

**FOR SALE OR
GROUND LEASE**

DAY DRIVE

8,537 VPD



**4.13 AC (2.7 AC NET) AVAILABLE AT DAY DRIVE PLAZA
6942 RIDGE RD, PARMA, OH 44129**

CONTACT:

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4.13 ACRES AVAILABLE AT DAY DRIVE PLAZA

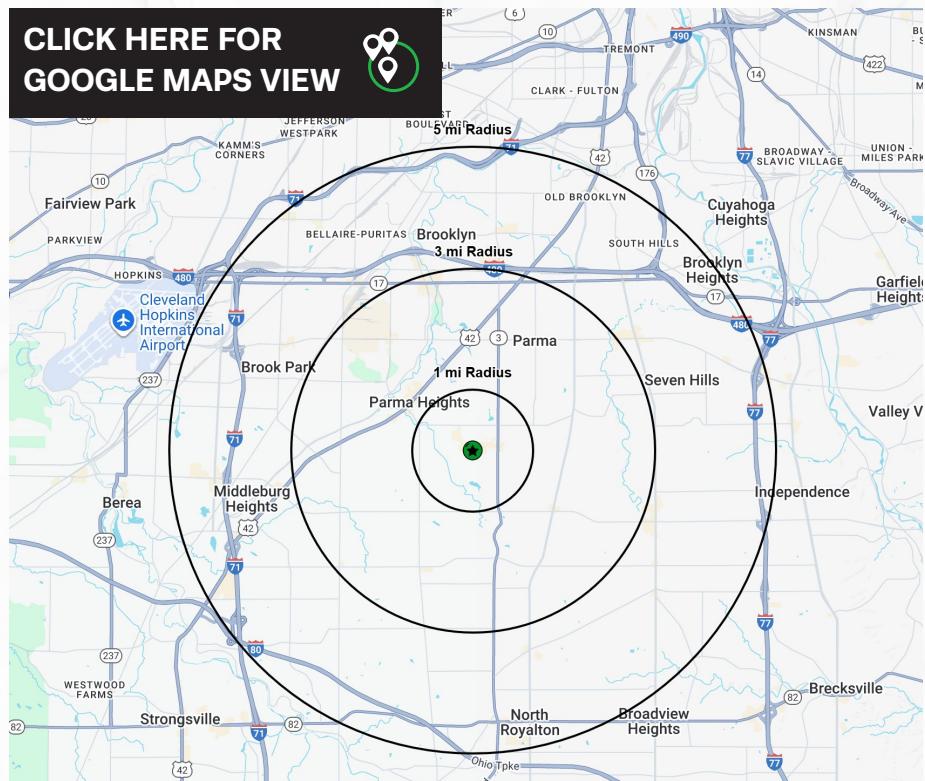
6942 RIDGE RD, PARMA, OH 44129

PROPERTY OVERVIEW

PROPERTY SUMMARY

- ±4.13 acres (±2.7 acres net) of contiguous, developable land located directly behind Gabe's and adjacent to Giant Eagle, two of the strongest traffic-driving retailers in the trade area.
- Positioned off of the Ridge Road retail corridor, one of Parma's primary commercial arteries, serving as a major north-south connector with consistent daily traffic and established retail density.
- Immediate access to a dense, built-in consumer base, surrounded by mature residential neighborhoods and long-standing retail anchors that generate repeat, necessity-driven visits.
- Flexible site layout allows for a variety of development concepts including retail outparcels, medical or service-oriented users, fast casual/QSR (subject to approvals), mixed retail, or pad development.
- Strong co-tenancy synergy with nearby grocery, discount, and daily-needs retail, creating reliable foot traffic and sustained consumer demand.
- Rare infill land opportunity in a supply-constrained market where new development sites of this size are increasingly scarce.
- Parma is one of Northeast Ohio's largest and most established suburbs, offering stable demographics, proven retail performance, and long-term market durability.
- Utilities Include: Gas, Electric, Sewer, and Water
- Zoned: Retail Business (RB)

CLICK HERE FOR
GOOGLE MAPS VIEW



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	15,127	99,548	235,759
HOUSEHOLDS	7,167	43,812	104,318
AVERAGE HH INCOME	\$80,481	\$94,861	\$96,184
MEDIAN HH INCOME	\$61,620	\$72,036	\$73,231
DAYTIME POPULATION	11,640	58,940	172,112

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LAND SURVEY

PAUL LIPMAN, Tr.

EX. DETENTION AREA
VOL. 95-07172/21

DEBORAH SALZBERG

EX. 20' STORM SEWER
ESM'T VOL. 14685/341

WOLPAL ASSOCIATES, LP

GIANT EAGLE

DELIVERY DR.

(PRIVATE)

AVAILABLE

T.P.O.B.

PROPOSED UTILITY
EASEMENT

60.00'
S 00°19'20" E
288.29'
288.24'
N 00°19'20" W

254.0'

48.14' 35'
S 00°17'02" W
239.50'



S 89°42'58" W 215.16' 44'
215.19' 44'
S 89°42'58" W 215.16' 44'
S 00°17'02" W 239.50'
283.50'
1.7572 Ac.
S 72°27'58" W 16.88'
EXISTING 50'x90' UTILITY ESM'T
50' WATERLINE EASEMENT VOL.14685 P.221
40' STM. EASE. VOL.93-00354
S 89°42'58" W 403.00'

FC PARMATOWN ASSOCIATES L.P.



SCALE: 1'=100'

GRANITE DEVELOPMENT PARTNERS L.P.
VOL 95-07172, PG. 11(9.8062 Ac.)
P.P.N. 455-01-006
8.0490 Ac.

REMAINDER PARCEL
NET AC. 2.7+/-

N 89°42'58" E 817.90'

602.74'

PARCEL

SOLD
ATLANTIS REALTY

P.O.B.

CAMPBELL &
ASSOCIATES, INC.
Surveying, Engineering
(330) 845-4117
Job #: 20001303 EXHIBIT

EX. DETENTION AREA
VOL. 95-07172/21

EX. DRAINAGE CHANNEL ESM'T
VOL. 95-07172/25

PART OF LOT 3 OF CONSOLIDATION PLAT VOL. 261 PG. 72
IN THE CITY OF PARMA - CUYAHOGA COUNTY, OHIO

INGRESS AND EGRESS EASEMENT RESERVATION

EXHIBIT "D"

4.13 ACRES AVAILABLE AT DAY DRIVE PLAZA

6942 RIDGE RD, PARMA, OH 44129

MICRO AERIAL



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MACRO AERIAL



SITE
4.13 ACRES
(+/- 2.7 ACRES NET)