

**SPRING/SUMMER
2024 OPENING**

+/- 2.13 ACRES

AVAILABLE

BIDDULPH PLAZA



BIDDULPH AVE

RIDGE RD

**DEVELOPMENT AND
LEASING OPPORTUNITY**

Biddulph Avenue & Ridge Road
Brooklyn, Ohio 44144

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HIGHLIGHTS

- ▶ Approximately 2.13 acres (approximately 1 acre usable) available for development at signalized intersection
- ▶ 3,500 SF endcap available adjacent to newly built Aspen Dental
- ▶ Excellent visibility
- ▶ Just over one-half (1/2) mile from Ridge Road & I-480 interchange
- ▶ Nearby retailers include: Giant Eagle, Dollar General, Lowe's, AMC, Ross Dress for Less, Michaels, Bed Bath & Beyond, Marc's, Ashley HomeStore, TJ Maxx, and many more
- ▶ Strong traffic counts along Ridge Road



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**ANCHOR
RETAIL**

**REALTY
RESOURCES**
MEMBER

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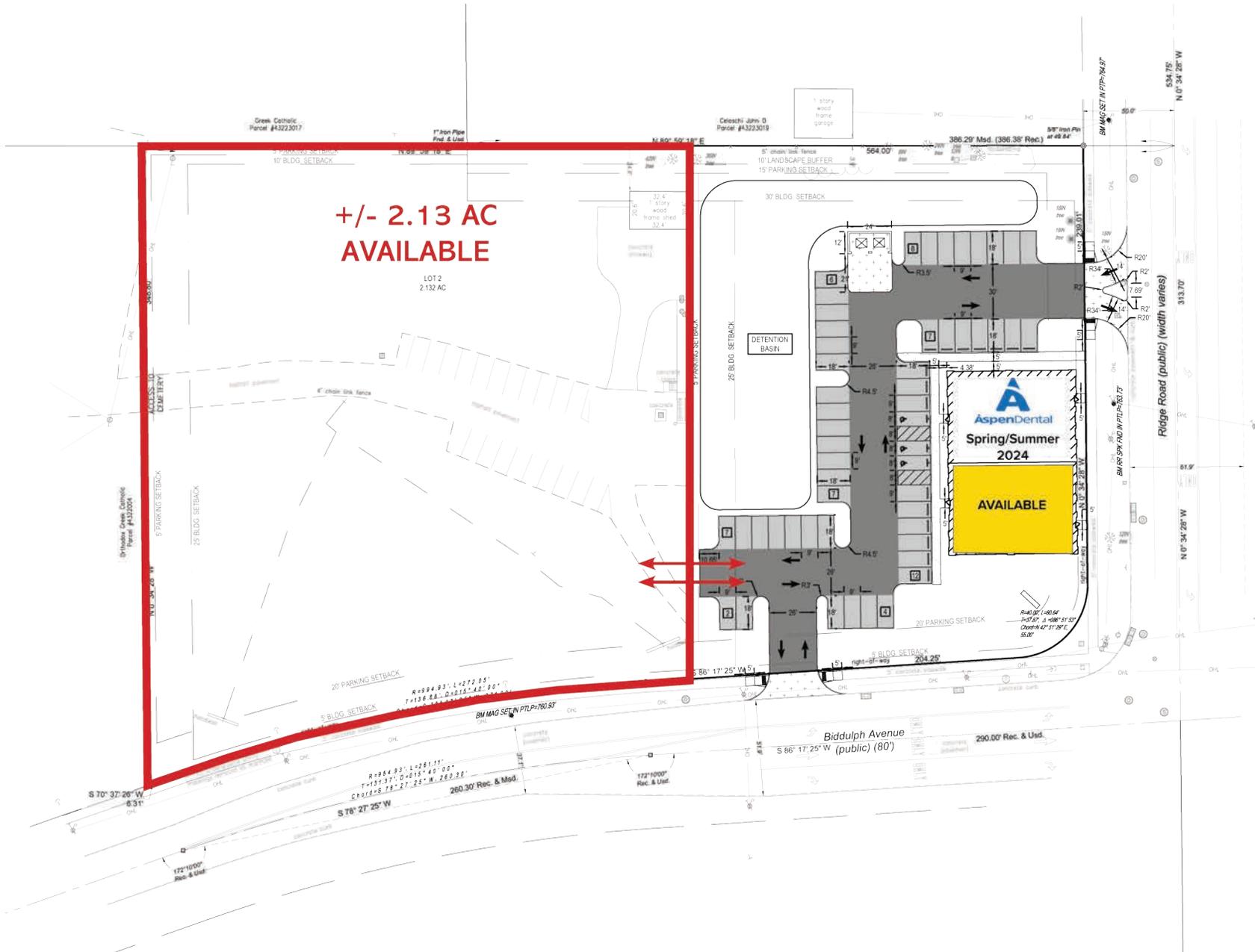
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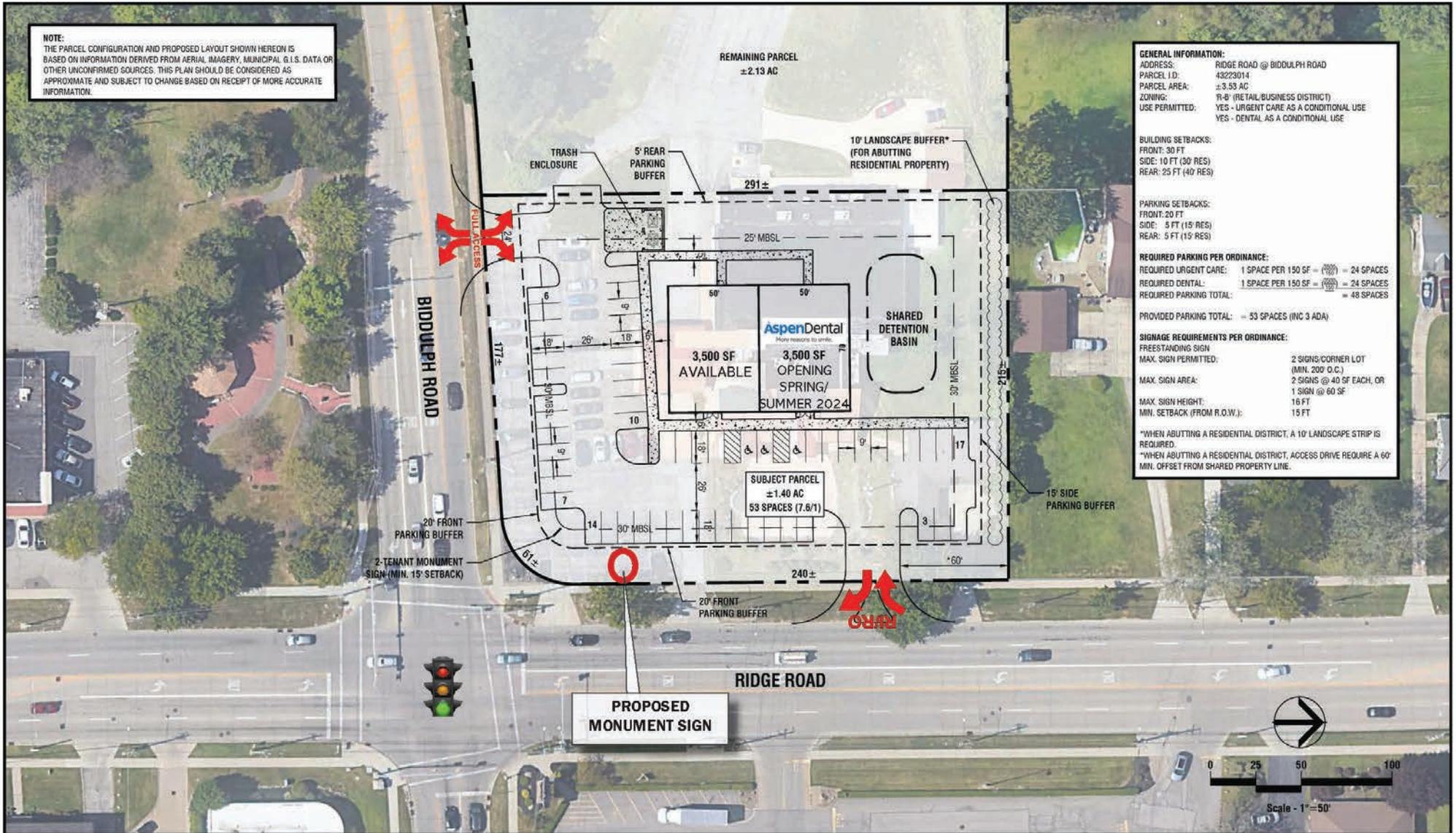
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NOTE:
THE PARCEL CONFIGURATION AND PROPOSED LAYOUT SHOWN HEREON IS BASED ON INFORMATION DERIVED FROM AERIAL IMAGERY, MUNICIPAL G.I.S. DATA OR OTHER UNCONFIRMED SOURCES. THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE AND SUBJECT TO CHANGE BASED ON RECEIPT OF MORE ACCURATE INFORMATION.

GENERAL INFORMATION:
 ADDRESS: RIDGE ROAD @ BIDDULPH ROAD
 PARCEL ID: 43223014
 PARCEL AREA: ± 3.53 AC
 ZONING: R-8 (RETAIL/BUSINESS DISTRICT)
 USE PERMITTED: YES - URGENT CARE AS A CONDITIONAL USE
 YES - DENTAL AS A CONDITIONAL USE

BUILDING SETBACKS:
 FRONT: 30 FT
 SIDE: 10 FT (30' RES)
 REAR: 25 FT (40' RES)

PARKING SETBACKS:
 FRONT: 20 FT
 SIDE: 5 FT (15' RES)
 REAR: 5 FT (15' RES)

REQUIRED PARKING PER ORDINANCE:
 REQUIRED URGENT CARE: 1 SPACE PER 150 SF = 24 SPACES
 REQUIRED DENTAL: 1 SPACE PER 150 SF = 24 SPACES
 REQUIRED PARKING TOTAL: = 48 SPACES

PROVIDED PARKING TOTAL: = 53 SPACES (INC 3 ADA)

SIGNAGE REQUIREMENTS PER ORDINANCE:
 FREESTANDING SIGN
 MAX. SIGN PERMITTED: 2 SIGNS / CORNER LOT (MIN. 200' O.C.)
 2 SIGNS @ 40 SF EACH, OR
 1 SIGN @ 60 SF
 18 FT
 MAX. SIGN HEIGHT: 15 FT
 MIN. SETBACK (FROM R.O.W.): 15 FT

*WHEN ABUTTING A RESIDENTIAL DISTRICT, A 10' LANDSCAPE STRIP IS REQUIRED.
 *WHEN ABUTTING A RESIDENTIAL DISTRICT, ACCESS DRIVE REQUIRE A 60' MIN. OFFSET FROM SHARED PROPERTY LINE.

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Prepared For:
COMPTON ADDY
 3805 EDWARDS ROAD
 SUITE 390
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PROPOSED URGENT CARE/DENTAL
 RIDGE ROAD @ BIDDULPH ROAD
 BROOKLYN, OHIO

SCALE:	1"=50'	PRELIMINARY SITE PLAN
DATE:	03/04/22	
REV:	03/07/22	
DMG Project No.:	22122	SP-01

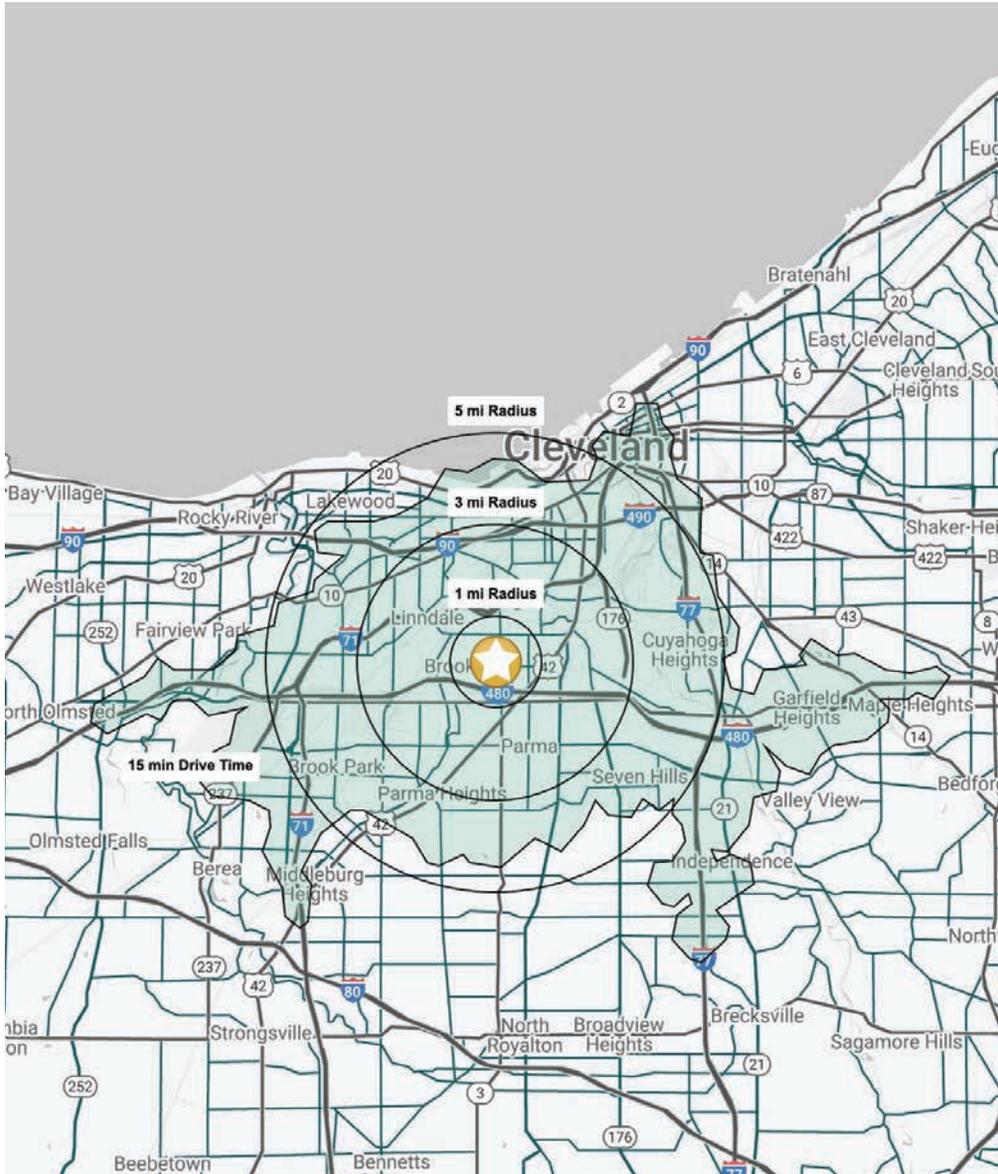
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	8,750	133,458	335,048	289,679
HOUSEHOLDS	3,797	55,257	141,022	120,555
MEDIAN AGE	39.6	37.8	38.2	38.5
AVERAGE HH INCOME	\$88,861	\$75,252	\$76,585	\$76,335
MEDIAN HH INCOME	\$65,421	\$56,011	\$56,622	\$57,012
BUSINESSES	410	3,832	10,204	10,494
EMPLOYEES	7,900	49,153	121,205	150,947
EDUCATION: BACHELORS +	19.8%	19.2%	24.9%	22.8%



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