

**0.90 AC FOR
LEASE OR SALE**



RETAIL/RESTAURANT SITE AVAILABLE

240 E Highland Rd, Macedonia, OH 44056

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0.9 ACRES AVAILABLE FOR SALE OR LEASE

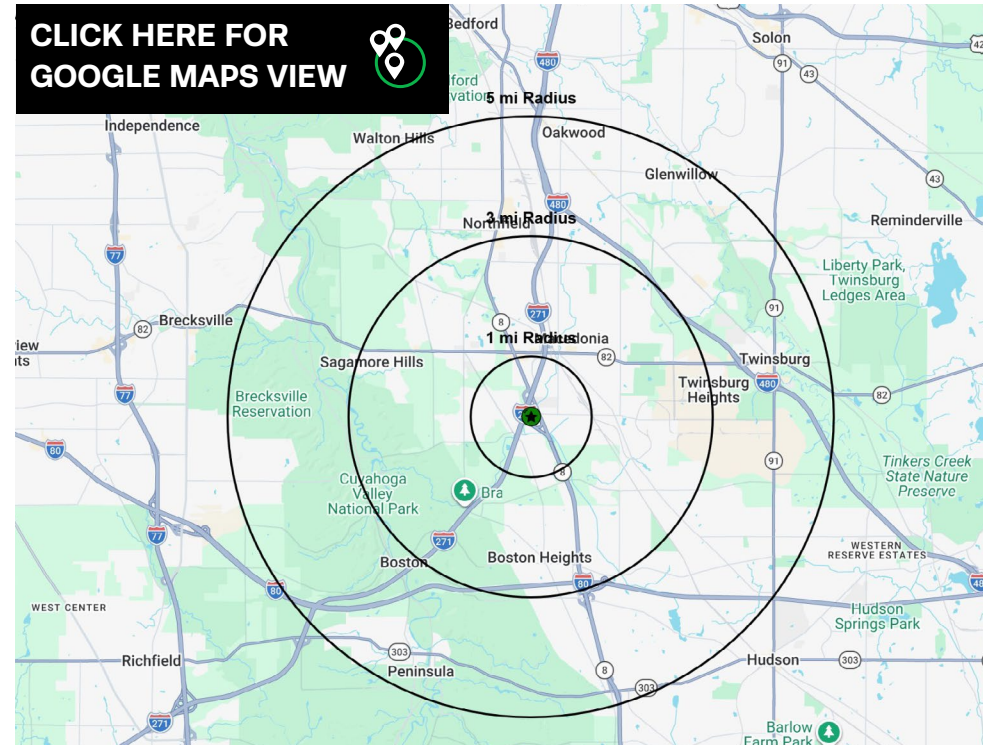
240 E Highland Rd, Macedonia, OH 44056

PROPERTY OVERVIEW

PROPERTY SUMMARY

- **Available for lease or sale** – A 0.9766-acre, shovel-ready padsite offering flexibility for developers and operators.
- **High-impact exposure at a signalized commercial intersection** – Reach more than 37,000 vehicles per day, including 26,732 VPD on Route 8 and 10,495 VPD on Highland Road.
- **Immediate access to a major regional artery** – Located less than ¼ mile from I-271, positioning the site to capture demand moving between the Cleveland and Akron markets.
- **Exceptional consumer purchasing power** – The 3-mile trade area reports an average household income of \$145,044, supporting premium retail, dining, medical, and service-oriented concepts.
- **Built-in daytime demand** – A daytime population of 28,738 exceeds the 3-mile residential population of 27,188, creating a dependable customer base throughout the business day.
- **Flexible, development-ready zoning** – B-4 Highway Business District zoning supports retail, restaurant, automotive, office, and medical uses, giving developers and operators multiple viable paths to execution.
- **Established commercial momentum** – All utilities are available to the site, with immediate adjacency to Bob Evans and La Quinta Inn, and proximity to Target, Walmart, Lowe's, Kohl's, and Home Depot.

[CLICK HERE FOR GOOGLE MAPS VIEW](#)



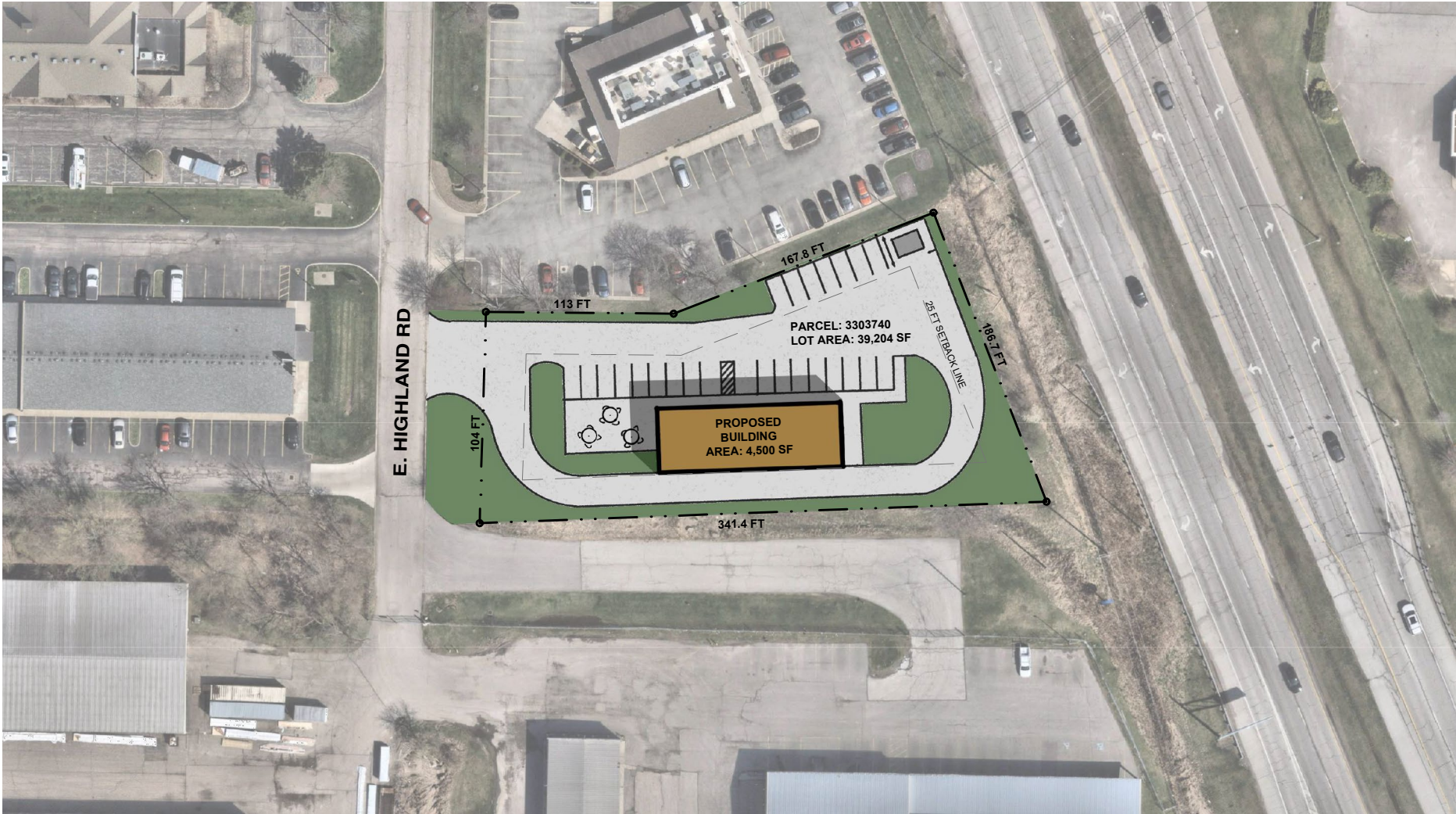
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	2,984	27,188	62,330
HOUSEHOLDS	1,345	11,602	25,974
AVERAGE HH INCOME	\$110,008	\$145,044	\$151,012
MEDIAN HH INCOME	\$77,192	\$100,798	\$111,048
DAYTIME POPULATION	3,369	28,738	61,317

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PROPOSED SITE PLAN



DISCLAIMER

CONCEPTUAL SITE PLAN FOR REFERENCE ONLY. INFORMATION FOR CONCEPTUAL SITE PLAN BASED ON COUNTY GIS AUDITOR WEBSITE AND MACEDONIA ZONING CODE. ALL ZONING INFORMATION, BOUNDARIES, FOOTPRINTS, TOPOGRAPHY AND GENERAL LOCATIONS ARE APPROXIMATE AND BASED ON PUBLICLY AVAILABLE INFORMATION. THE ARCHITECT DOES NOT CLAIM THAT INFORMATION SHOWN IS ACCURATE.

ZONING INFORMATION:	
ZONING DISTRICT:	B-4 HIGHWAY BUSINESS DISTRICT
TOTAL LOT AREA:	39,204 SQUARE FEET (0.90 ACRES)
MIN BUILDING SETBACKS	
FRONT:	25 FT
SIDES:	25 FT (EACH)
REAR:	25 FT
MAX BUILDING HEIGHT:	90 FEET FROM GRADE
MAX BUILDING STORIES:	7 STORIES

1
S-1

Conceptual Site Plan

Scale: 1" = 60'-0"

Conceptual Site Plan
240 E Highland Road, Macedonia, OH 44056
PARCEL NUMBER (PARID): 3303740
Ownership: KAIVAL CORP

05.21.2025 Conceptual Site Plan

Project North



Sheet No.

S-1

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MARKET AERIAL

