



ANCHOR
RETAIL

8,122 vpd

OLDE 8 RD

HINES HILL RD 3,487 VPD

ARHAUS
Corporate
Headquarters

COSTCO
WHOLESALE



Opening Fall
2022

Outparcels Available

23,915 VPD



COSTCO OUTPARCELS

State Route 8 & Hines Hill Road

AVAILABLE FOR GROUND LEASE, BUILD-TO-SUIT OR SALE

PRIME COSTCO OUTPARCELS

State Route 8 & Hines Hill Road



HIGHLIGHTS

- ▶ Up to six pads available ranging in size from 1 to 3 acres
- ▶ Adjacent to new Wendy's (opening fall of 2022)
- ▶ Significant traffic counts 23,915 on SR-8
- ▶ Signalized access
- ▶ Outstanding average household income of \$150,857 within three (3) miles

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Accurate Abstracting
5274 AC

DATE	REVISIONS	BY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	261.80'	144.34'	250.00'	N29°11'31"E	60°00'00"
C2	300.00'	314.16'	173.21'	300.00'	N29°11'31"E	60°00'00"
C3	60.00'	77.04'	44.86'	71.85'	N37°35'27"W	73°33'56"
C4	235.50'	246.62'	135.97'	235.50'	N29°11'31"E	60°00'00"
C5	335.00'	350.81'	193.41'	335.00'	N29°11'31"E	60°00'00"
C6	265.00'	277.51'	153.00'	265.00'	N29°11'31"E	60°00'00"
C7	314.50'	329.34'	181.58'	314.50'	N29°11'31"E	60°00'00"
C8	40.00'	62.83'	40.00'	56.57'	N44°11'31"E	90°00'00"

MAP OF SURVEY & LOT SPLIT MADE FOR B AND B0 HOLDINGS, LLC LANDS

BEING SUBLT 3 IN THE MARKETPLACE AT BOSTON HILLS SUBDIVISION AS SHOWN BY THE RECORDED PLAT AS RECEPTION NUMBER 56154293 OF PART OF ORIGINAL BOSTON TOWNSHIP LOTS 2 & 17 NOW IN THE VILLAGE OF BOSTON HEIGHTS SUMMIT COUNTY, OHIO

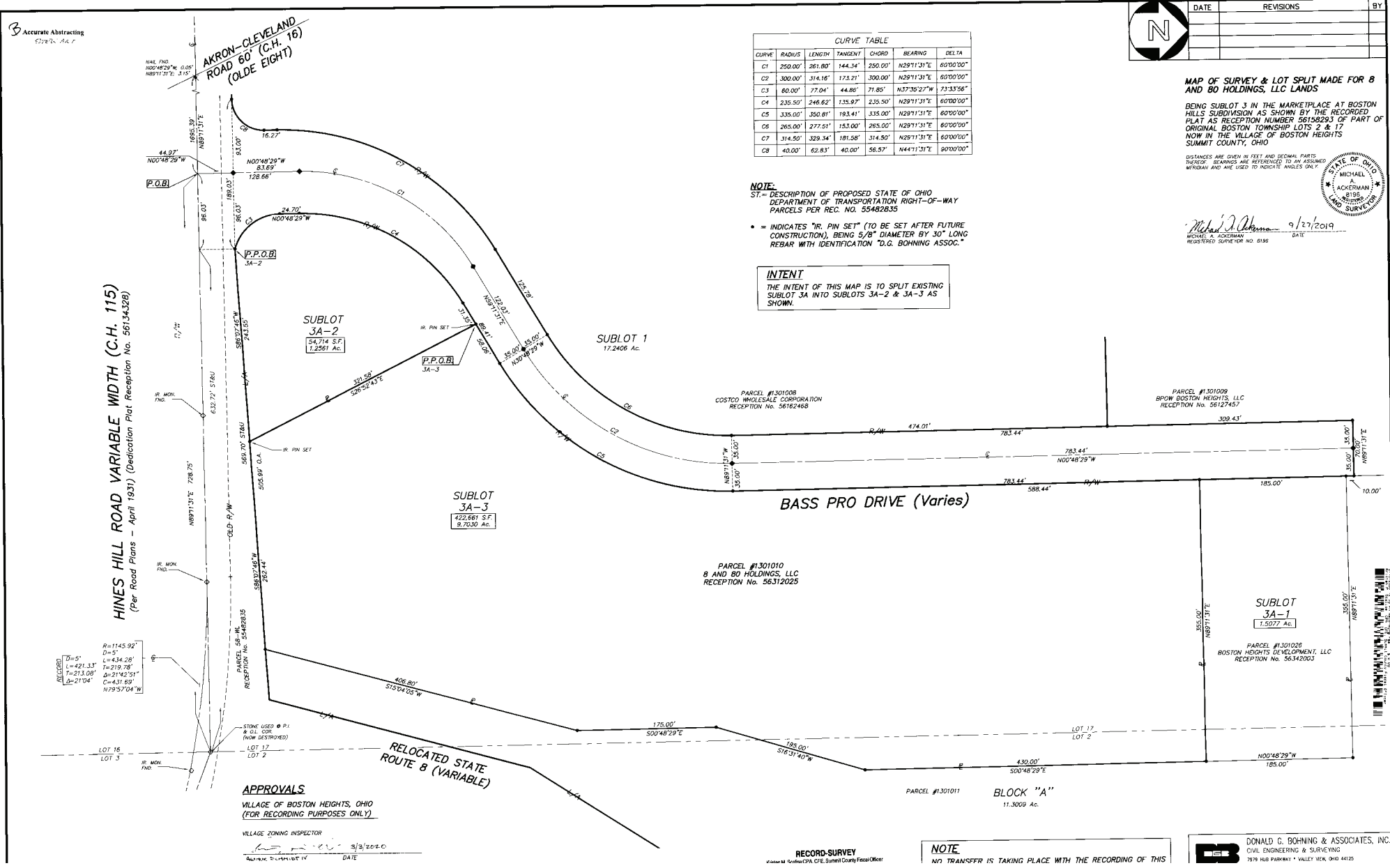
DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

Michael Ackerman 9/27/2019
MICHAEL ACKERMAN
REGISTERED SURVEYOR NO. 8195

NOTE:
ST. = DESCRIPTION OF PROPOSED STATE OF OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PARCELS PER REC. NO. 55482835

• = INDICATES "IR. PIN SET" (TO BE SET AFTER FUTURE CONSTRUCTION), BEING 5/8" DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."

INTENT
THE INTENT OF THIS MAP IS TO SPLIT EXISTING SUBLT 3A INTO SUBLTS JA-2 & JA-3 AS SHOWN.



HINES HILL ROAD VARIABLE WIDTH (C.H. 115)
(Per Road Plans - April 1931) (Dedication Plat, Reception No. 56134328)

RECORDED
D=5'
L=421.33'
T=213.06'
A=21°04'
R=1145.92'
C=5'
L=434.28'
T=219.78'
A=21°42'51"
C=431.69'
N79°57'04"W

APPROVALS
VILLAGE OF BOSTON HEIGHTS, OHIO
(FOR RECORDING PURPOSES ONLY)

VILLAGE ZONING INSPECTOR
[Signature] 9/3/2020
DATE

RECORD-SURVEY
Village of Boston Heights, Ohio, Summit County Fiscal Officer

NOTE
NO TRANSFER IS TAKING PLACE WITH THE RECORDING OF THIS

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
2919 HUB PARKWAY | VALLEY VIEW, OHIO 44125



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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	14,185	51,881	110,550	80,712
HOUSEHOLDS	5,508	20,634	44,007	33,045
MEDIAN AGE	43.6	45.1	43.9	43.4
AVERAGE HH INCOME	\$147,150	\$129,903	\$122,686	\$113,148
MEDIAN HH INCOME	\$111,149	\$98,608	\$93,355	\$88,863
BUSINESSES	600	2,858	5,252	4,109
EMPLOYEES	10,403	41,159	80,206	59,422
EDUCATION: BACHELORS +	53.3%	50.2%	48.2%	44.3%



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