

**FOR LEASE**



**34385 Center Ridge Rd., North Ridgeville, OH 44039**  
Vincenzo Calabrese & Greg Slyman



# 34385 Center Ridge Rd.

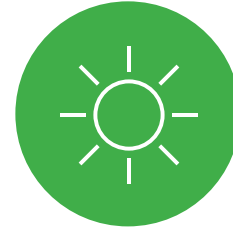
## North Ridgeville, OH

### PROPERTY INFORMATION

- Highly visible 0.84 outlot on prominent corner in front of Giant Eagle
- Lighted intersection
- Drive-thru opportunity
- Build-to-suite or land lease
- Growing community



TOTAL POPULATION  
**122,806**



TOTAL DAYTIME POPULATION  
**46,443**



MEDIAN HH INCOME  
**\$81,439**



2022 Population Summary	1 Mile	3 Miles	5 Miles
Total Population	9,627	44,040	122,806
Households	3,884	17,359	49,246
Daytime Population	4,432	11,283	46,443

2022 Household Income	1 Mile	3 Miles	5 Miles
Average Income	\$67,864	\$93,364	\$100,784
Median Income	\$69,238	\$82,313	\$81,439

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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

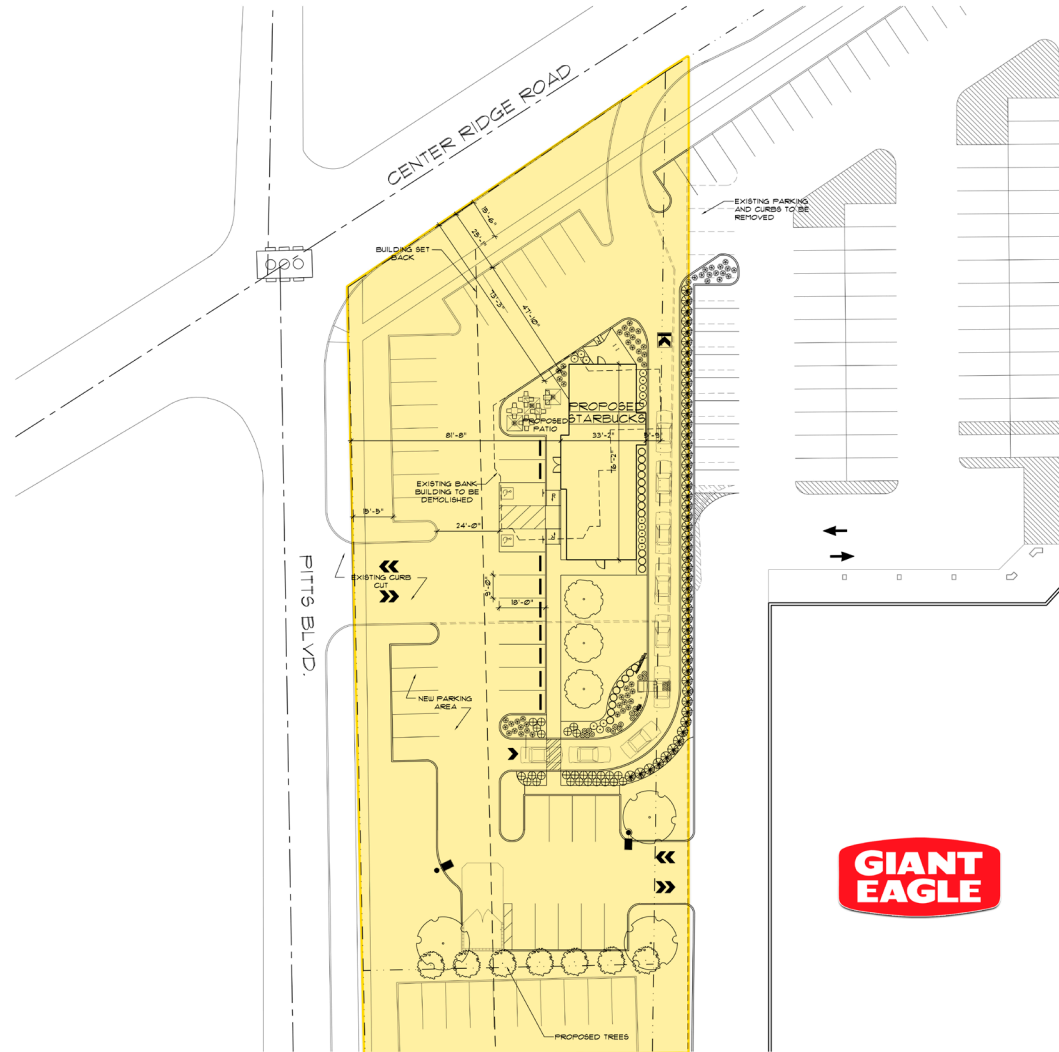
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SITE ANALYSIS	
TOTAL SITE AREA:	±1-0.84 ACRES
TOTAL BUILDING AREA:	2,141 S.F. (GROSS)
TOTAL PROVIDED PARKING STALLS:	40 SPACES
PARKING RATIO:	1.91 SPACES/1,000 SF (GROSS)

PARKING INFORMATION				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	PARKING REQUIRED BY CITY	1 PER 100 S.F. OF SALES AREA 2,141/100 = 11	38 TYPICAL SPACES 2 ACCESSIBLE SPACES 40 TOTAL SPACES	NO
2	MINIMUM PARKING STALL SIZE	NOT SPECIFIED	9' X 18'-0"	NO
3	MINIMUM AISLE WIDTH	14'-0"	24'-0"	NO
4	MINIMUM OFF-STREET LOADING AREA	N/A	N/A	NO
5	MINIMUM STACKING SPACE SIZE	NOT SPECIFIED	10'-0" X 18'-0"	NO
6	ON SITE PARKING / PAVEMENT AREA	NOT SPECIFIED	-	NO

ZONING INFORMATION				
LOCATION: NORTH RIDGEVILLE OH				
CURRENTLY ZONED: HIGHWAY COMMERCIAL DISTRICT				
USE: RETAIL STORE				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	43,400 SQFT	EXISTING LOT	NO
2	MAXIMUM BLDG. SIZE	25% OF LOT AREA (36,000X.25)=9,000	2,141 SQFT.	NO
3	MINIMUM FRONT SETBACK	25'-0"	38'-4"	NO
4	MINIMUM SIDE SETBACK	15'-0"	5'-9"	YES
5	MINIMUM REAR SETBACK	40'-0"	38'-9"	NO
6	MINIMUM FRONTAGE LANDSCAPING	10'-0" AT PARKING LOT	0'-0" AT PARKING	NO



1 PROPOSED SITE PLAN  
SP-1 | SCALE: 1/20" = 1'-0"

NOTE:  
THIS LAYOUT WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY. SOME ASPECTS OF THE LAYOUT MAY CHANGE UPON FURTHER INVESTIGATION.

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