

FOR SALE

# 7820 MAPLEWAY DRIVE

Olmsted Falls, Ohio 44138



## 54 ACRES

MIXED USE MULTI-FAMILY  
10-YEAR 50% TAX ABATEMENT

## Multi-Family Senior Housing Mixed Use

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# PROPERTY FEATURES



Mixed-Use - up to 500 Units

## 50% Ten-Year Tax Abatement

10 Minutes to Cleveland International Airport

- **Multi-family, seniors, assisted living permitted**
- 54 acres
- Historic town with modern amenities
- 5 minutes to Great Northern Mall
- Gas, electric, cable, sanitary and storm sewer on-site
- 2 minutes to senior center, library and fitness center
- 5 minutes to I-480
- Current zoning: MUTND (Mixed-Use Traditional Neighborhood Development)
- **Permits 7 units/acre traditional homes or 20 units/acre for seniors**
- Wetlands delineation complete
- Farmland is flat, cleared of most trees, intermittent stream runs south-north



**125,544**

Population  
(2022 | 5 Mile)



**\$185,018**

Owner Median  
Home Value  
(2022 | 5 Mile)



**52,161**

Households  
(2022 | 5 Mile)



**44.6**

Median Age  
(2022 | 5 Mile)



**\$76,583**

Median  
Household Income  
(2022 | 5 Mile)



**\$93,741**

Average  
Household Income  
(2022 | 5 Mile)



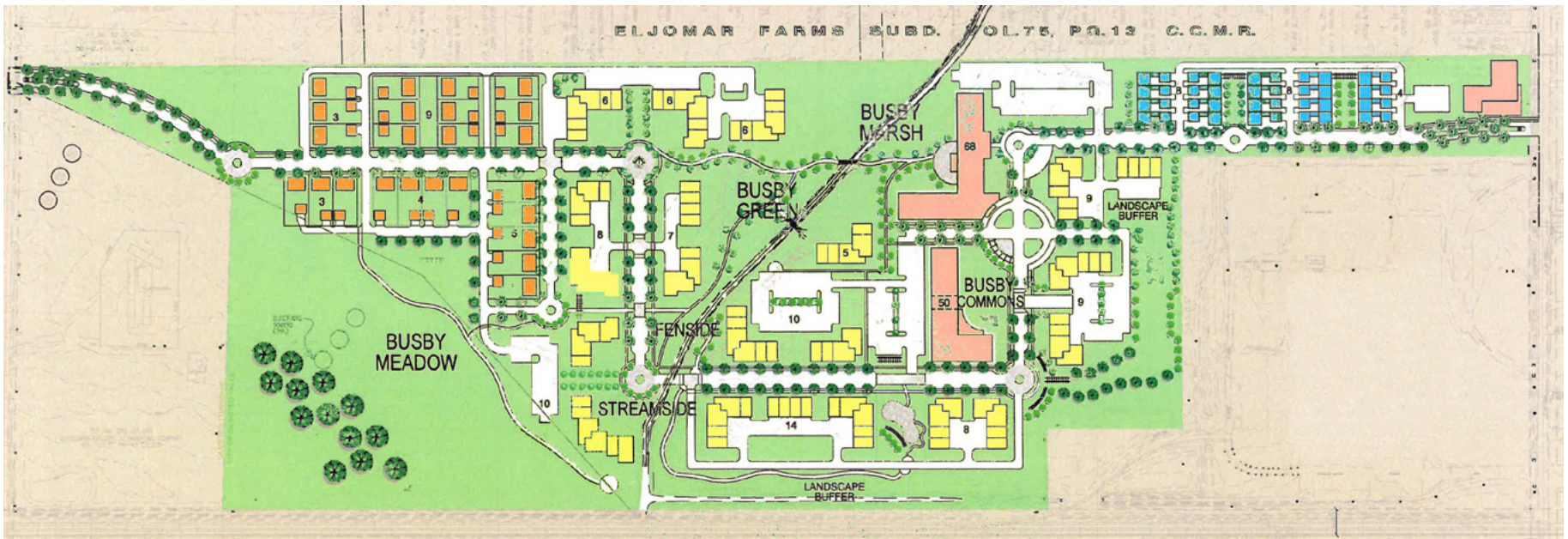
[View Full Demographics](#)

# PROPERTY SITE AERIAL



# PROPERTY ILLUSTRATIVE SITE PLAN

FITCH ROAD



MAPLEWAY DRIVE



CHARMING HISTORIC VILLAGE  
CLOSE TO MODERN AMENITIES



Olmsted Falls was founded in 1814 and is now home to 8,923 residents on the southwest side of Cuyahoga County.

Grand Pacific Junction offers something for everyone and is a great place to take the kids. It is also a great place to have your wedding. With more than 20 unique businesses operating here it truly is an Olmsted Falls treasure.



# PROPERTY DRIVE TIMES



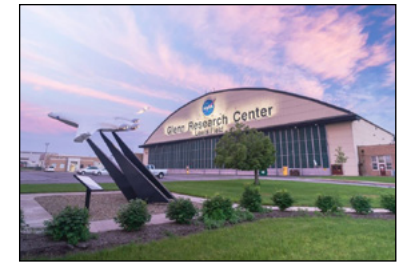
**8 MINUTES**  
**4.7 MILES**  
Ohio Turnpike



**8 MINUTES**  
**3.5 MILES**  
Great Northern Mall



**10 MINUTES**  
**4 MILES**  
Baldwin Wallace  
University



**10 MINUTES**  
**6.6 MILES**  
NASA Glenn  
Research Center



**14 MINUTES**  
**6.2 MILES**  
Cleveland Hopkins  
International Airport



**15 MINUTES**  
**5.8 MILES**  
Southwest  
General Hospital



**15 MINUTES**  
**7.6 MILES**  
Crocker Park



**22 MINUTES**  
**16.7 MILES**  
Tremont



**24 MINUTES**  
**15.8 MILES**  
Ohio City



**26 MINUTES**  
**21 MILES**  
Rock & Roll  
Hall of Fame



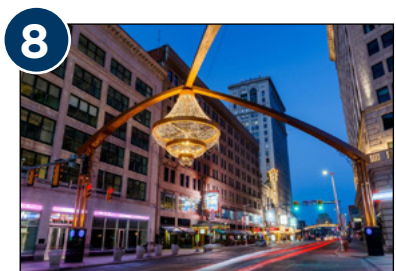
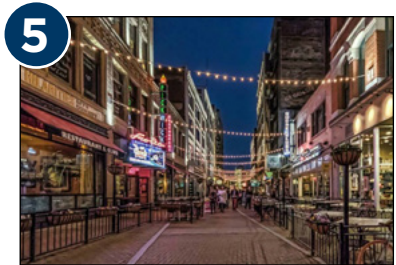
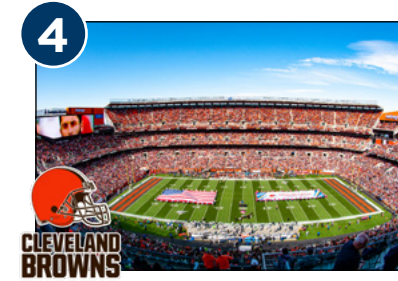
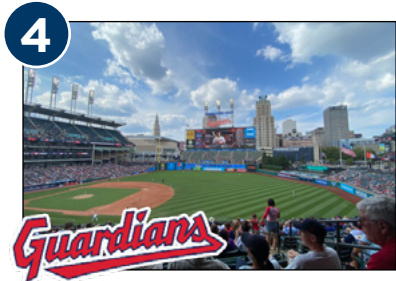
**27 MINUTES**  
**19 MILES**  
Downtown Cleveland



**29 MINUTES**  
**16.8 MILES**  
The Flats

# PROPERTY CLEVELAND

CLEVELAND IS A RICH CITY FILLED WITH WORLD CLASS DESTINATIONS



**1. Baldwin Wallace University**  
Private University in Berea, Ohio.

**2. Cleveland Clinic**  
No. 2 hospital in the nation and no. 1 hospital for heart care in the world.

**3. Cleveland Museum of Art**  
Ranked 2nd best museum in the U.S.

**4. Cleveland Sports**  
Three (3) professional teams and appearances in both the NBA Finals and MLB World Series in the past five (5) years.

**5. Walkable Downtown Cleveland**  
A top city in the country for visitors who want to go car-free.

**6. Flats East Bank**  
Over \$500 million invested in the last ten years.

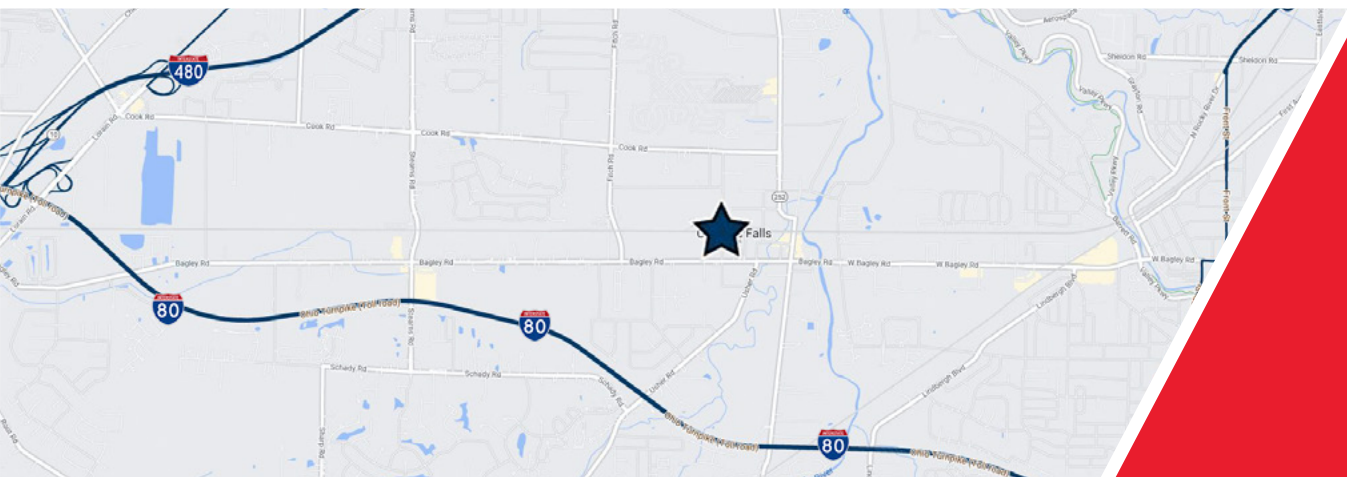
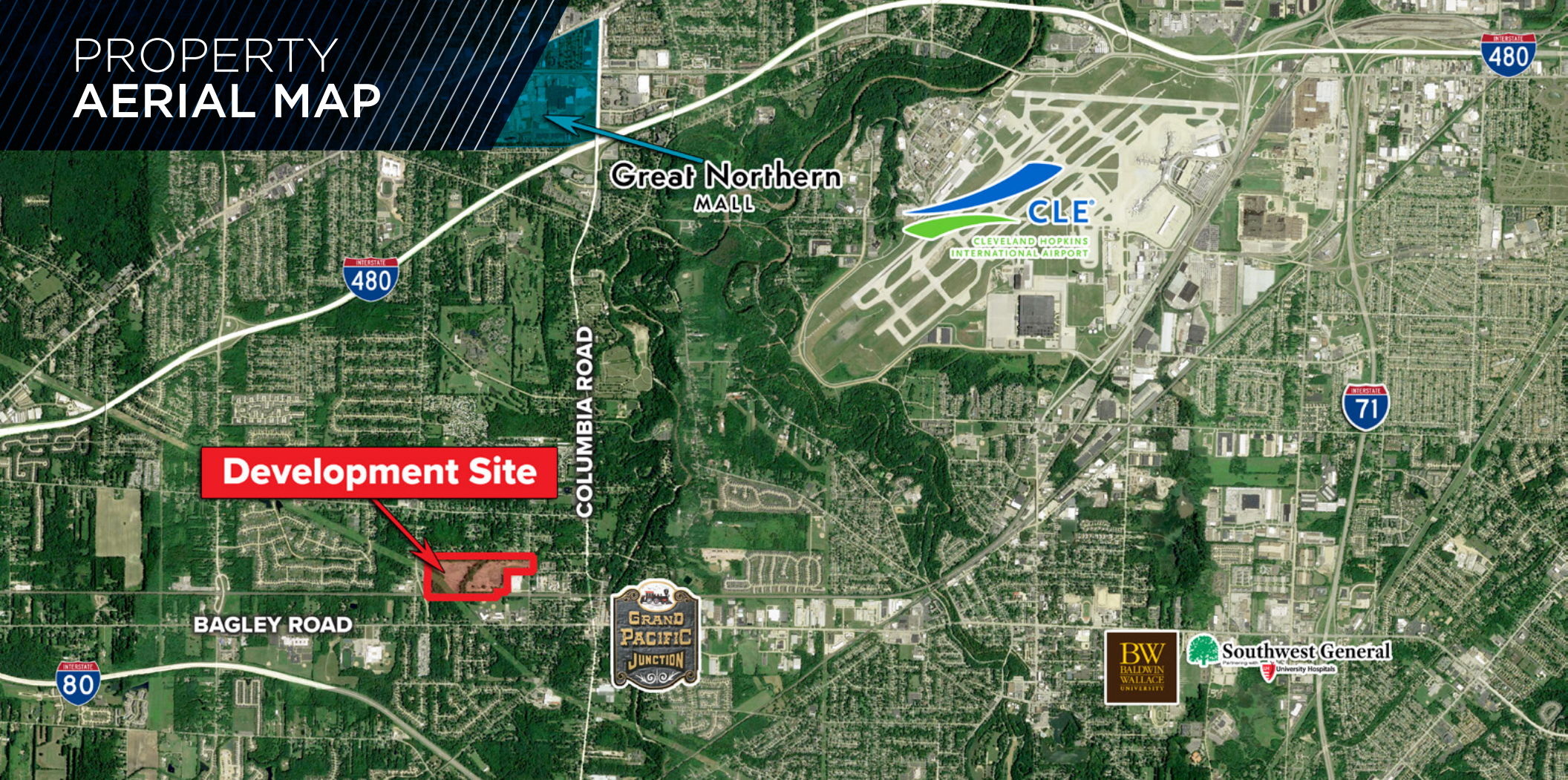
**7. Ohio City**  
Home to the locally owned West Side Market.

**8. Playhouse Square**  
A top five (5) theater district.

**9. Rock & Roll Hall of Fame**  
18 million visitors annually.

**10. University Hospital**  
One of the nations's leading heathcare providers.

# PROPERTY AERIAL MAP



Easy access  
to I-480 & I-80  
(Ohio Turnpike)



MULTI-FAMILY • SENIOR HOUSING • MIXED USE • 10-YEAR 50% TAX ABATEMENT



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