# 2 NEW PRIME COMMERICAL PADS

27153 Bagley Road
Olmsted Township, Ohio 44138

# AVAILABLE

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## HIGHLIGHTS

- **Strong Household Demographics:** located in an affluent area with an average household income exceeding $190,000, within a 1-mile radius. Surrounded by multiple active new housing developments from Pulte, Ryan Homes, Drees, and other top area builders.
- **Pent up Retailer Demand:** Significant housing growth has outpaced retail development in the sub-market creating pent-up demand and a prime opportunity for new retailers.
- **Prime Frontage & Traffic Exposure:** Strategic corner location at Bagley & Stearns Roads. Located just 1.6 miles south of the Stearns Road exit off I-480, with 85,000+ VPD.
- **Broad Commercial Zoning:** Flexible commercial zoning that accommodates a wide range of high-demand uses - including retail, restaurant, medical, office and service-based businesses.

ANCHOR RETAIL

REALTY RESOURCES MEMBER


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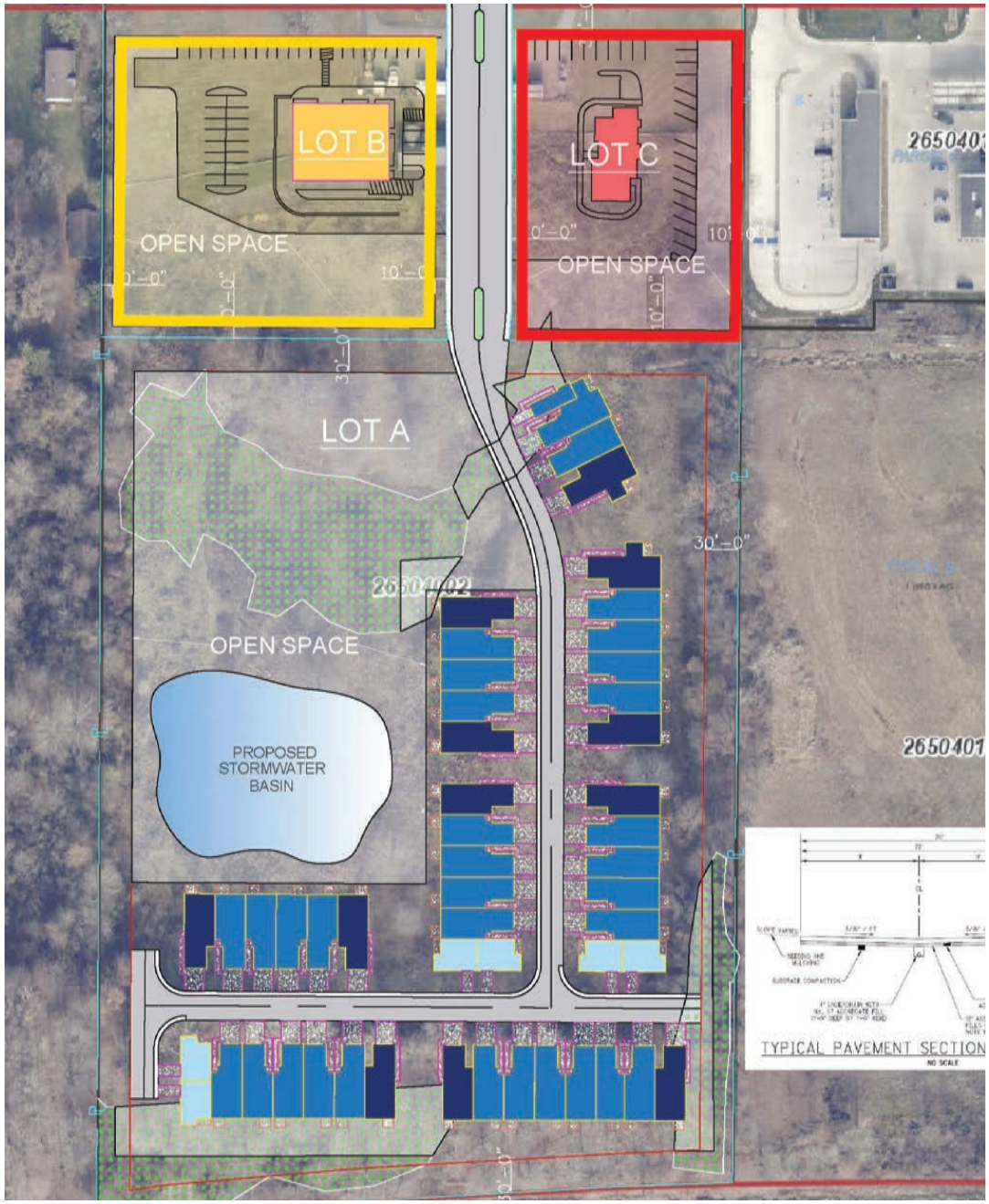


## * CONCEPTUAL PLAN *

### COMMERCIAL LOT-B

Total Acres: **2.16 AC**
Buildable Acres: **1.75 AC**
Building Size: **6,000 SF (est.)**
Parking: **42 spaces shown**

### COMMERCIAL LOT-C

Total Acres: **1.16 AC**
Buildable Acres: **1.14 AC**
Building Size: **3,150 SF (est.)**
Parking: **24 spaces shown**

### RESIDENTIAL LOT-A

Total Acres: **10.3 AC**
Total Units: **50 townhome/ ranch style units**

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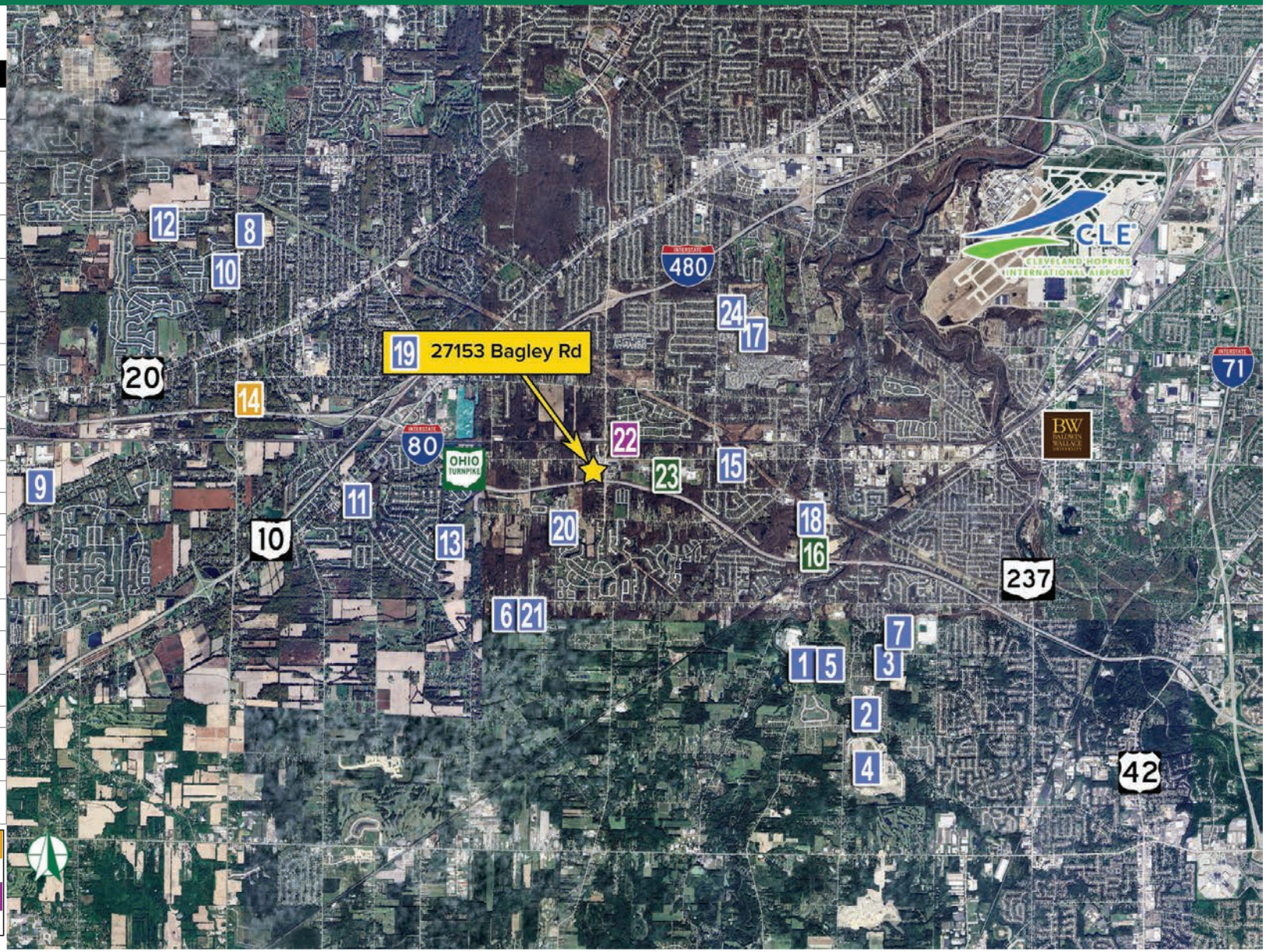
## RESIDENTIAL DEVELOPMENT MAP

Approximately 2,258 new units within a 6-mile radius of site

| # | PROPERTY | UNITS |
|---|---|---|
| 1 | Ashford Cove, Columbia Station *Under Construction* | 46 |
| 2 | Baker Creek Estates, Columbia Station | 73 |
| 3 | Creekridge, Columbia Station *Under Construction* | 124 |
| 4 | Emerald Woods, Columbia Station *Under Construction* | 587 |
| 5 | The Estates of Columbia Ridge, Columbia Station *Under Construction* | 28 |
| 6 | Jayna Reserve, Columbia Station | 17 |
| 7 | Redfern Trails, Columbia Station *Under Construction* | 144 |
| 8 | The Crossing at French Creek, North Ridgeville | 92 |
| 9 | Eagle Meadow, North Ridgeville | 67 |
| 10 | Hampton Place - Phases 7 & 8, North Ridgeville | 97 |
| 11 | Harvest Pointe - Phase 3, North Ridgeville | 17 |
| 12 | North Ridge Pointe - Phases 8 & 9, North Ridgeville | 127 |
| 13 | Ridgefield - Phase 18, North Ridgeville | 29 |
| 14 | Ridgeville Farms, North Ridgeville | 52 |
| 15 | Falls Glen, Olmsted Falls | 23 |
| 16 | Falls Landing, Olmsted Falls *Under Construction* | 234 |
| 17 | Sanctuary of Olmsted, Olmsted Falls *Under Construction* | 41 |
| 18 | Smokestack Trails, Olmsted Falls *Under Construction* | 98 |
| 19 | 27153 Bagley Road, Olmsted Township *Under Construction* | 50 |
| 20 | Belmont Place, Olmsted Township *Planned* | 64 |
| 21 | Grand Oaks, Olmsted Township | 41 |
| 22 | Town Center Mixed-Use, Olmsted Township | 34 |
| 23 | Willow Grove, Olmsted Township | 50 |
| 24 | Preserve of Olmsted, Olmsted Township *Under Construction* | 123 |

| | |
|---|---|
| SINGLE FAMILY | DUPLEX |
| TOWNHOMES | MIXED-USE |

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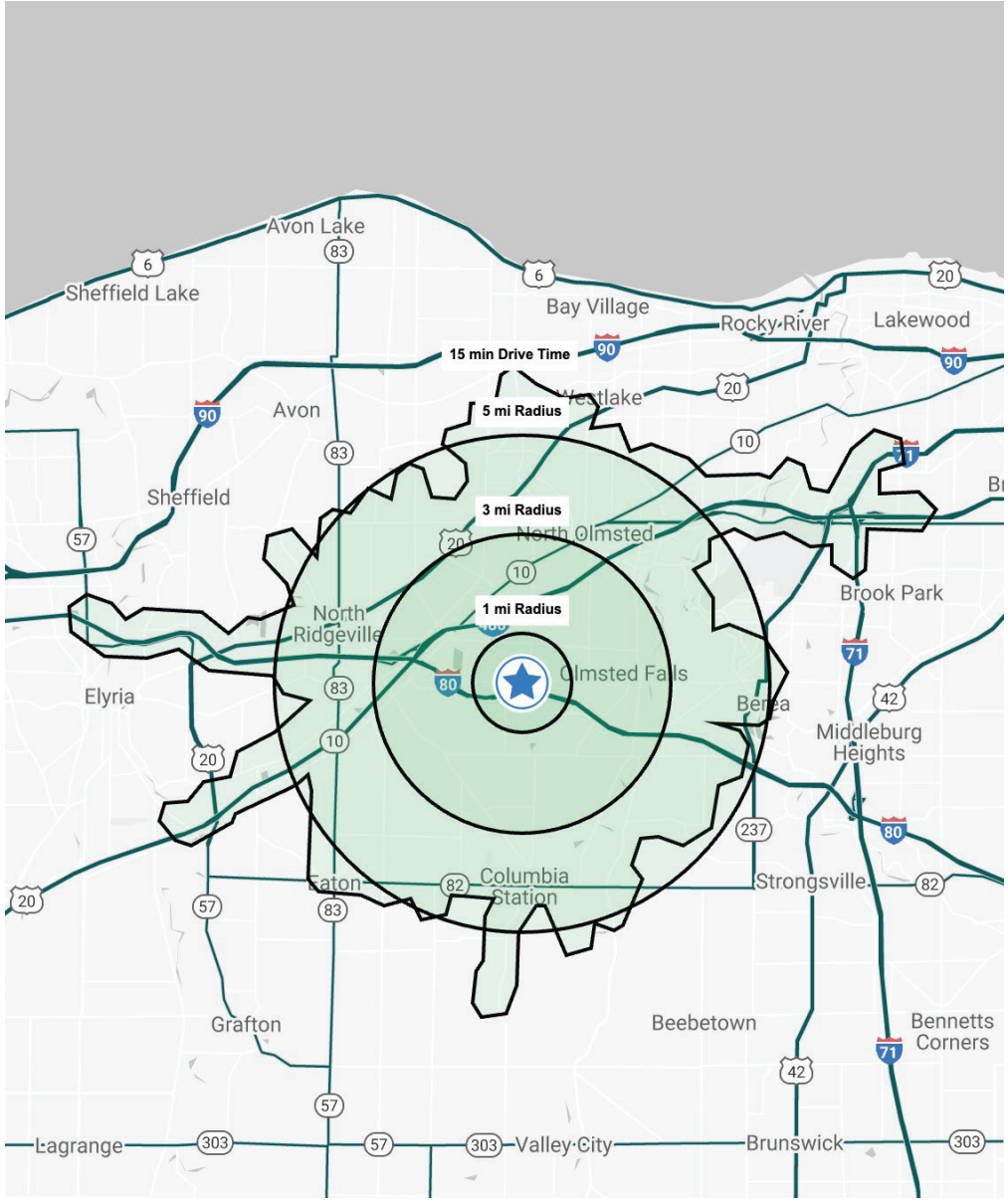


## DEMOGRAPHIC SNAPSHOT

| | 1 MILE | 3 MILES | 5 MILES | 15 MIN DRIVE |
|---|---|---|---|---|
| POPULATION | 4,394 | 40,594 | 112,531 | 140,901 |
| HOUSEHOLDS | 1,648 | 16,852 | 46,896 | 59,378 |
| MEDIAN AGE | 38.1 | 45.5 | 44.7 | 44.2 |
| AVERAGE HH INCOME | $172,208 | $134,872 | $129,691 | $126,581 |
| MEDIAN HH INCOME | $147,154 | $104,685 | $96,651 | $94,489 |
| BUSINESSES | 85 | 890 | 3,387 | 4,788 |
| EMPLOYEES | 872 | 8,054 | 37,385 | 55,302 |
| EDUCATION: BACHELORS + | 51.5% | 40.0% | 39.5% | 38.2% |


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