

FOR SALE

Boston Heights Development Opportunity



Chittenden Road & Boston Mills Road | Boston Heights, OH



LOCATION HIGHLIGHTS:

- Flexible zoning supports retail, office, or mixed-use
- High visibility site with regional accessibility via I-271 corridor
- Signalized corner of Chittenden Rd & Boston Mills Rd
- Affluent surrounding community
- Proximity to regional employment corridors

A prime opportunity for commercial development in one of Summit County's most affluent corridors.

CONTACT FOR PRICING & INQUIRIES:

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BROKERAGE • CONSULTING • DESIGN • CONSTRUCTION MANAGEMENT

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FOR SALE

BOSTON HEIGHTS DEVELOPMENT OPPORTUNITY

Chittenden Road & Boston Mills Road | Boston Heights, OH



Prime 5.11-acre commercial development opportunity at Chittenden Road and Boston Mills Road in Boston Heights. Zoned General Business and located just minutes from Interstate 271, the site offers excellent visibility, strong traffic patterns, and access to a high-income demographic base.

TRAFFIC COUNTS

- High visibility site with regional accessibility via I-271 corridor
- Boston Mills Rd: 8,000-12,000 VPD
- Chittenden Rd: 3,000-6,000 VPD
- Nearby Interstate 271: 70,000+ VPD

DEMOGRAPHICS SNAPSHOT (1-3 Mile)

- Median Household Income: \$120,000+
- Average Household Income: \$200,000+
- Bachelor's Degree or Higher: ~56%
- Median Age: ~50
- Home Values: ~\$400K+
- Affluent, highly educated suburban market with strong purchasing power



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