



**AVAILABLE
11.57 AC**

PPN: 03-00-073-000-038

PPN: 03-00-074-101-002

8,400 vpd

15,900 vpd

MIXED-USE DEVELOPMENT OPPORTUNITY

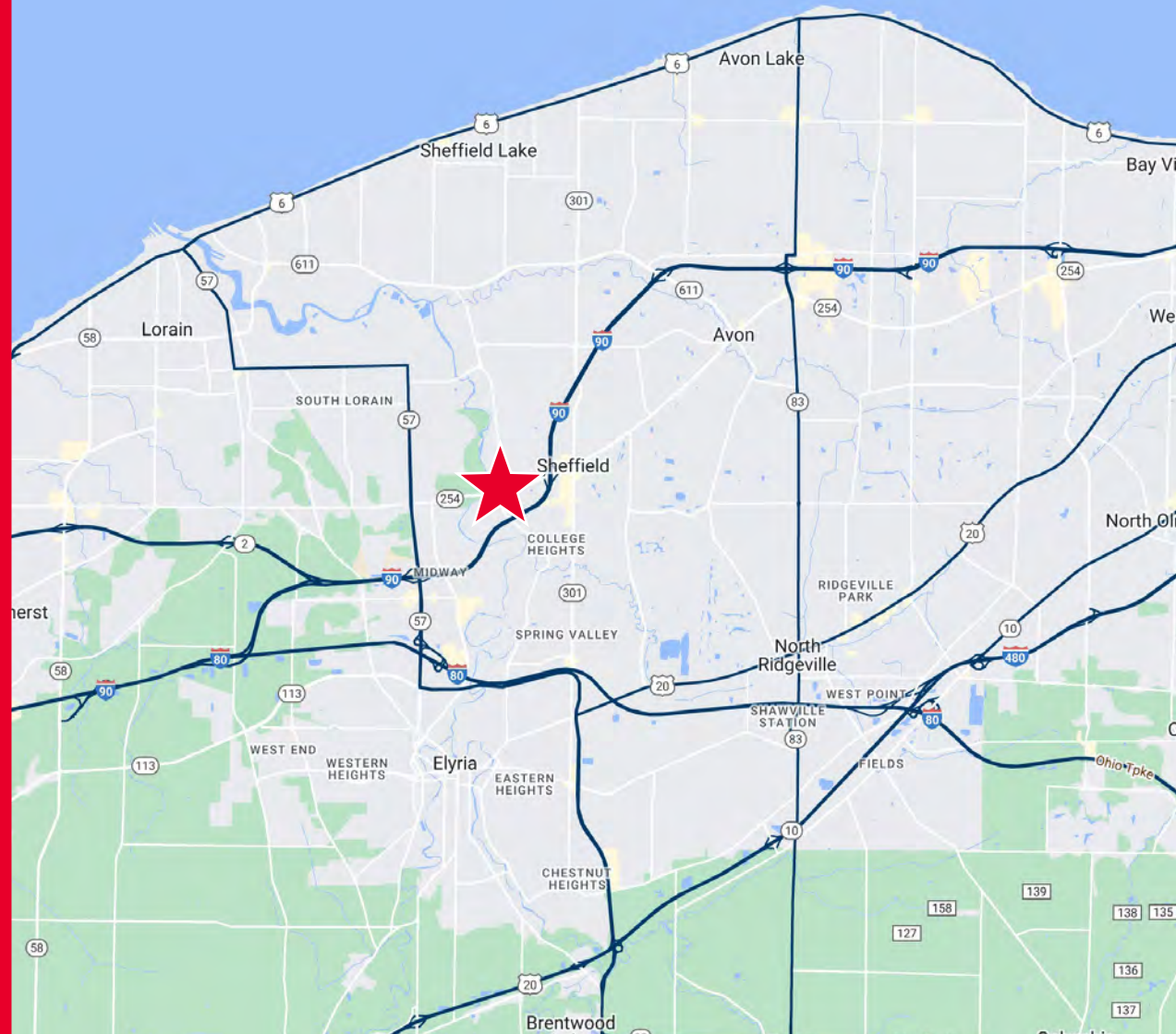
4995 EAST RIVER ROAD, SHEFFIELD VILLAGE, OHIO 44054

4995 EAST RIVER ROAD

SHEFFIELD VILLAGE, OHIO 44054

HIGHLIGHTS

- Development opportunity on 11.57 acres of real estate in Sheffield Village
- High visibility frontage on Detroit Road and East River Road
- Prior Carter Lumber location, with five (5) existing and usable buildings on the site
- Extremely close proximity to I-90
- Located near a significant retail presence on Detroit Road
- Utilities available at the site
- C-3: General Commercial District zoning offers a wide range of uses including indoor and outdoor recreational facilities, vehicle and equipment sales/leasing, automotive repair service providers, and more



133,052
Population
(2024 | 5 Mile)



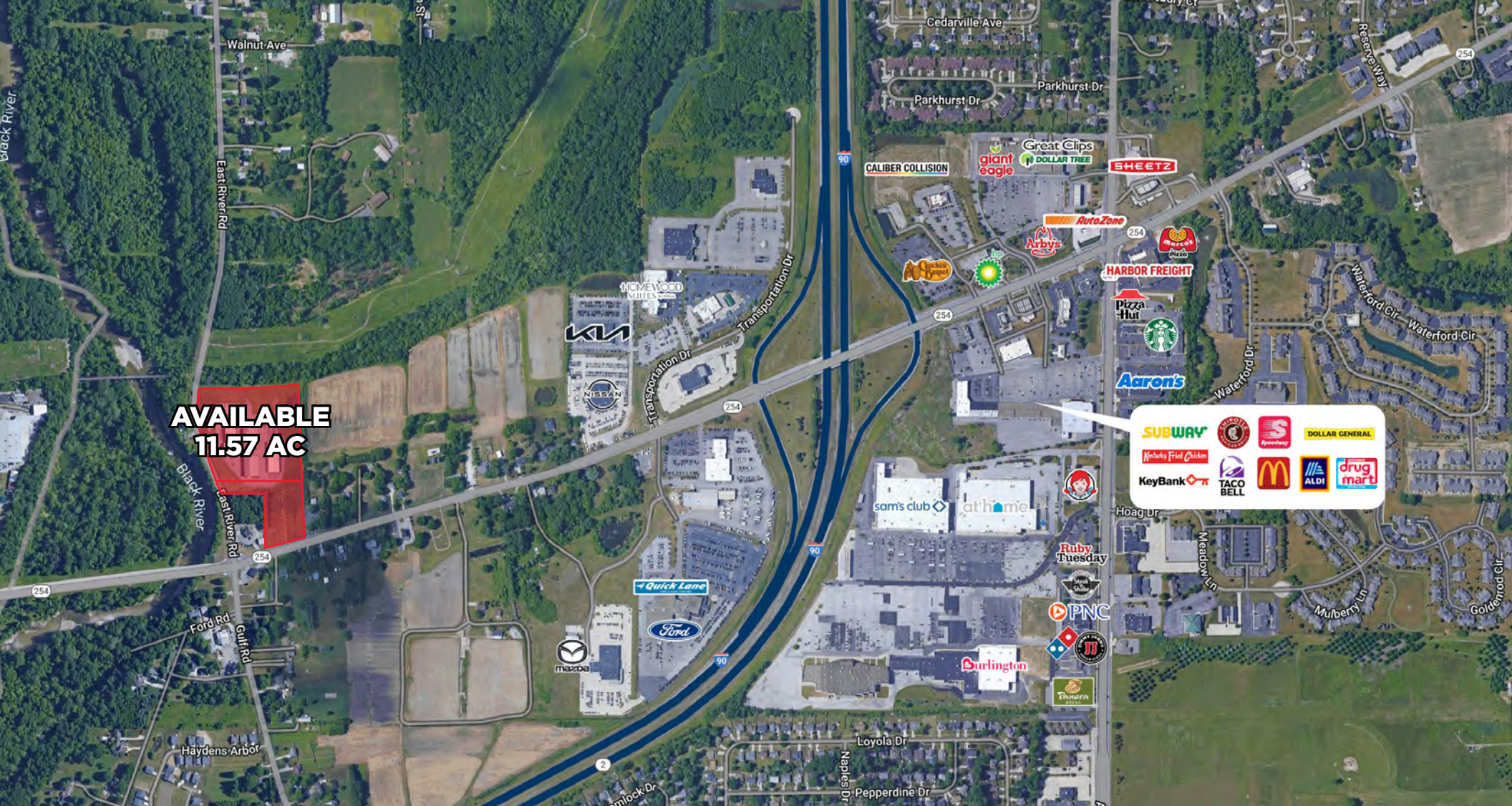
54,307
Households
(2024 | 5 Mile)



\$66,748
Med. Household Income
(2024 | 5 Mile)



43,018
Total Employees
(2024 | 5 Mile)



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