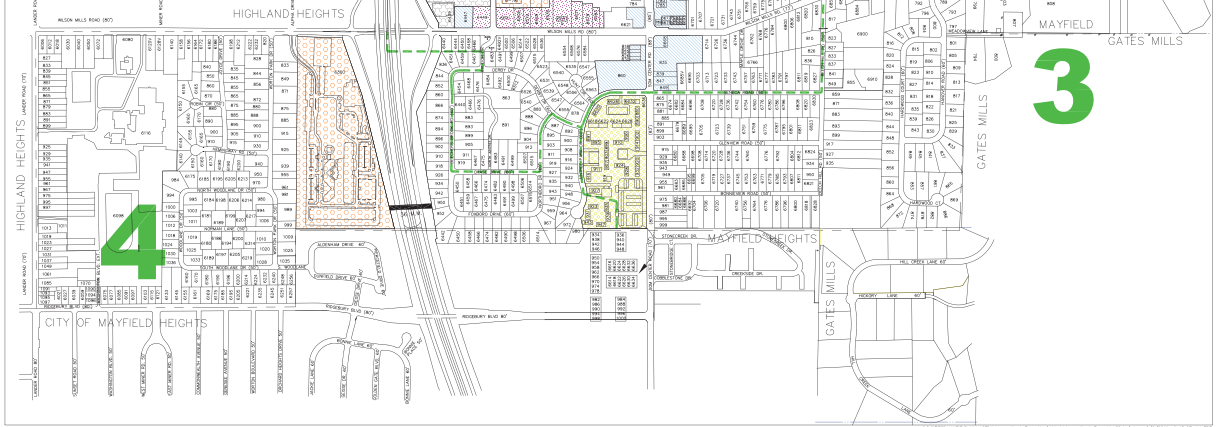
RESIDENTIAL	USE DISTRICT	AREA DISTRICT
	U-1	A-1
	U-3	A-2
	U-3AA	A-3
	PRD	
BUSINESS		
INDUSTRIAL		

PREPARED BY
STEPHEN HOVANCSEK & ASSOC., INC.
CONSULTING ENGINEER & PLANNERS



REVISIONS
 ANTREE NORTH SUBD. NO.1 08/18/75
 HANOVER WOODS SUBD. 09/8/80
 ELECTION, JUNE 4, 1980
 ANTREE NORTH SUBD. NO.2 12/15/80
 ORDINANCE NO. 85-4 03/18/85
 APPELLATE COURT CASE NO.'S 91456, 916020, 916661 & 926136.
 ORDINANCE NO. 2000-16 11/07/00

MAY, 1969
 REV.-OCTOBER, 1977
 REV.-JANUARY, 1980
 REV.-OCTOBER, 1980
 REV.-FEBRUARY, 1986
 REV.-MARCH, 1989
 REV.-JULY, 1989
 REV.-APRIL, 1995
 REV.-DECEMBER, 1995
 REV.-MAY, 1998
 REV.-OCTOBER, 1997
 REV.-JANUARY, 2001
 REV.-JUNE, 2003 TO SMPA HOODY HILLS
 REV.-APRIL 16, 2007 CORRECTED ZONING OF WILSON OWNED PROPERTY NORTH OF PARKVIEW RD. AND N.W. CORNER OF SOM CENTER ROAD AND WILSON HILL SUBD.
 RE-SUBDIVISION
 REV. OCT 2, 2015 ADDED 6098 WILSON MILLS ROAD



520
SOM
CENTER ROAD

C O N T A C T S

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