



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER



14

CLEVELAND-EASTLIVERPOOL ROAD

43

1.63 AC

KeyBank

Freddy's
STEAKBURGERS

MATTRESS
FIRM

Little Caesars

LOWE'S

PET SUPPLIES PLUS

Great Clips

palm beach tan

giant
eagle

getGo CAFE + MARKET

STREETSBORO
CROSSING OUTLOT

9085 SR-43
Streetsboro, Ohio 44241

FOR SALE

+/- 1.63 Acres

STREETSBORO CROSSING OUTLOT

9085 SR-43 | Streetsboro, Ohio 44241



HIGHLIGHTS

- ▶ +/- 1.63 acres for sale
- ▶ Can accommodate up to 7,648 SF
- ▶ Pad site available in front of top performing Giant Eagle
- ▶ Streetsboro is the main retail hub in Portage County
- ▶ Great access with (6) six points of ingress/egress
- ▶ Located next to Streetsboro Commons - anchored by Lowe's, Target, Giant Eagle, and Pet Supplies Plus
- ▶ Great owner/user opportunity
- ▶ Located at busy intersection



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ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com

ANGELA GREINER | 614.739.0187 | agreiner@anchorretail.com

FOR SALE
+/- 1.63 Acres

STREETSBORO CROSSING OUTLOT

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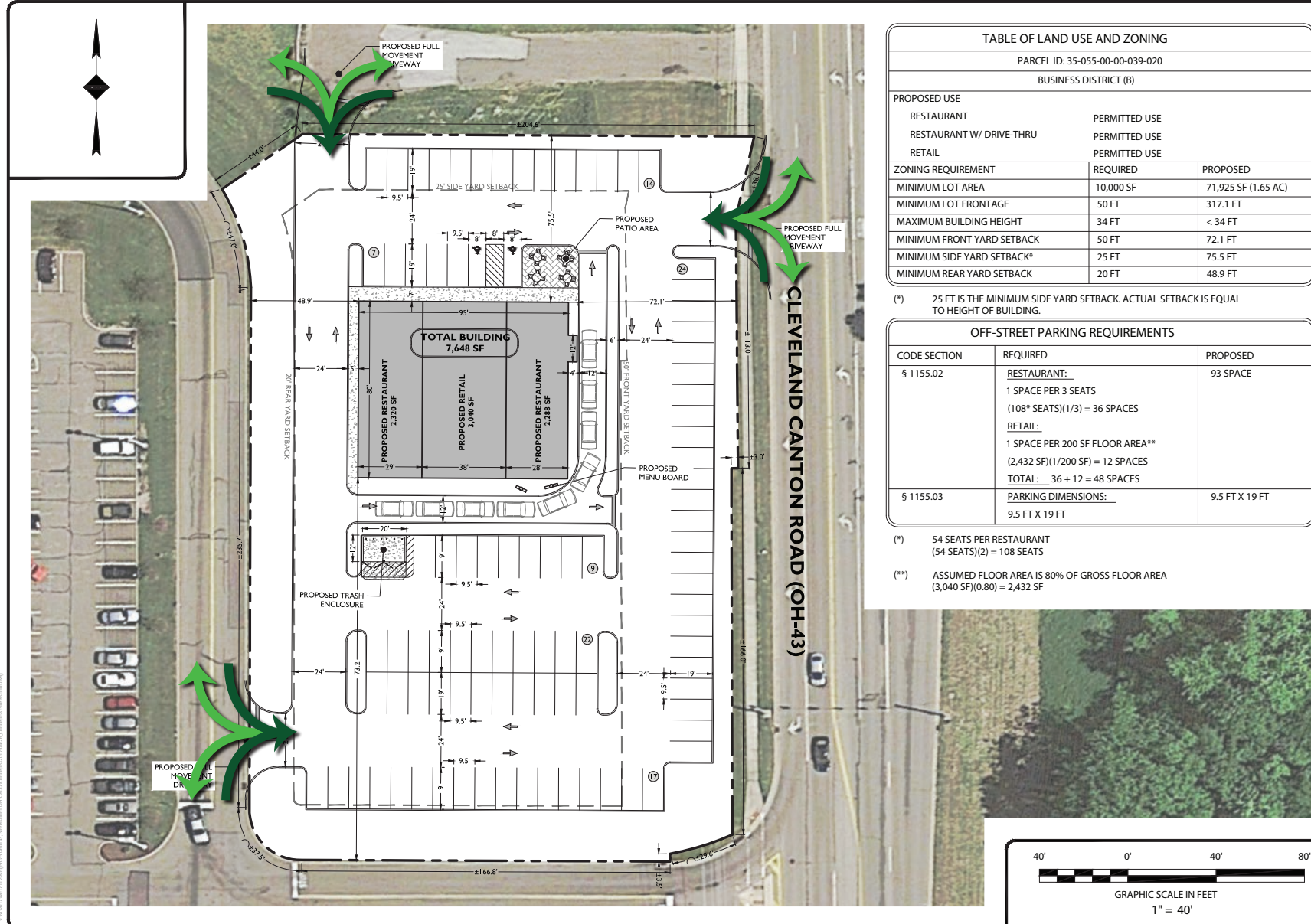


TABLE OF LAND USE AND ZONING		
PARCEL ID: 35-055-00-00-039-020		
BUSINESS DISTRICT (B)		
PROPOSED USE	PERMITTED USE	PERMITTED USE
RESTAURANT	RESTAURANT W/ DRIVE-THRU	RETAIL
ZONING REQUIREMENT		
MINIMUM LOT AREA	10,000 SF	71,925 SF (1.65 AC)
MINIMUM LOT FRONTAGE	50 FT	317.1 FT
MAXIMUM BUILDING HEIGHT	34 FT	< 34 FT
MINIMUM FRONT YARD SETBACK	50 FT	72.1 FT
MINIMUM SIDE YARD SETBACK*	25 FT	75.5 FT
MINIMUM REAR YARD SETBACK	20 FT	48.9 FT

(*) 25 FT IS THE MINIMUM SIDE YARD SETBACK. ACTUAL SETBACK IS EQUAL TO HEIGHT OF BUILDING.

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 1155.02	RESTAURANT: 1 SPACE PER 3 SEATS (108* SEATS)(1/3) = 36 SPACES RETAIL: 1 SPACE PER 200 SF FLOOR AREA** (2,432 SF)(1/200 SF) = 12 SPACES TOTAL: 36 + 12 = 48 SPACES	93 SPACE
§ 1155.03	PARKING DIMENSIONS: 9.5 FT X 19 FT	9.5 FT X 19 FT

(*) 54 SEATS PER RESTAURANT (54 SEATS)(2) = 108 SEATS

(**) ASSUMED FLOOR AREA IS 80% OF GROSS FLOOR AREA (3,040 SF)(0.80) = 2,432 SF

STONEFIELD
engineering design

28465 Woodland Avenue, Royal Oak, MI 48067
Phone: 248.247.1115

ALRIG USA

30200 TELEGRAPH ROAD, SUITE 205
BINGHAM PARK, MI 48025
OFFICE: 248.646.9999
CELL: 248.646.9998
FAX: 248.646.9998

DEVELOPER:

PROPOSED MULTI-TENANT BUILDING

PROPOSED RETAIL AND RESTAURANT WITH PATIO AREA AND DRIVE-THRU FACILITIES
35-055-00-00-039-020
STREETSBORO CROSSING OUTLOT
PORTAGE COUNTY, OHIO

CONCEPT PLAN

DRAFT

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: ERS
CHECKED BY: JAM
DATE: 04/27/2017
SCALE: 0/6 1" = 40'
PROJECT ID: M-17112
TITLE: CONCEPT A
SHEET: A-1

+/- 1.63 Acres

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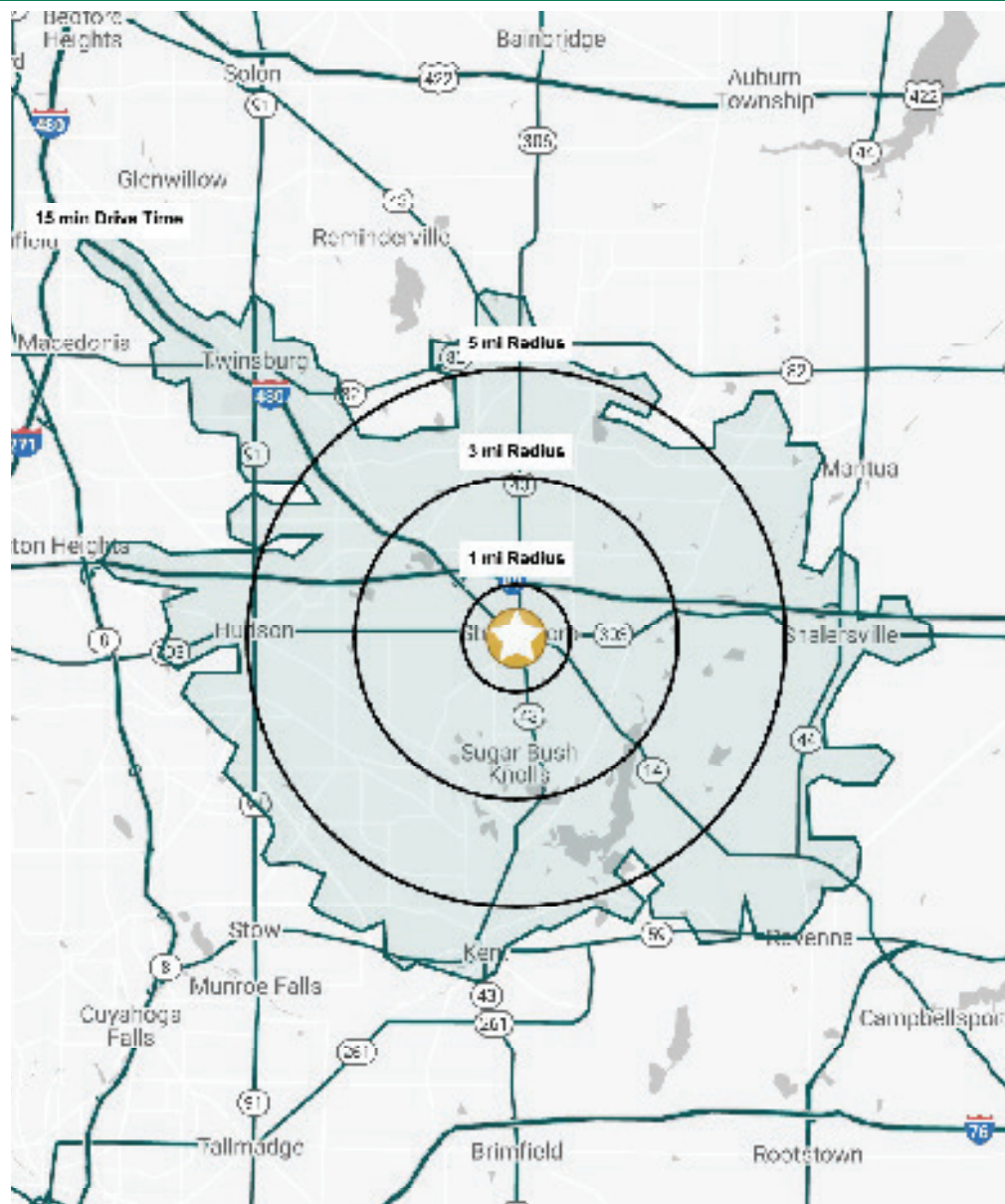
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	4,945	19,298	47,332	92,327
	HOUSEHOLDS			
	2,273	8,217	18,851	37,799
	MEDIAN AGE			
	38.5	39.3	42.3	40.8
	AVERAGE HH INCOME			
	\$85,386	\$112,894	\$151,055	\$135,420
	MEDIAN HH INCOME			
	\$74,480	\$87,132	\$109,515	97,846
	BUSINESSES			
	192	628	1,480	3,923
	EMPLOYEES			
	1,682	9,250	19,273	48,396
	EDUCATION: BACHELORS +			
	28.4%	34.3%	48.3%	46.8%



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Cleveland • Columbus | www.anchorretail.com

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