



ANCHOR  
RETAIL

REALTY  
RESOURCES  
MEMBER

14



CLEVELAND-EASTLIVERPOOL ROAD



Little Caesars



1.63 AC

43

PET SUPPLIES PLUS

Great Clips



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
- ▶ Pad site available in front of top performing Giant Eagle
- ▶ Streetsboro is the main retail hub in Portage County
- ▶ Great access with six (6) 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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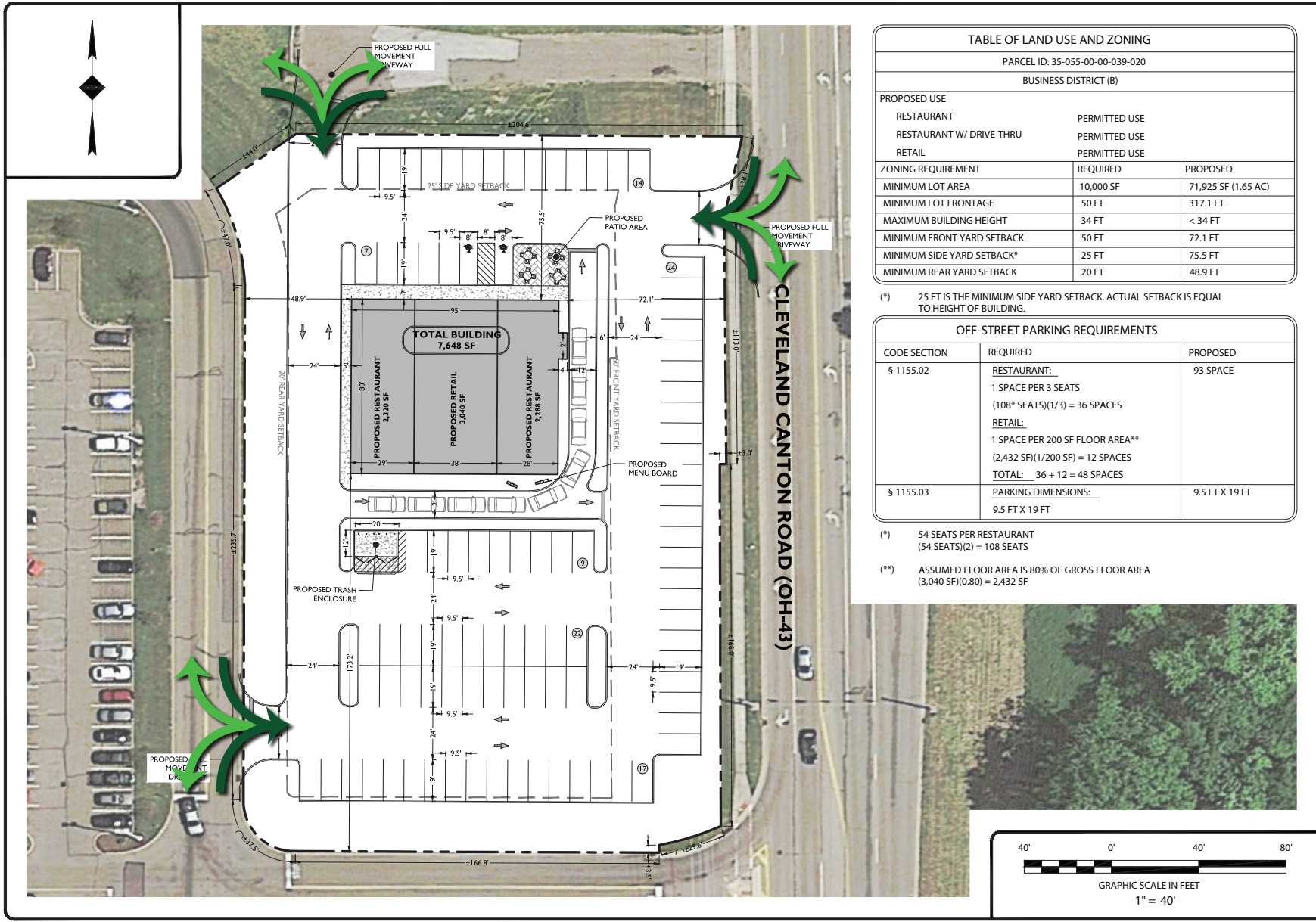
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**TABLE OF LAND USE AND ZONING**

PARCEL ID: 35-055-00-00-039-020  
BUSINESS DISTRICT (B)

PROPOSED USE	PERMITTED USE
RESTAURANT	PERMITTED USE
RESTAURANT W/ DRIVE-THRU	PERMITTED USE
RETAIL	PERMITTED USE

ZONING REQUIREMENT	REQUIRED	PROPOSED
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	<b>RESTAURANT:</b> 1 SPACE PER 3 SEATS (108* SEATS)(1/3) = 36 SPACES <b>RETAIL:</b> 1 SPACE PER 200 SF FLOOR AREA** (2,432 SF)(1/200 SF) = 12 SPACES <b>TOTAL:</b> 36 + 12 = 48 SPACES	93 SPACE
§ 1155.03	<b>PARKING DIMENSIONS:</b> 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  
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Phone: 248.271.1115

**ALRIG** USA  
33000 TELEGRAPH ROAD, SUITE 205  
BINGHAM FARM, OH 44025  
OFFICE: 216.646.9999  
FAX: 216.646.9998

CONCEPT PLAN  
**PROPOSED MULTI-TENANT BUILDING**  
PROPOSED RETAIL AND RESTAURANT WITH PATIO AREA AND DRIVE THRU FACILITIES  
9085 SR-43, STREETSBORO, OH 44241  
PORTAGE COUNTY, OHIO

**DRAFT**  
THIS PORTION

NOT APPROVED FOR CONSTRUCTION

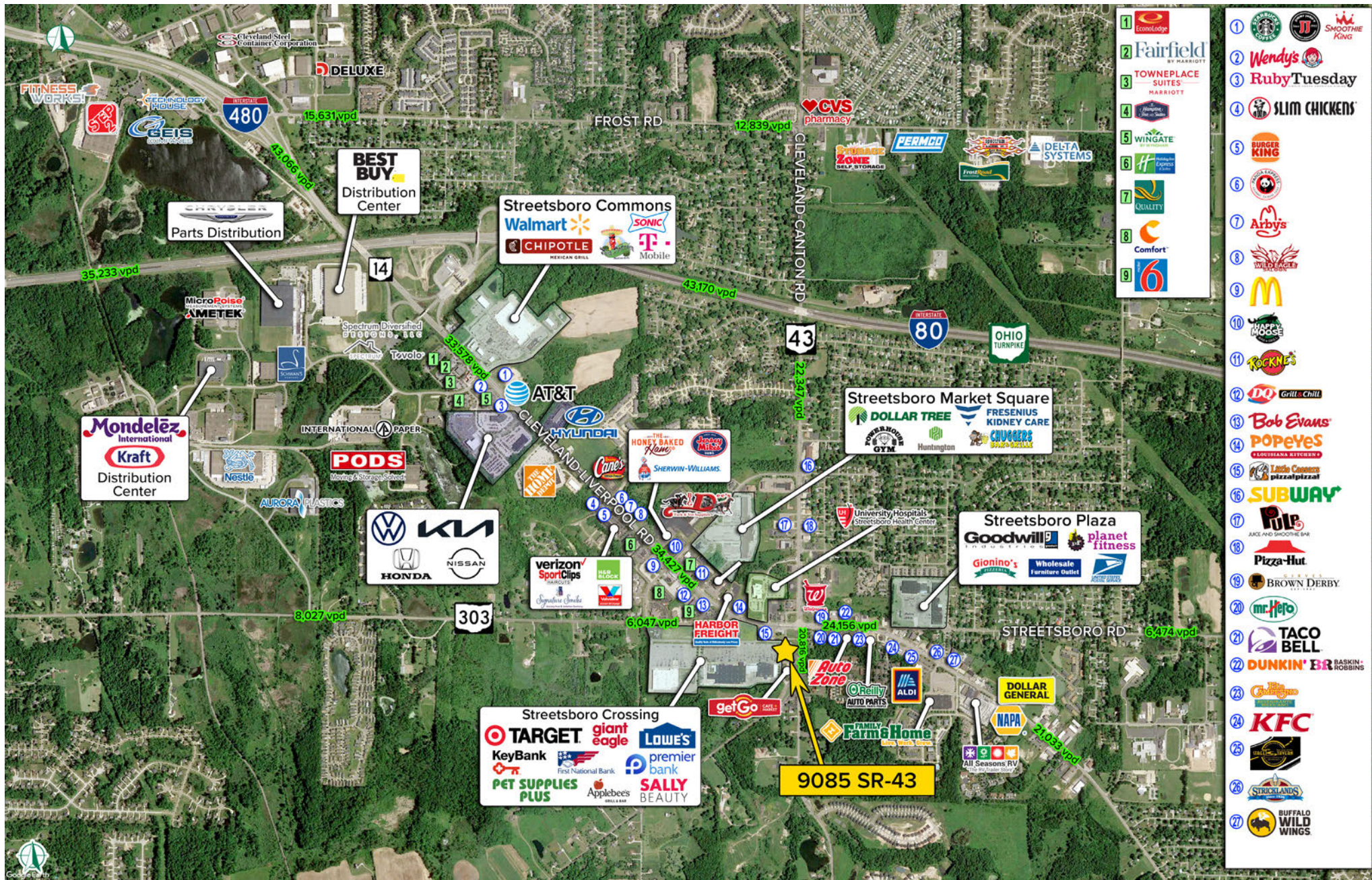
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CHECKED BY: JMM  
DATE: 04/27/2017  
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TITLE: **CONCEPT A**  
SHEET: **A-1**

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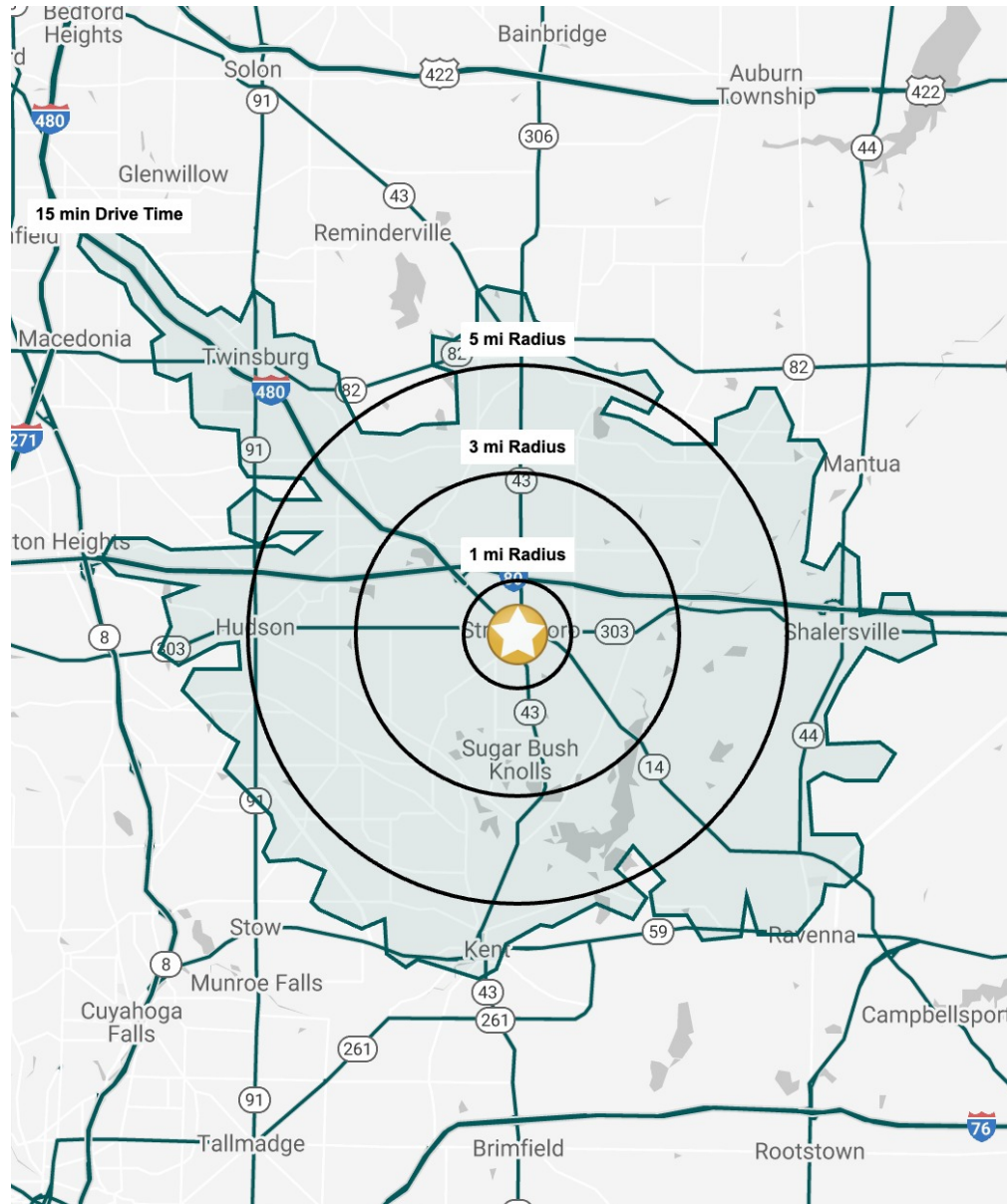


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## DEMOGRAPHIC SNAPSHOT

	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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