

FOR SALE

ROYALTON RD

17,515 VPD

**SITE
32.68 ACRES**



32.68 ACRES OF INDUSTRIAL LAND
22557-22695 Royalton Rd, Strongsville, OH 44149

CONTACT:

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PROPERTY OVERVIEW

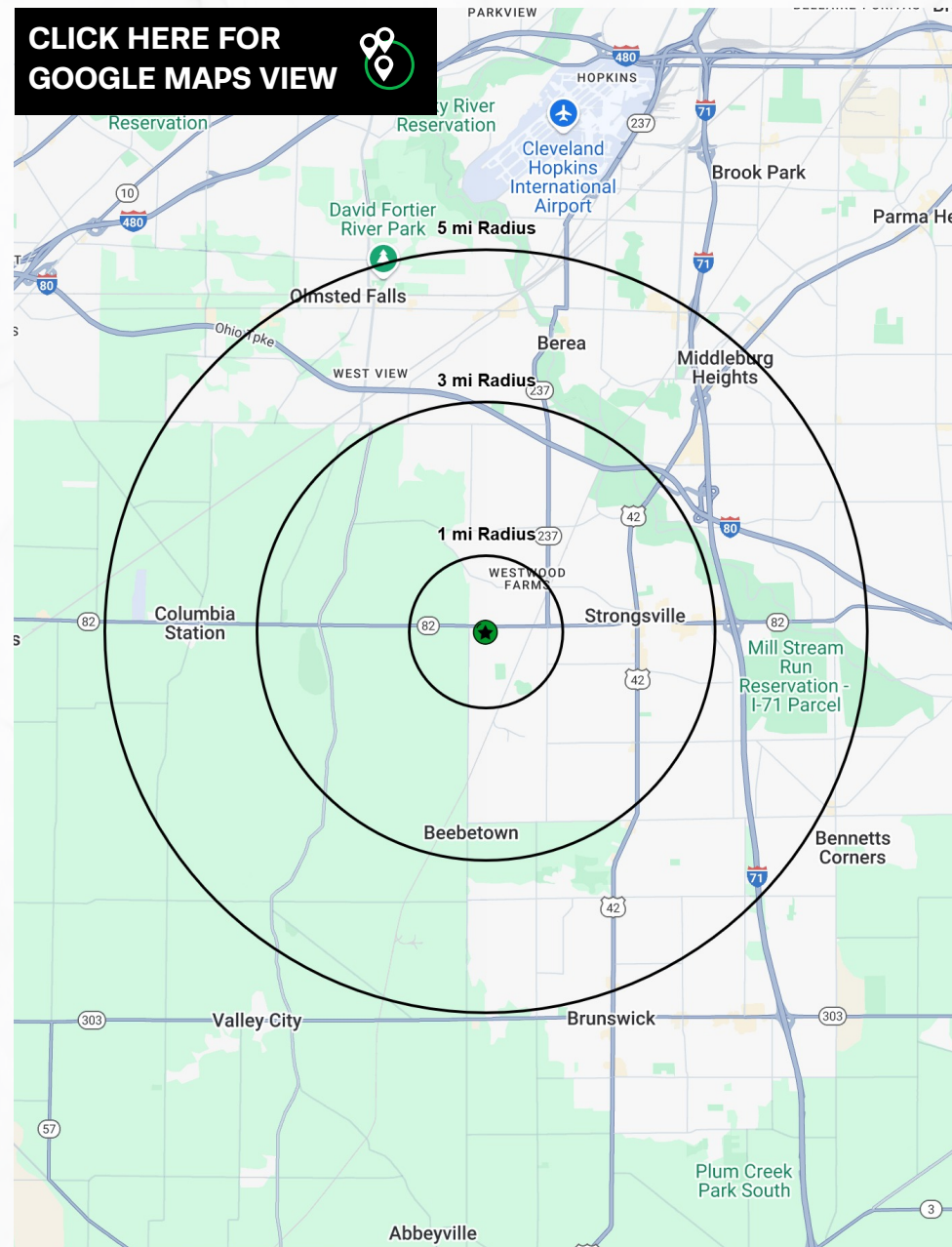
PROPERTY SUMMARY

- 32.68 Acres
- Located on SR-82
- Zoned G-1 General Industrial District
- 15 Minutes to Cleveland Hopkins International Airport
- Tax Incentives Available
- Community Reinvestment Area – 100% tax abatement, 15 years
- Over 14,000 VPD traffic count
- All utilities at the street
- Located close to major highways (I-71, I-80, I-480)
- Minutes from major regional retail trade area

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	3,657	34,465	111,037
HOUSEHOLDS	1,403	13,881	45,531
AVERAGE HH INCOME	\$173,182	\$144,600	\$128,252
MEDIAN HH INCOME	\$117,859	\$105,708	\$97,597
DAYTIME POPULATION	5,321	31,607	82,145

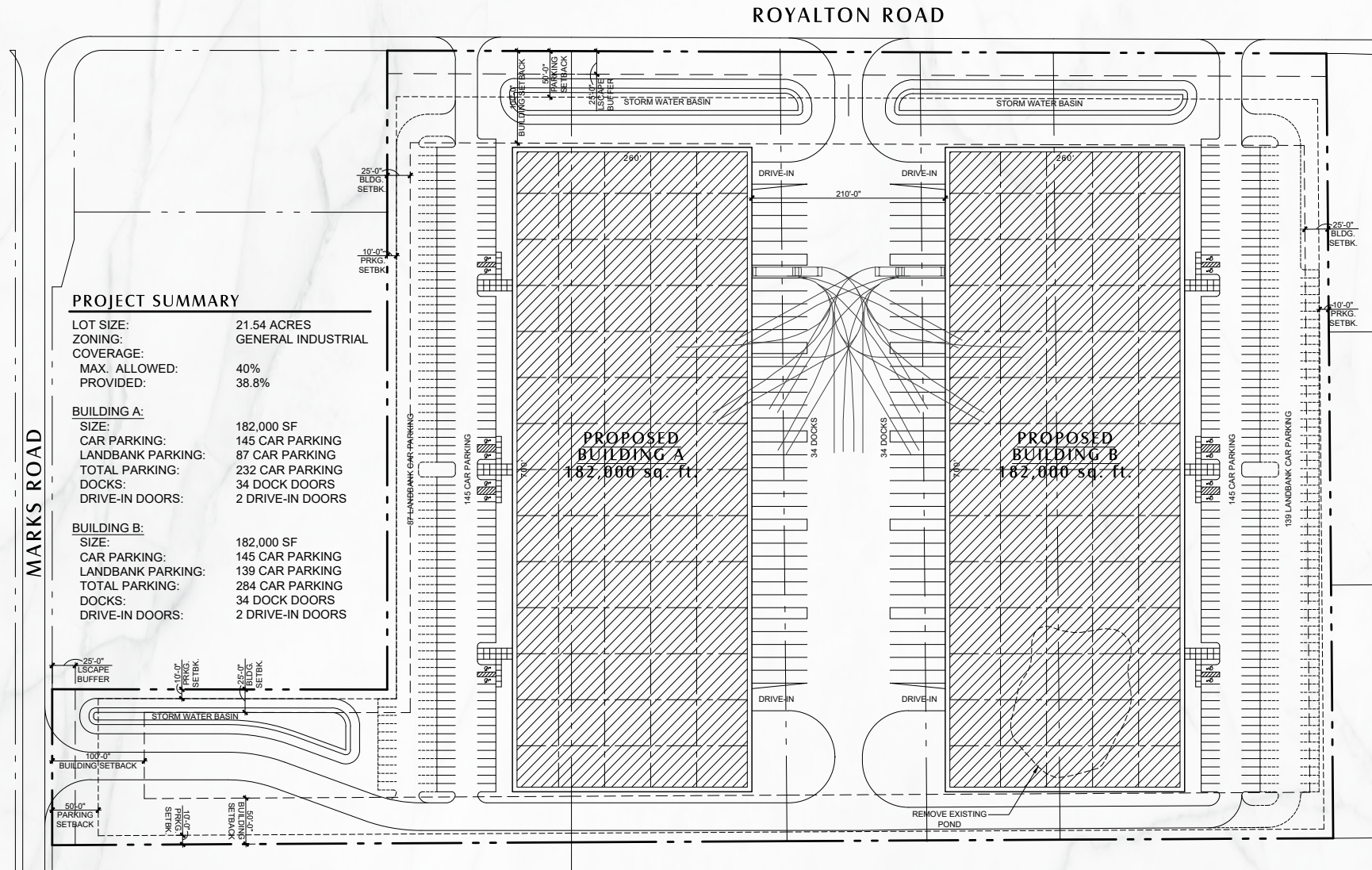
CLICK HERE FOR
GOOGLE MAPS VIEW



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PROPOSED DEVELOPMENT



PROJECT SUMMARY

LOT SIZE: 21.54 ACRES
ZONING: GENERAL INDUSTRIAL
COVERAGE:
MAX. ALLOWED: 40%
PROVIDED: 38.8%

BUILDING A:

SIZE: 182,000 SF
CAR PARKING: 145 CAR PARKING
LANDBANK PARKING: 87 CAR PARKING
TOTAL PARKING: 232 CAR PARKING
DOCKS: 34 DOCK DOORS
DRIVE-IN DOORS: 2 DRIVE-IN DOORS

BUILDING B:

SIZE: 182,000 SF
CAR PARKING: 145 CAR PARKING
LANDBANK PARKING: 139 CAR PARKING
TOTAL PARKING: 284 CAR PARKING
DOCKS: 34 DOCK DOORS
DRIVE-IN DOORS: 2 DRIVE-IN DOORS



SEPTEMBER 7, 2021
21.004

STEEL PLAN
0" = 150'

PROPOSED DEVELOPMENT

ROYALTON ROAD
STRONGSVILLE, OHIO



SP.1

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MICRO AERIAL



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MACRO AERIAL

