

**FOR SALE**

**HANNA**  
COMMERCIAL REAL ESTATE



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**DRONE FOOTAGE**

**ABBAY RD**

**10 AC Available**

**Abbey Rd., North Royalton, OH 44133**  
Vincenzo Calabrese & Andy Chess

# 10 AC Land for Sale

Abbey Rd., North Royalton, OH

## PROPERTY INFORMATION

- 10.00 Acres Available zoned RO: Research Office
- Perfect for HQ Location or Production facility
- Planned Infrastructure Improvements along Abbey Road
- 6 Minute Drive Time to I-71
- Priced for Sale: \$995,000

## 2022 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
Population	7,053	51,035	163,126
Households	3,596	22,802	69,614
Median HH Income	\$62,293	\$72,771	\$74,410
Daytime Population	3,098	18,626	70,071

## PERMITTED USES

- (1) Office uses as permitted in Office Building Districts.
- (2) Laboratories for experimental research and testing and all types of basic and applied research of product design and development, including, but not limited to, the construction and operation of small scale experimental and pilot plant operations.
- (3) Production operations, if ancillary to a permitted experimental research and testing facility and only as an incidental component operation, and not as a single operation, in the production and/or assembly of products which have a high value in relation to bulk, such as: A. Electrical and electronic equipment; motors; B. Electrical appliances; lamps, fixtures and clocks; C. Hardware, cutlery and kitchen utensils; D. Musical and scientific instruments; E. Medical, orthopedic and photographic instruments and equipment; F. Sporting goods, athletic equipment and toys; G. Clothing and other textile products; H. Pharmaceutical products; compounding of cosmetics, drugs and toiletries; I. Plastics; extrusion, molding and fabricating of panels, sheets, tubes and rods; and J. Printing, publishing and engraving.
- (4) Hotels.
- (5) Single family cluster developments, to a maximum overall density of 2.4 units per acre and otherwise pursuant to the requirements of Section 1270.33 shall be the only uses permitted in the portion of a Research Office District that is within 500 feet of the rear lot lines of the lots, existing at the time of the adoption of this amendment, that have frontage on the south side of Woodridge Drive. (b) Similar Main Uses Permitted. Any other office, research and ancillary production use not listed above or in any use classification of a subsequent district and determined as similar by the Planning Commission according to standards set forth in Section 1262.08.

Vincenzo Calabrese • VincenzoCalabrese@HannaCRE.com • 216.861.5286

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