

FOR SALE



***CONFIDENTIAL**



**CLEVELAND WEST PARK DEVELOPMENT
OPPORTUNITY NEAR NEW BROWNS STADIUM**

4171 & 4187 Rocky River Drive, Cleveland, OH 44135

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17,422 SF ON 1.36 AC FOR SALE

4171 & 4187 Rocky River Dr, Cleveland, OH 44135

PROPERTY OVERVIEW

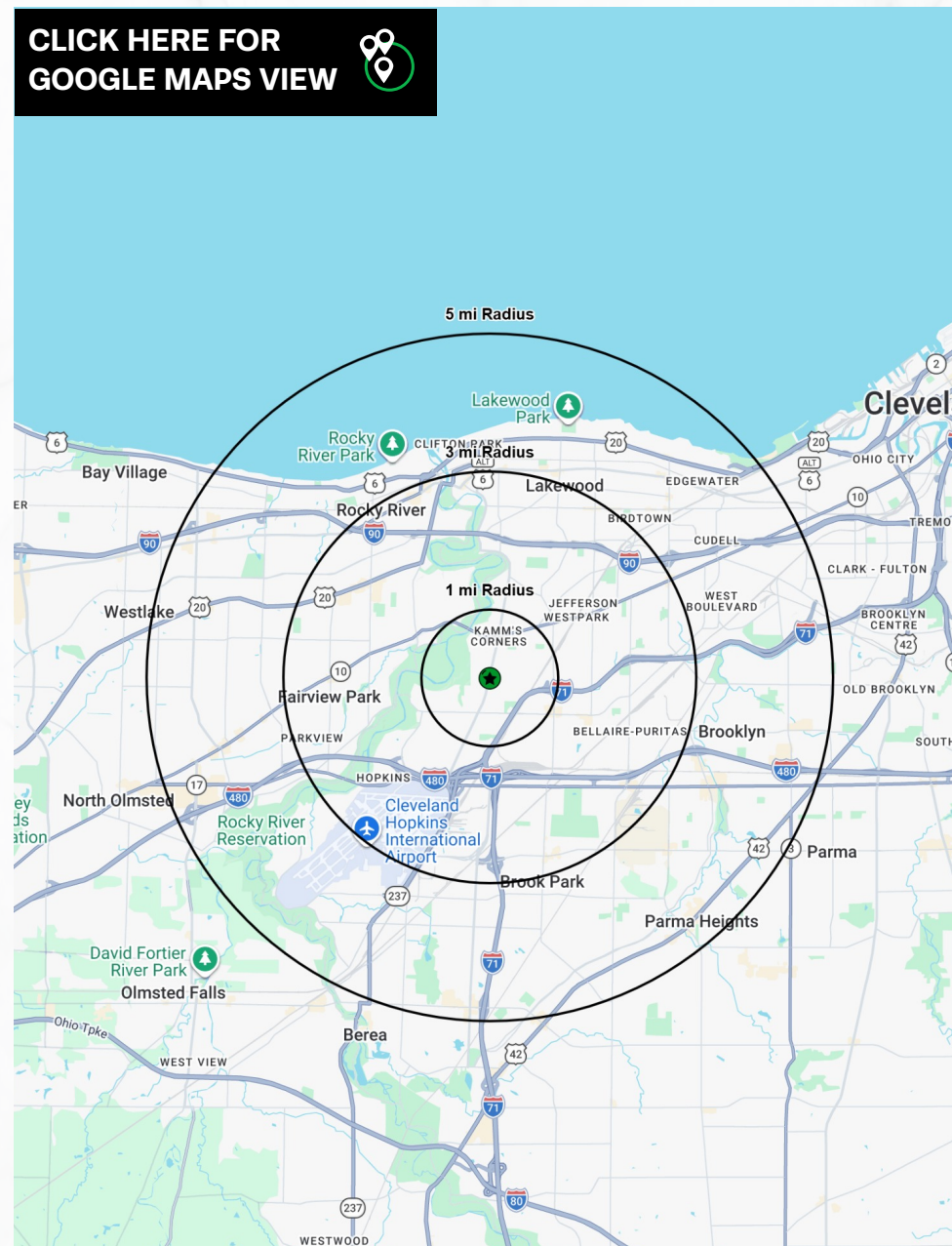
PROPERTY SUMMARY

- Ideal for redevelopment or owner-user investment
- Combined square footage of 17,422 SF on a combined 1.36 AC. at signalized intersection
- Strong traffic counts of 16,940 VPD
- 8 Minutes drive time to new Cleveland Browns Stadium
- Prime location surrounded by a dense, established residential base
- Three structures: a commercial building with 2-bedroom and a 3-bedroom apartments, two single-family homes, a small retail salon, and 6-car garage. Potential to be sold separately
- 30 Parking spaces
- Zoned local retail business district
- **DO NOT CONTACT BUSINESSES**

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	12,620	112,088	273,034
HOUSEHOLDS	5,827	51,274	125,612
AVERAGE HH INCOME	\$88,882	\$100,756	\$98,974
MEDIAN HH INCOME	\$69,153	\$73,397	\$71,617
DAYTIME POPULATION	7,237	69,763	191,548

CLICK HERE FOR
GOOGLE MAPS VIEW



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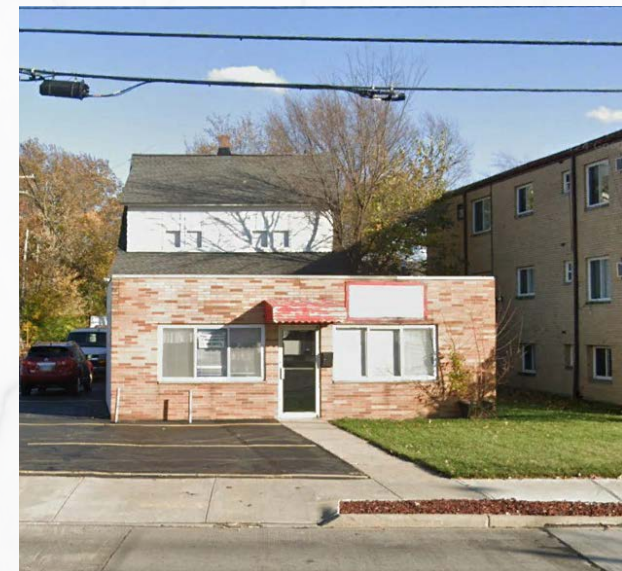
MICRO AERIAL



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PICTURES



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PICTURES

