

# RETAIL AND RESTAURANT AT THE ROSEMONT

185 S CLEVELAND MASSILLON ROAD, FAIRLAWN, OHIO 44333

FOR LEASE



THE LINKS  
200 NEW HOMES

S Cleveland-Massillon Rd - 14,693 VPD

Links Dr

AVAILABLE Q2 2026

## CONTACT:

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CBRE

# THE OPPORTUNITY



- 8,382 SF new Retail/Restaurant on the ground floor of The Rosemont, Fairlawn's newest mixed-use development  
- Patio availability for restaurant tenants
- The Rosemont features 60 new apartment units, a mix of 1 & 2 bedrooms, and is located adjacent to the new Greens Development, which includes over 380 new homes
- Breaking ground Summer 2024 with a delivery for Q2 2026
- The development is located in the heart of the super regional Fairlawn retail trade area - Regional retailers include Target, Walmart, Sams Club, Giant Eagle, Dicks Sporting Goods, Apple Store, TJ Maxx, Hobby Lobby, Ulta and many more
- Strong average household incomes of \$119,648 in a 10 minute radius

## QUICK STATS - 10 MINUTE RADIUS



DAYTIME  
POPULATION

71,562



2023  
POPULATION

63,609



2023  
HOUSEHOLDS

27,181



2023  
POPULATION  
25 & OVER

46,646



2023  
AVG. HOUSEHOLD  
INCOME

\$119,648

## CONTACT:

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First Vice President

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**Joseph W. Khouri**

Senior Vice President

216 658 6120

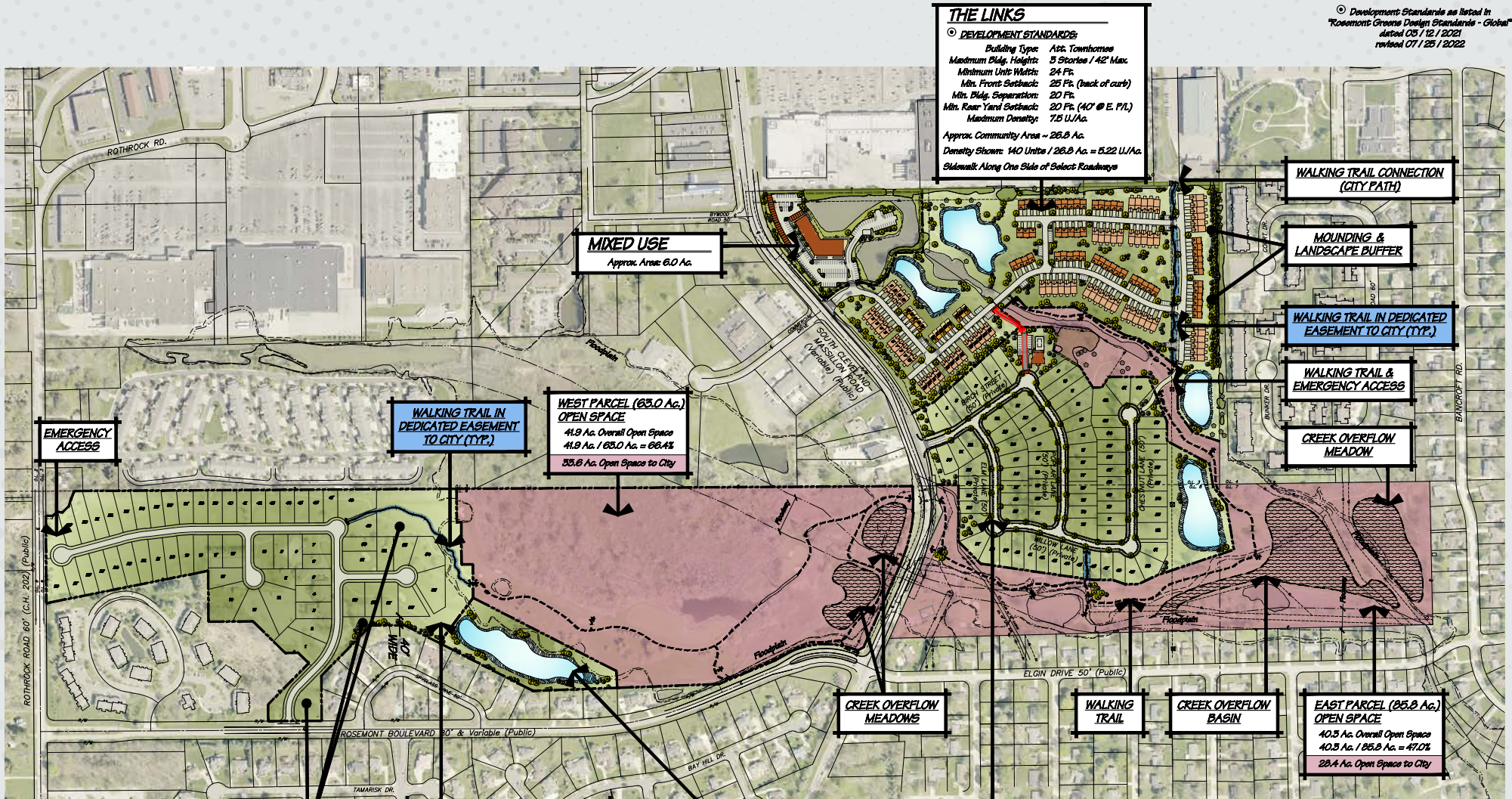
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# SITE PLAN



# MASTER DEVELOPMENT PLAN

Development Standards as listed in  
 "Rosemont Greens Design Standards - Global"  
 dated 05 / 12 / 2021  
 revised 07 / 25 / 2022



**THE LINKS**

**DEVELOPMENT STANDARDS:**

Building Type: App. Townhomes  
 Maximum Bldg. Height: 3 Stories / 42' Max.  
 Minimum Unit Width: 24 Ft.  
 Min. Front Setback: 25 Ft. (back of curb)  
 20 Ft.  
 Min. Bldg. Separation: 20 Ft.  
 Min. Rear Yard Setback: 20 Ft. (40' @ E. P/L)  
 Maximum Density: 7.5 U./Ac.  
 Approx. Community Area ~ 26.8 Ac.  
 Density Shown: 140 Units / 26.8 Ac. = 5.22 U./Ac.  
 Sidewalk Along One Side of Select Roadways

**MIXED USE**  
 Approx. Area: 6.0 Ac.

**WALKING TRAIL CONNECTION  
 (CITY PATH)**

**MOUNDING &  
 LANDSCAPE BUFFER**

**WALKING TRAIL IN DEDICATED  
 EASEMENT TO CITY (TYP.)**

**WALKING TRAIL &  
 EMERGENCY ACCESS**

**CREEK OVERFLOW  
 MEADOW**

**WALKING TRAIL IN  
 DEDICATED EASEMENT  
 TO CITY (TYP.)**

**WEST PARCEL (63.0 Ac.)  
 OPEN SPACE**  
 41.9 Ac. Overall Open Space  
 41.9 Ac. / 63.0 Ac. = 66.4%  
 33.6 Ac. Open Space to City

**EMERGENCY  
 ACCESS**

**CREEK OVERFLOW  
 MEADOWS**

**WALKING  
 TRAIL**

**CREEK OVERFLOW  
 BASIN**

**EAST PARCEL (26.8 Ac.)  
 OPEN SPACE**  
 40.3 Ac. Overall Open Space  
 40.3 Ac. / 26.8 Ac. = 47.0%  
 28.4 Ac. Open Space to City

**PROTECTED OPEN SPACE**  
 Preserve Existing Buffer  
 Vegetation Where Possible

**THE RESERVE**

**DEVELOPMENT STANDARDS:**

Typical Lot Area: 9,750 S.F.  
 Minimum Lot Width: 65 Ft.  
 Min. Front Setback: 25 Ft. (from R/W)  
 Corner Lot Side Setback: 20 Ft. (from R/W)  
 Min. Side Yard Setback: 5 Ft.  
 Min. Rear Yard Setback: 30 Ft.  
 Maximum Density: 2.5 U./Ac.  
 Approx. Community Area ~ 25.6 Ac.  
 Proposed Open Space: 3.6 Ac.  
 Density Shown: 69 Units / 25.6 Ac. = 2.50 U./Ac.  
 Sidewalk Along Both Sides of Roadways

Layout Prepared By: GBC Design, Inc.

**RESERVE STORM  
 WATER MANAGEMENT**  
 3.6 Acres (Open Space)

**THE RETREAT**

**DEVELOPMENT STANDARDS:**

Minimum Lot Area: 6,800 S.F.  
 Minimum Lot Width: 55 Ft.  
 Min. Front Setback: 30 Ft. (from R/W)  
 Corner Lot Side Setback: 20 Ft. (from R/W)  
 Min. Side Yard Setback: 6 Ft.  
 Min. Rear Yard Setback: 20 Ft.  
 Maximum Density: 3.4 U./Ac.  
 Approx. Community Area ~ 24.6 Ac.  
 Density Shown: 81 Units / 24.6 Ac. = 3.29 U./Ac.  
 Sidewalk Along Both Sides of Roadways

Layout Prepared By: GBC Design, Inc.

**SITE DATA:**

**DENSITY SHOWN:**  
 Single Family: 140  
 Townhomes: 140  
 Total: 280  
 280 Units / 148.8 Ac. = 1.88 U./Ac.  
**OVERALL OPEN SPACE:**  
 West Parcel: 41.9 Ac.  
 East Parcel: 40.3 Ac.  
 Total: 82.2 Ac.  
 82.2 Ac. / 148.8 Ac. = 55.2% Open  
**CITY OPEN SPACE:**  
 West Parcel: 33.6 Ac.  
 East Parcel: 28.4 Ac.  
 Total: 62.0 Ac.

**MASTER PLAN  
 ROSEMONT GREENS**  
 CITY OF FAIRLAWN  
 SUMMIT COUNTY, OHIO

Prepared By:  
 DONALD G. BOHNING & ASSOCIATES, INC.  
 7078 HUB PARKWAY  
 VALLEY VIEW, OHIO 44125  
 PHONE (216) 648-1150

OR. NO. 82066 DATE: JANUARY 23, 2024  
 M:\projects\15000-5499\5006\15066-PP10.dwg 1/24/2024 - 10:13am

GRAPHIC SCALE:  
 800' 400'

1/2

# AERIAL VIEW

**HOMEWOOD SUITES**  
Hilton

**LOWE'S**

**W MARKET PLAZA**

TJ-maxx OLD NAVY ULTA Red Lobster  
 MUSTARD SEED MARKET & CAFE JJ FIVE BELW Aladdin's DSW  
 THE HONEY BAKED Ham CO Bath & Body Works The UPS Store UPS Starbucks  
 ACME McDonald's TACO BELL FIVE GUYS  
 Fresh Market BURGERS and FRIES

**THE SHOPS OF FAIRLAWN**

NERVOUS DOG COFFEE BAR DENNISTAYLOR EAST COAST SUBS GOLF GALAXY  
 BOB'S DISCOUNT FURNITURE ROBEKS AspenDental  
 FedEx SportClips (HAIRCUTS) HOBBY LOBBY

**ROSEMONT COMMONS**

Sams CLUB Walmart giant eagle  
 Michaels verizon  
 PETSMART crumbl cookies  
 SLEEP OUTFITTERS DOLLAR TREE

W Market St - 29,166 VPD

Medina Rd - 27,205 VPD

**MONTROSE CENTER**

AMERICAN RESTAURANT Sakura PAD THAI THAI GOURMET AT&T  
 JARED Cheers  
 COLD STONE DONATOS  
 Every piece is important.

**ALDI**

**Splash CAR WASH**

**8,382 SF FOR LEASE**

**THE LINKS  
200 NEW HOMES**

Links Dr

S Cleveland-Massillon Rd - 14,693 VPD

**CBRE**

# DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN
2023 Population - Current Year Estimate	63,609	401,402	1,184,933
2028 Population - Five Year Projection	63,732	398,856	1,176,473
2023 Daytime Population	71,562	438,050	1,254,118
2023 Households - Current Year Estimate	27,181	171,510	500,848
2023 Average Household Income	\$119,648	\$89,437	\$94,717
2028 Average Household Income Projection	\$136,534	\$102,736	\$108,886
2023 Median Household Income	\$77,970	\$58,919	\$65,454
2023 Per Capita Income	\$51,083	\$38,343	\$40,062
2023 Population 25 and Over	46,646	284,645	844,277

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