



LAND FOR SALE

# ONE INDEPENDENCE PLACE

4807 ROCKSIDE ROAD, INDEPENDENCE, OHIO 44131

# 4807 ROCKSIDE RD OUTPARCEL LAND INDEPENDENCE, OHIO

## HIGHLIGHTS

- 2.3 acre outparcel land site available for sale
- 360' of Rockside Road frontage
- 31,000 VPD on Rockside Road
- Medium income within 1 mile radius is \$84,000/year

## SALE PRICE

**\$2,500,000**



**223,143**  
Population  
(2022 | 5 Mile)



**95,321**  
Households  
(2022 | 5 Mile)



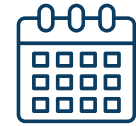
**\$123,015**  
Owner Median  
Home Value  
(2022 | 5 Mile)



**\$54,764**  
Median  
Household Income  
(2022 | 5 Mile)



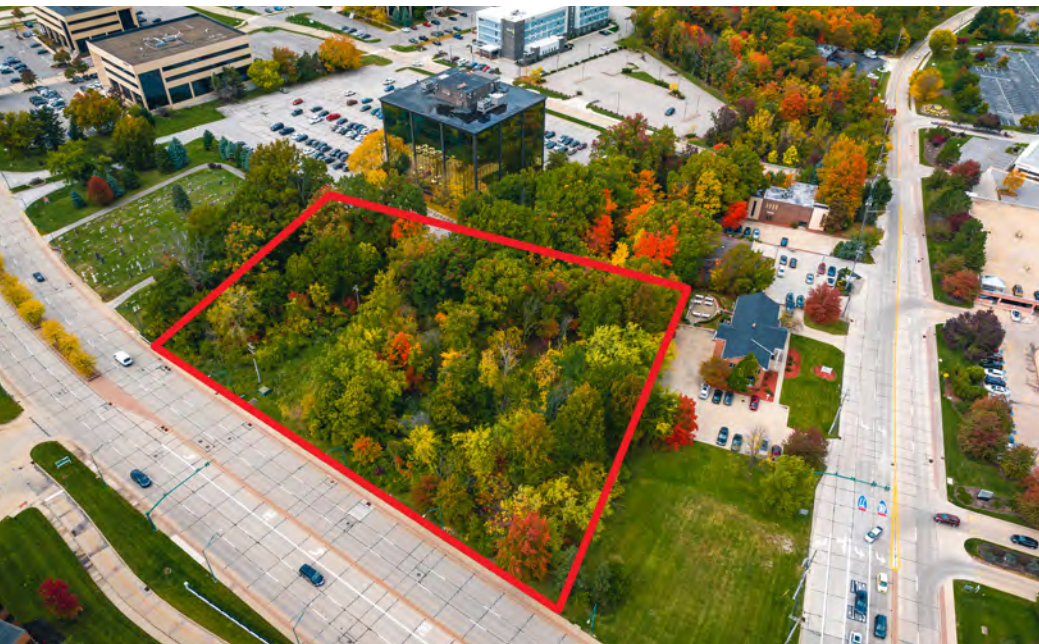
**\$66,955**  
Average  
Household Income  
(2022 | 5 Mile)



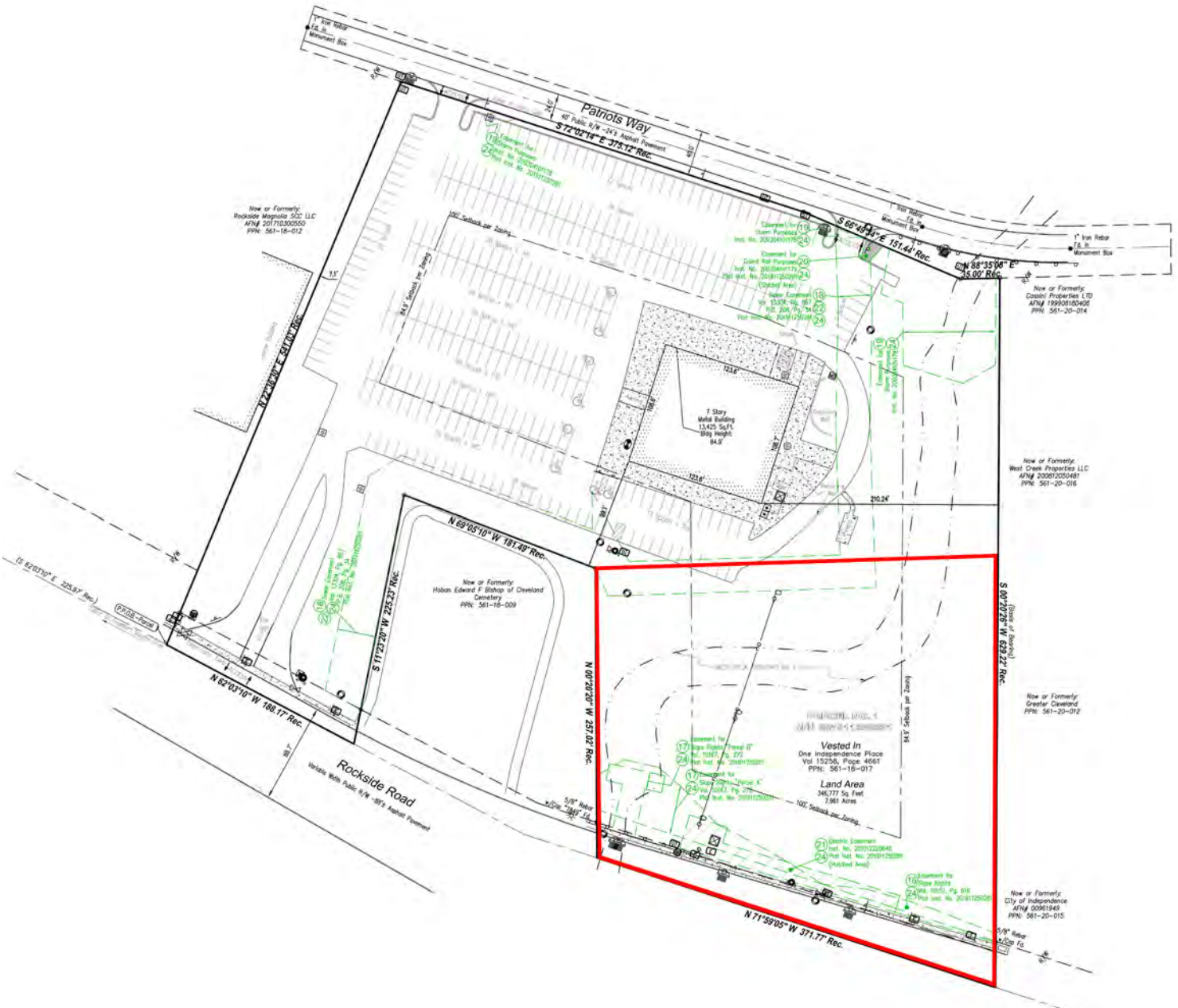
**41.2**  
Median Age  
(2022 | 5 Mile)



[View Full Demographics](#)

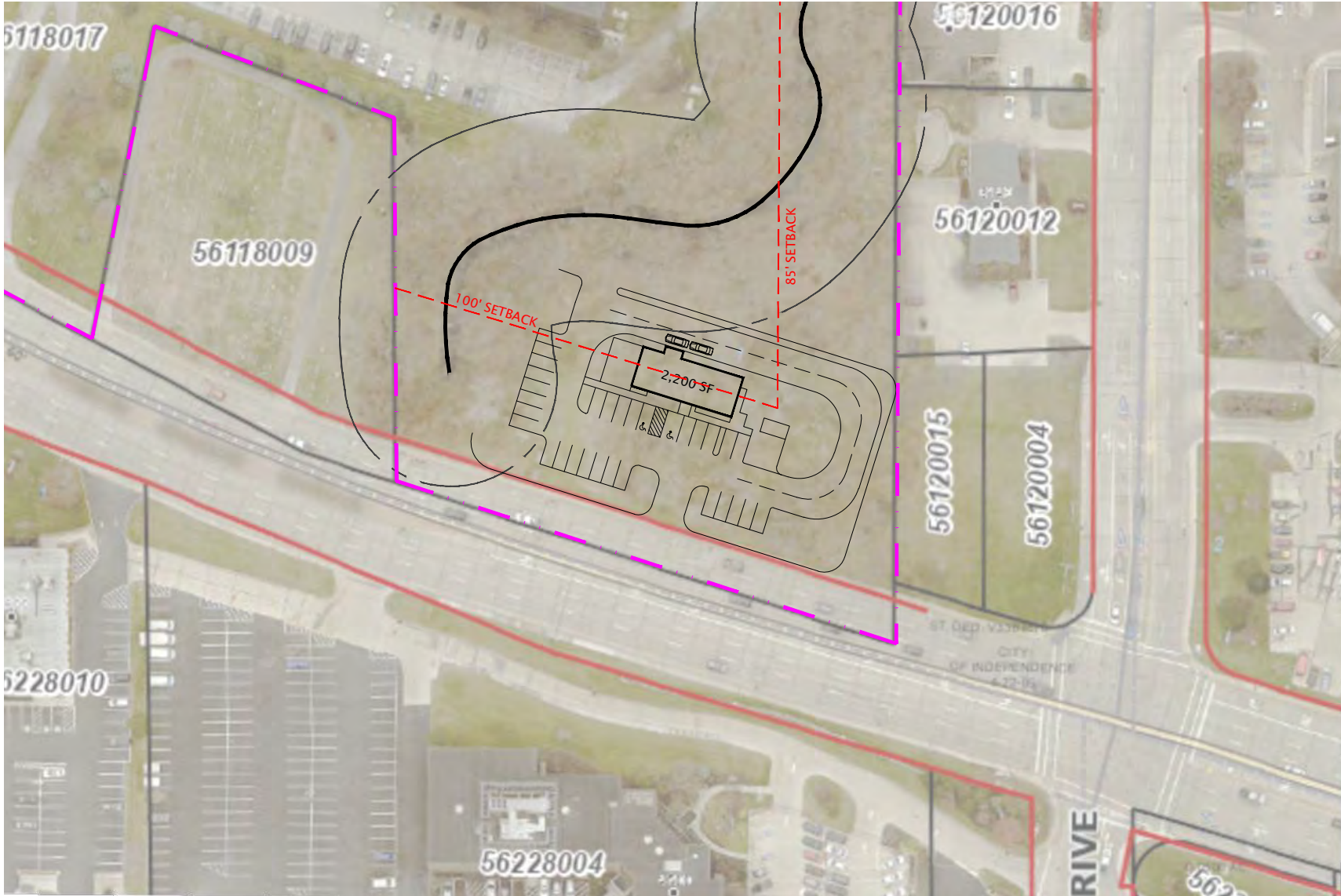


# SITE SURVEY



# HSB LAYOUT

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