

FOR SALE

Harvard Crossing Land - 17.45 Total Acres | 3 Parcels
Can be Purchased as a Whole or Separately



Parcel A: 6.5 Acres – \$175,000/acre
Parcel B: 5 Acres – \$215,000/acre
Parcel C: 6 Acres – \$250,000/acre

20800 Harvard Road, Highland Hills, OH 44122



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.

William P. Nice, Jr.

📞 216.839.2010

✉ BillNice@hannacre.com

David C. Wagner

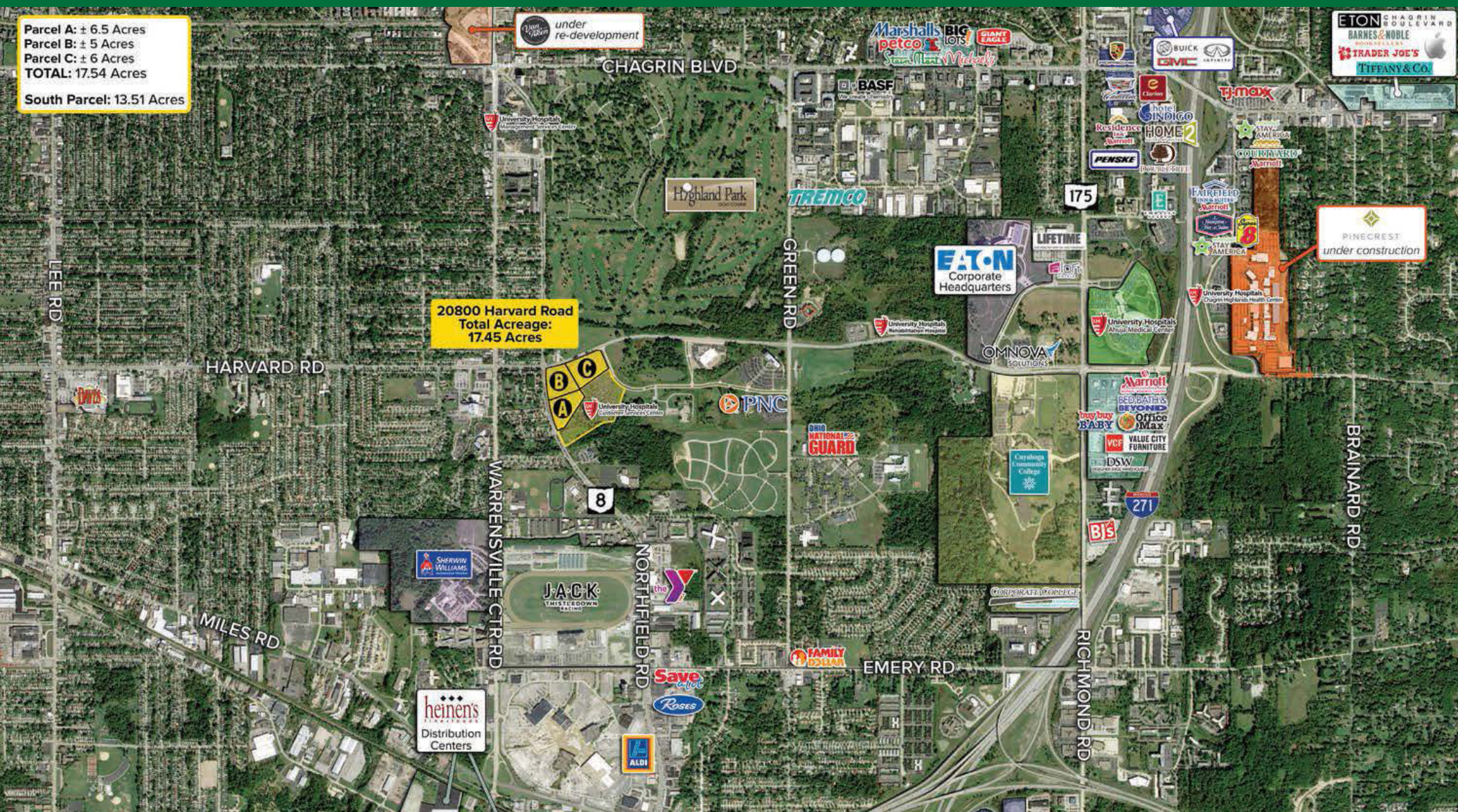
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Harvard Crossing Land - 17.45 Total Acres | 3 Parcels Can be Purchased as a Whole or Separately

Parcel A: ± 6.5 Acres
Parcel B: ± 5 Acres
Parcel C: ± 6 Acres
TOTAL: 17.54 Acres
South Parcel: 13.51 Acres



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DEMOGRAPHIC SNAPSHOT (2021 Estimates)

	3 Mile	5 Miles	10 Miles
Population	89,750	254,149	725,992
Average HH Income	\$87,822	\$85,015	\$78,808
Median HH Income	\$60,737	\$60,417	\$56,821
Estimated Households	37,647	108,560	312,957
Daytime Population	67,377	122,575	478,221

PROPERTY HIGHLIGHTS:

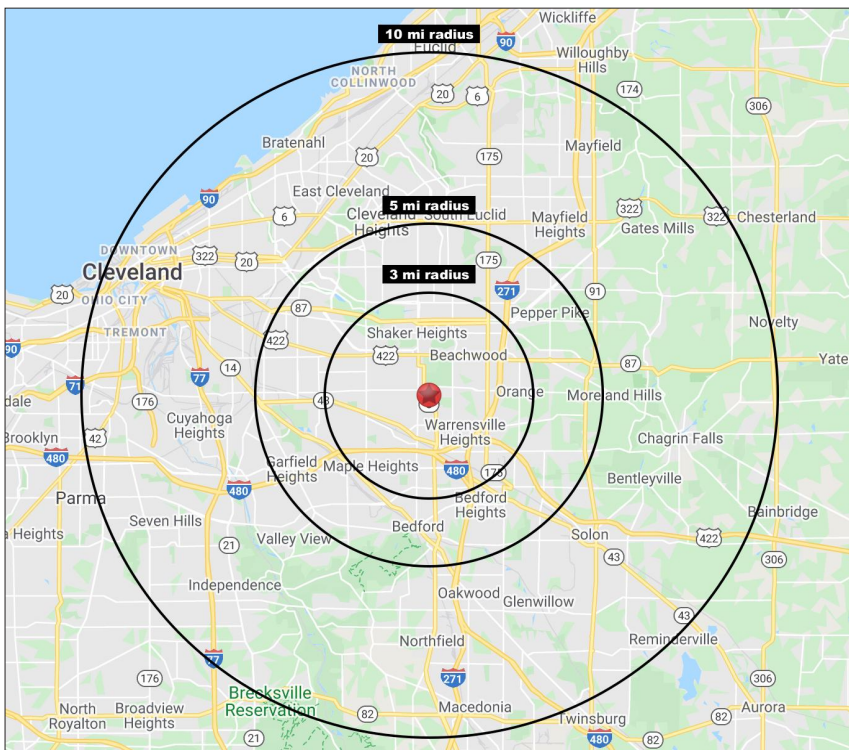
- 17.45 Total acres in three parcels available. Can be sold as a whole or individually.
- Zoned: Office
- Easily accessible, just south of new Van Aken District project
- Located right off I-271 at Harvard Road, just north of I-480 and Northfield Road exit
- Excellent frontage on Harvard Road and Northfield Road
- 2.5 miles from Ahuja Medical Center Emergency Room
- Within a five-mile radius of this site:
 - 13,557,346 square feet of office space
 - 28,808,861 square feet of industrial space
 - 16,355,153 square feet of retail space
- Minutes from the heart of Beachwood, and ten miles from the heart of Cleveland
- Minutes from retail, restaurants, hotels, and other services
- Great mix of business office location with excellent proximity to high end residential population
- Mayor Robert Nash and Village Council have a pro-business outlook
- Fully improved land with access to all utilities. Dual fiber optic cable service providers providing these sites with fiber optic redundancy
- The UH development corner of Harvard and Northfield is one of the best corners available in the entire East Side Office marketplace that is immediately available.

17.45 Acres Offered for Sale at: \$3,712,500

Parcel A: 6.5 Acres - \$1,133,500

Parcel B: 5 Acres - \$1,075,000

Parcel C: 6 Acres - \$1,500,000



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