

# REDEVELOPMENT FOR SALE / FOR LEASE OPPORTUNITY

4568 Mayfield Road South Euclid, OH 44121



## PROPERTY DESCRIPTION

Existing office building and 1.6362 acre parcel available for ground lease at prime Mayfield Road location.

## PROPERTY HIGHLIGHTS

- 200' Mayfield Road Frontage at corner of Maywood Road
- Over 22,000 vehicles per day
- Traffic Signal Access to Property on Corner Parcel
- Lyndhurst City School District
- Cleveland Hopkins International Airport: 30 minute drive
- Downtown Cleveland: 30 minute drive
- Less than one (1) mile from Brush High School

## OFFERING SUMMARY

Sale Price:	Price Upon Request
Existing Building:	18,864 SF
Lot Size:	1.636 Acres
Zoning:	Mayfield Green Zoning District
APN:	703-13-001, 703-13-034

### Martin Gecovich

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martin@emmc Realty Group.com

### Sherrie Mendenhall

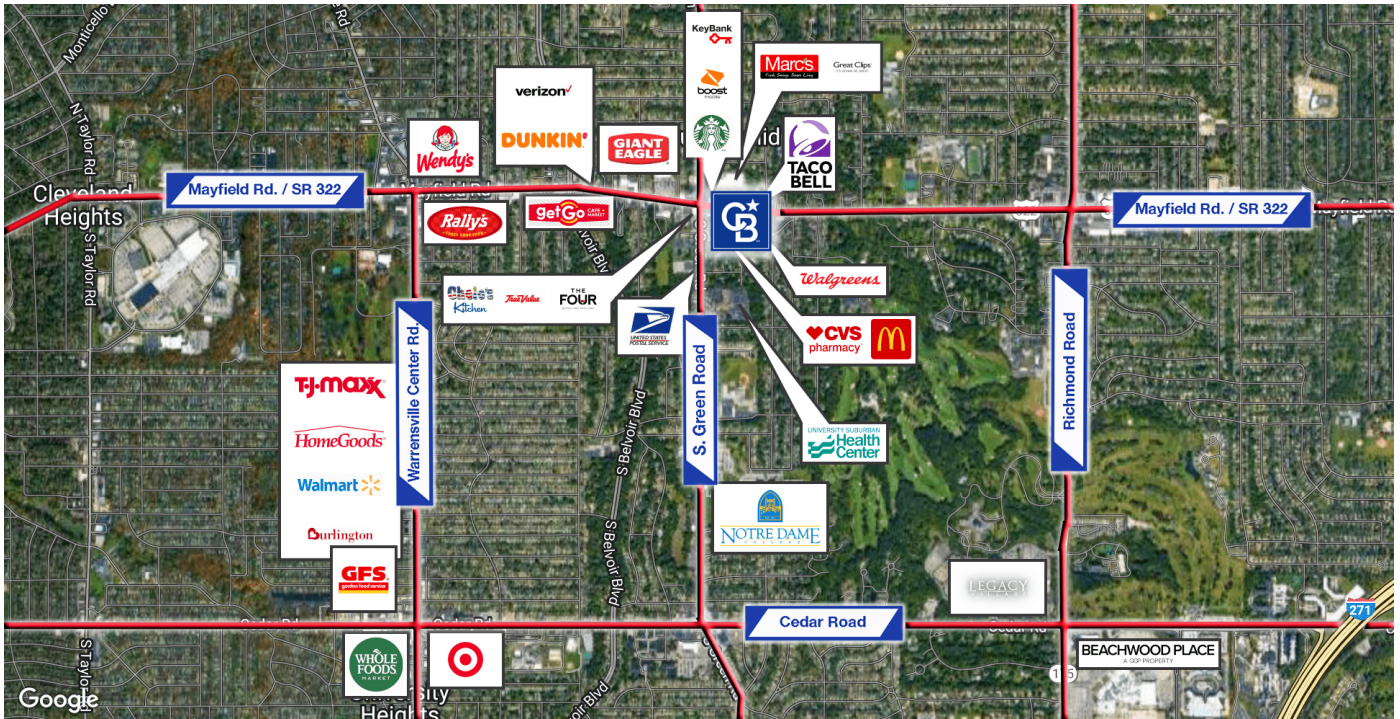
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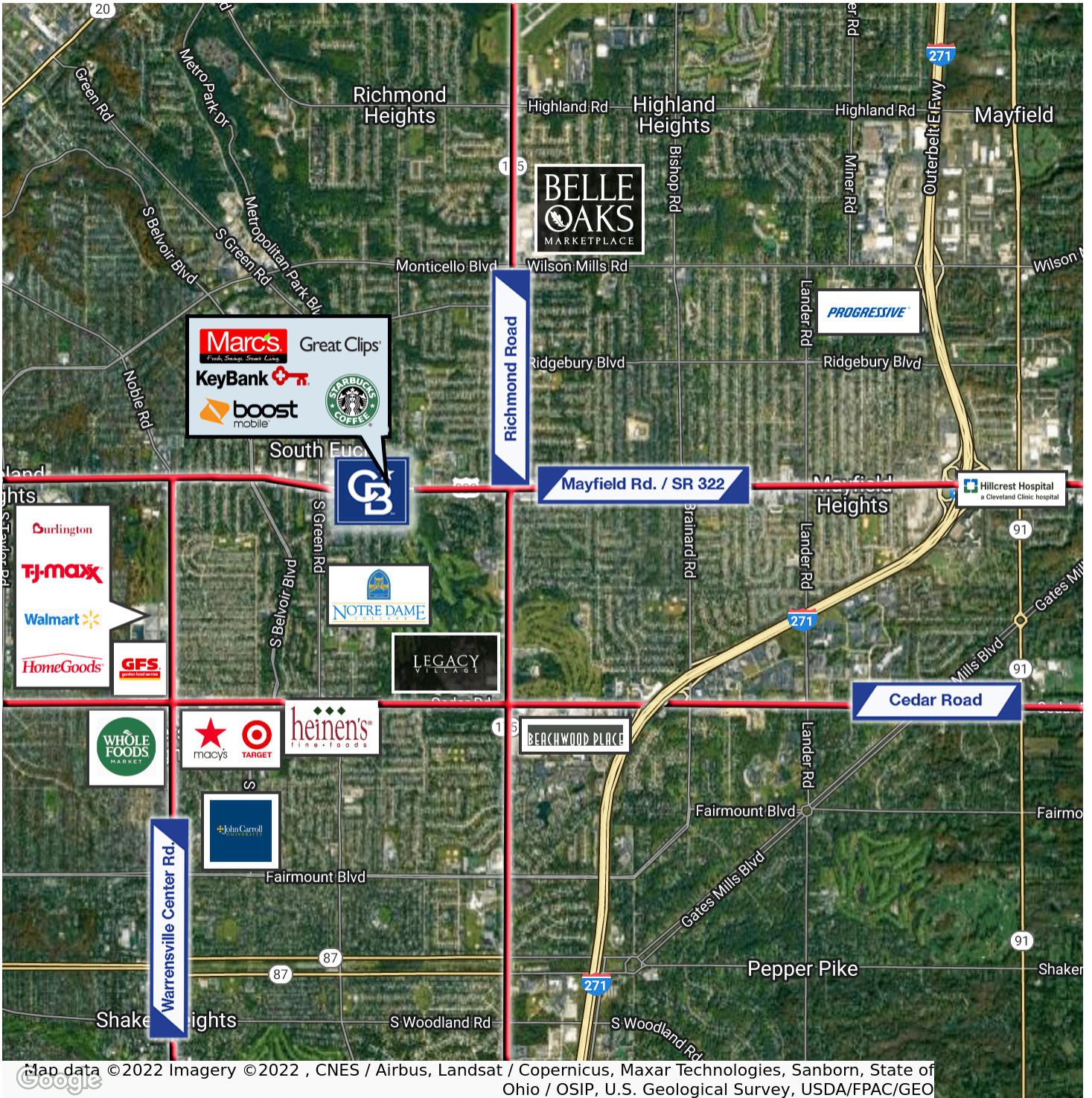
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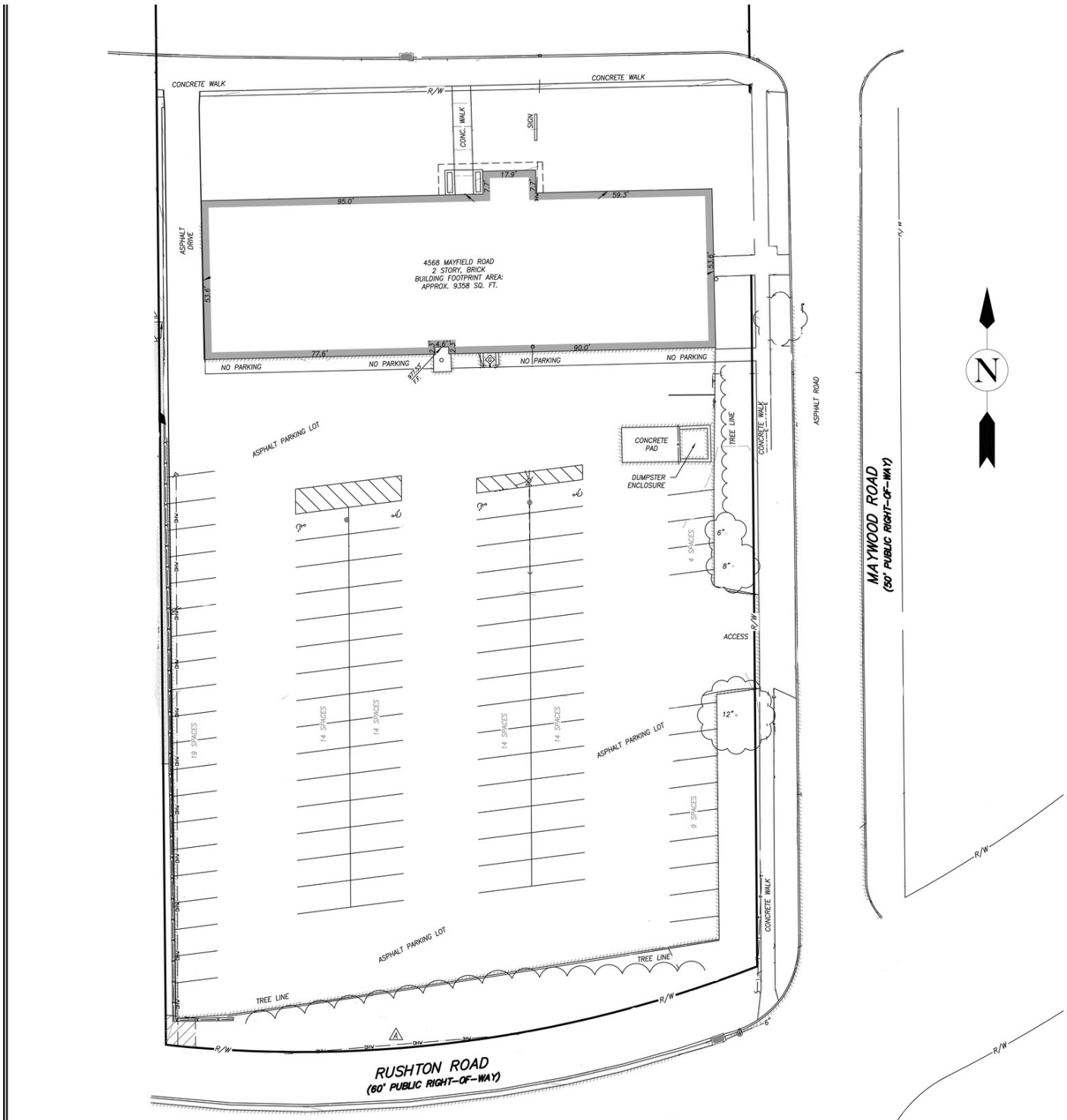
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# WHAT IS HAPPENING DOWN THE STREET?

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## PLANNED REDEVELOPMENT OF MAYFIELD & GREEN



### MAYFIELD-GREEN DISTRICT, M-G PERMITTED USES

#### Residential

- Multi-family (including apartment and townhouses above retail)
- Nursing home, senior living, and similar care facilities (conditional use)

#### Office

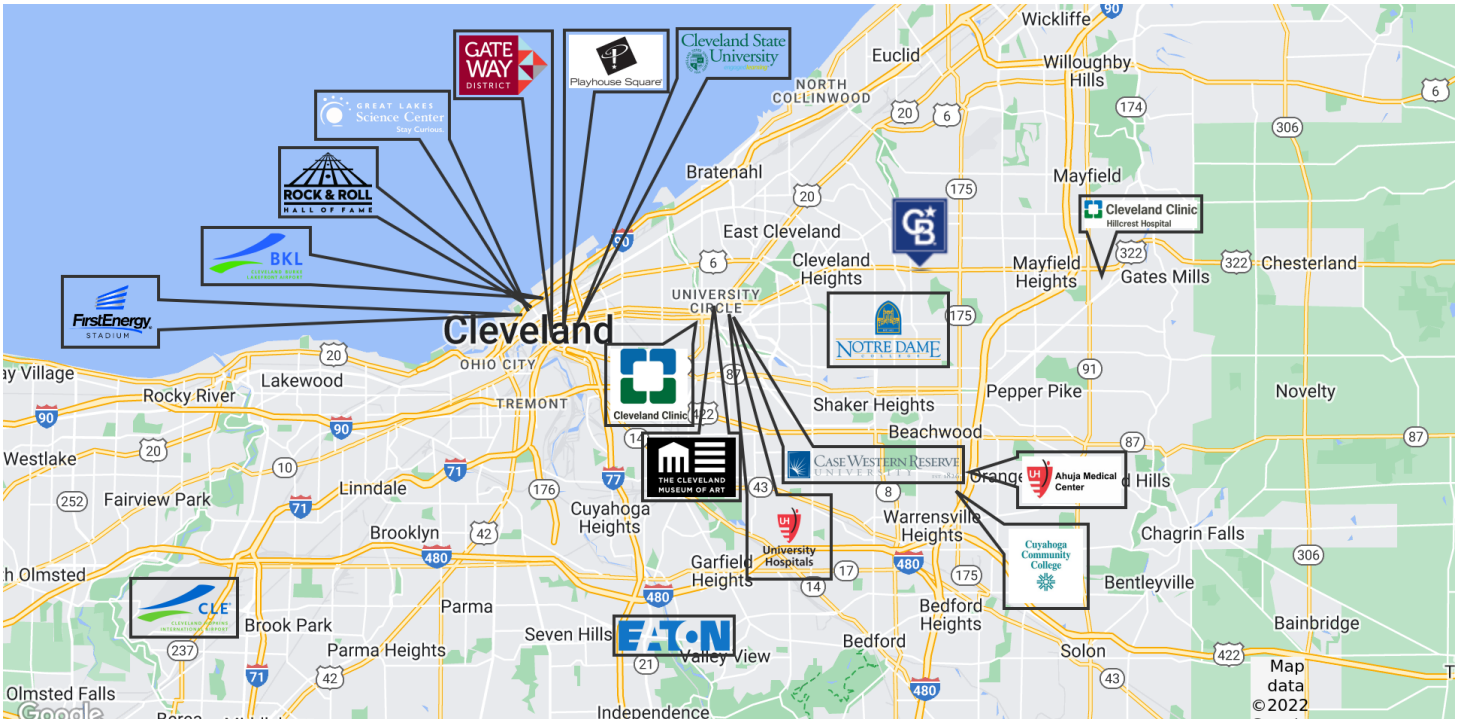
- Administrative, professional, business, and sales
- Medical, urgent care, and hospitals (conditional use)

#### Retail/Services

- Financial institutions without drive-thru
- Personal services
- Restaurants without drive-thru
- Enclosed retail

#### Entertainment and Community Facilities

- Assembly halls, meeting places
- Libraries
- Museums
- Theaters, community/movie



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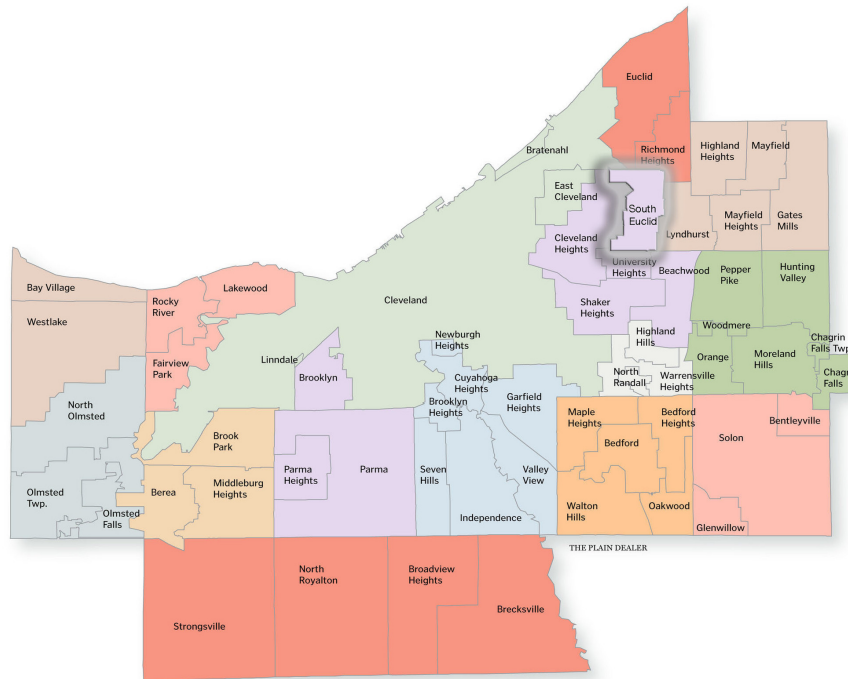


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## Cuyahoga County



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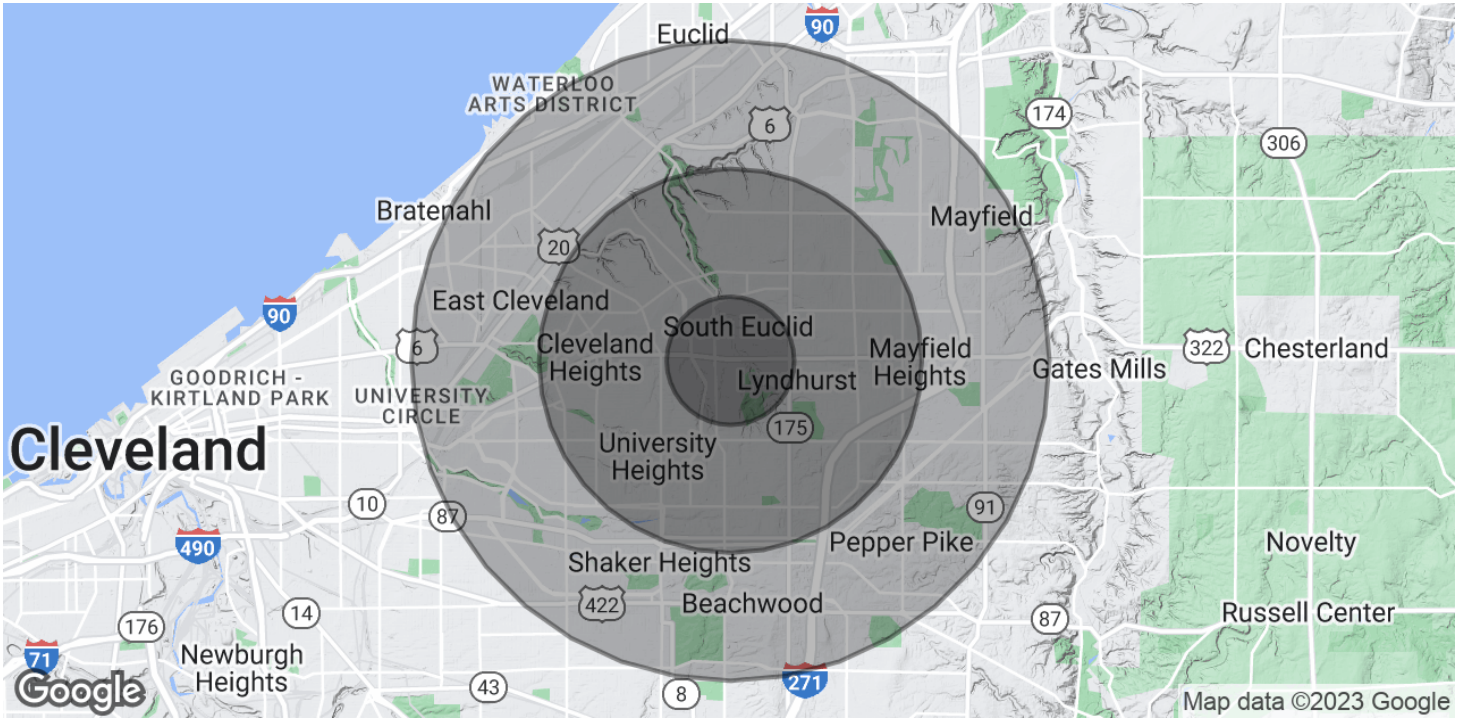


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,082	112,694	273,137
Average Age	39.4	41.1	40.8
Average Age (Male)	37.3	39.2	39
Average Age (Female)	41.1	43.2	42.7
Total Businesses	392	3,242	9,790
Total Employees	3,871	56,	184,955
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,784	52,545	142,629
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$75,647	\$79,179	\$68,755
Average House Value	\$126,317	\$151,329	\$142,263

\* Demographic data derived from 2020 ACS - US Census

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