



# For Sale

Redevelopment Opportunity  
27,522 SF Three Story Office Building  
27155 Chardon Road, Richmond Heights, OH

27155 Chardon Road / Richmond Heights

## Office Redevelopment Opportunity

### Asking Price

\$825,000



## Property overview

- Three story building consisting of 27,522 SF
- Built in 1983
- Zoning – O.S. Office Services
- Redevelopment opportunity
- 1.55 Acres
- 125 surface parking spaces
- Easy access to I-271 & I-90
- Surrounded by established multi-family residential and retail uses
- Corner Parcel with access along Charon Rd & Chestnut Lane

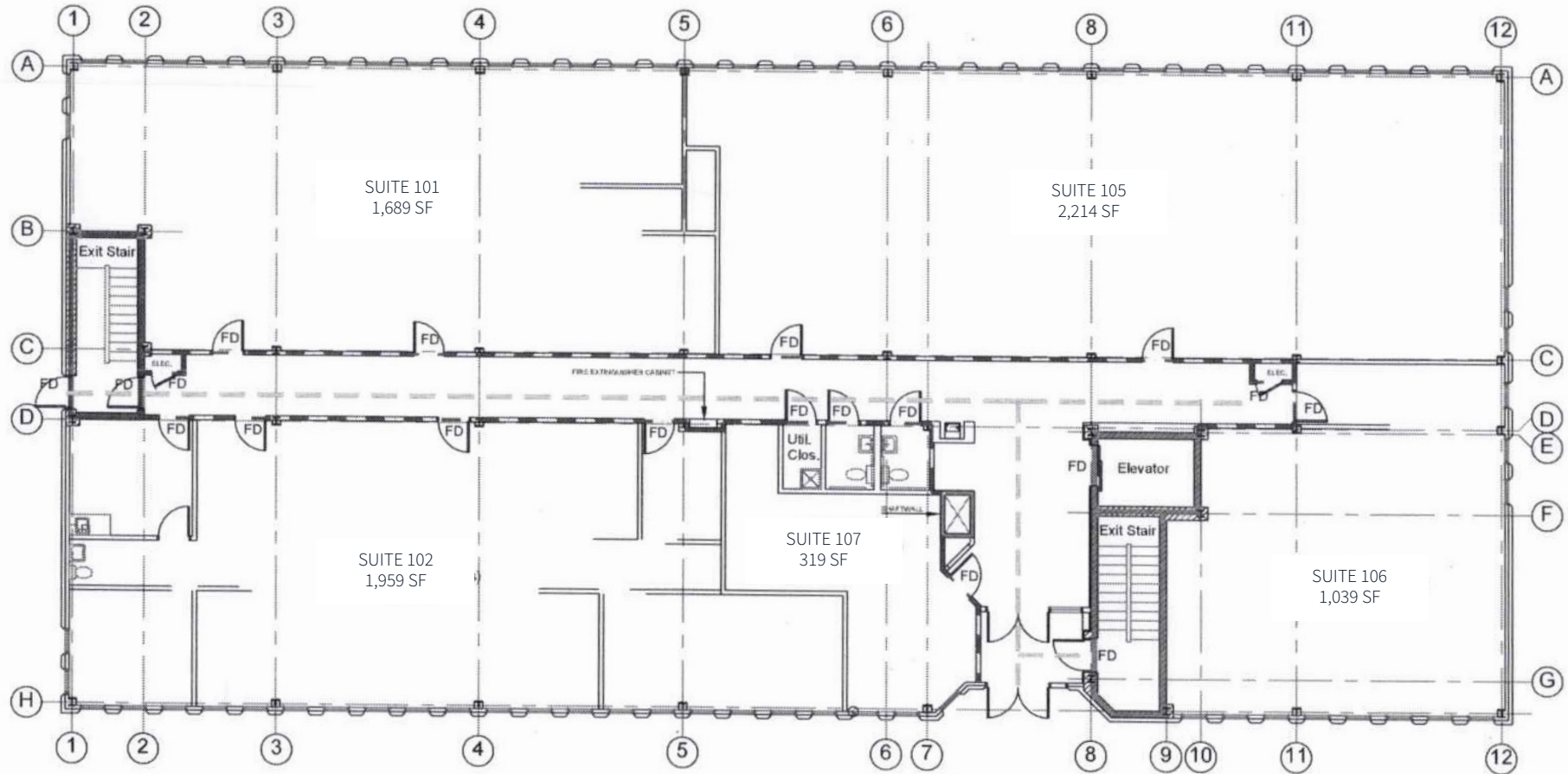


27155 Chardon Road / Richmond Heights

# Property photos

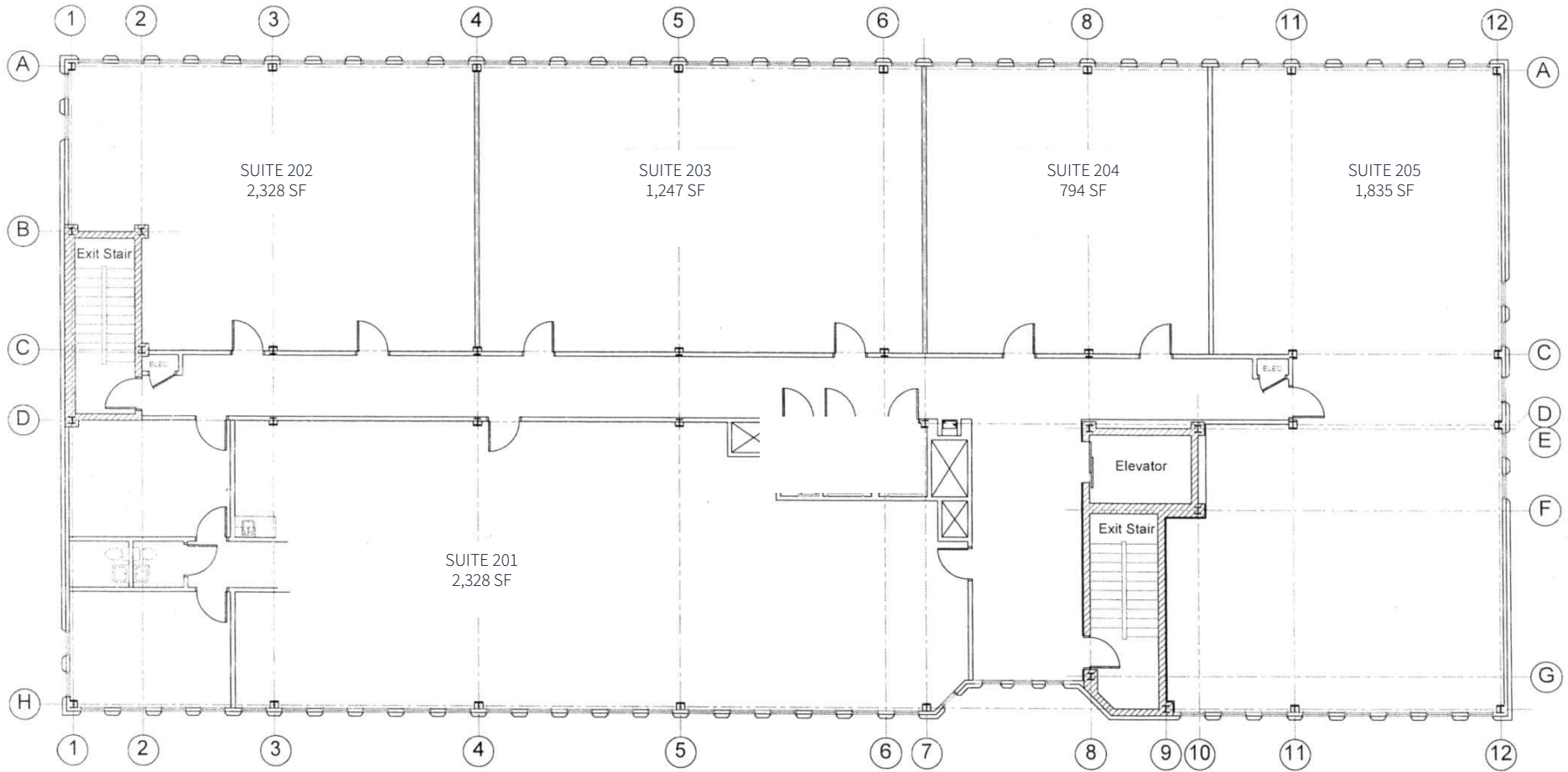


# 1st Floor



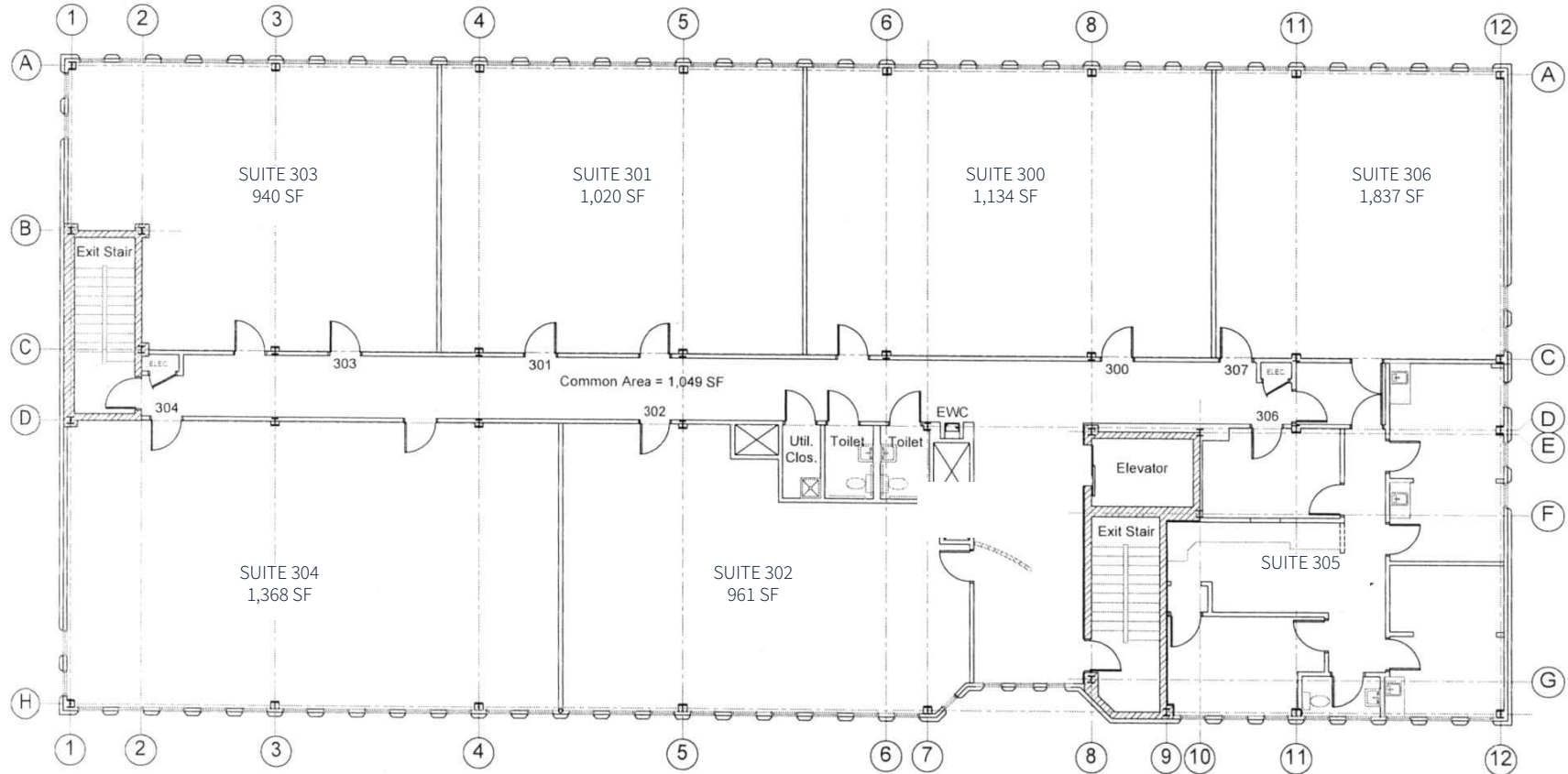
\* Floor plan does not reflect as-built conditions.

# 2nd Floor



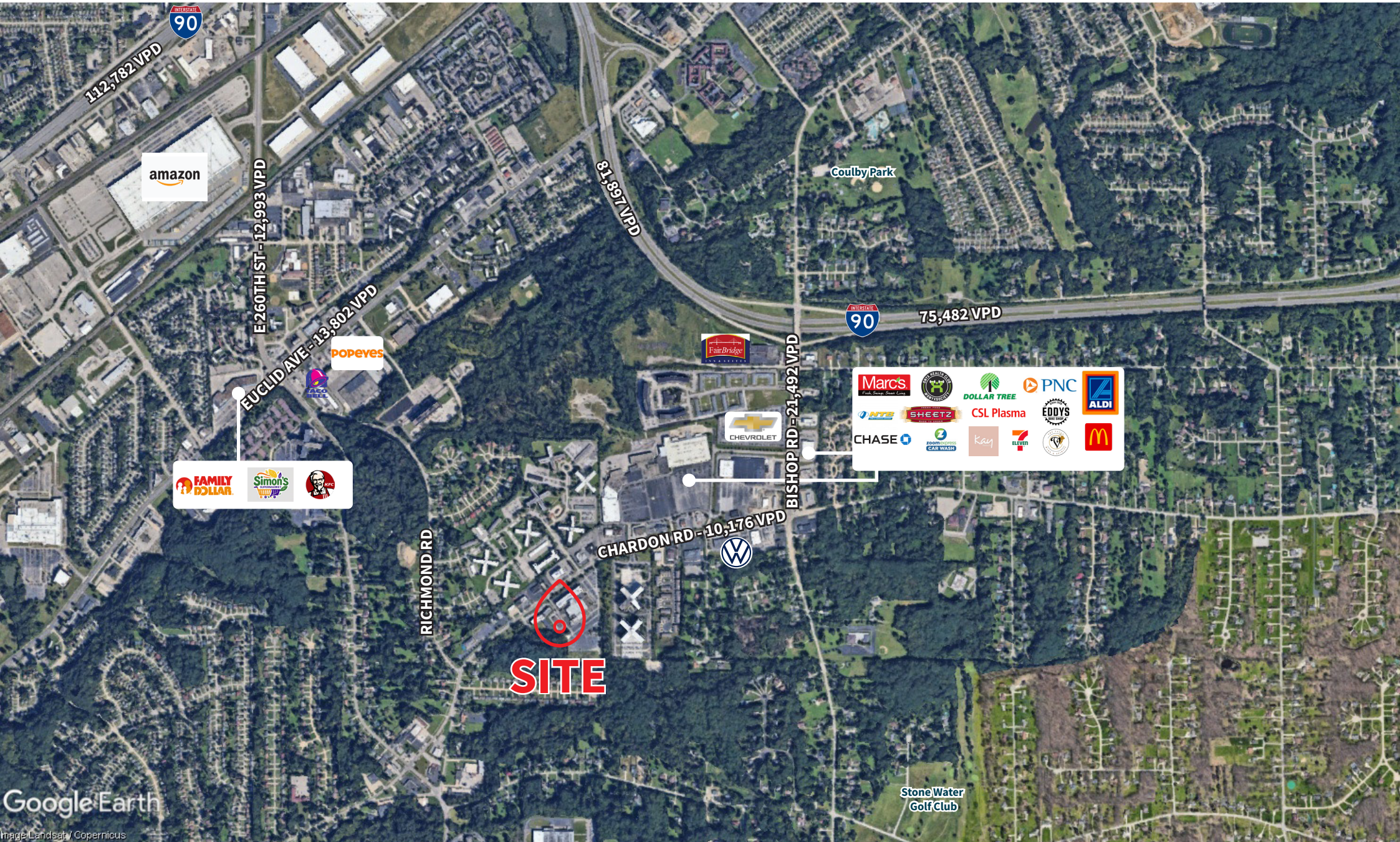
\* Floor plan does not reflect as-built conditions.

# 3rd Floor



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amazon

E 260TH ST - 12,993 VPD

EUCLID AVE - 13,802 VPD

popeyes

FAMILY DOLLAR  
Simon's  
KFC

81,897 VPD

FairBridge

CHEVROLET

BISHOP RD - 21,492 VPD

CHARDON RD - 10,176 VPD

**SITE**

RICHMOND RD

Coulby Park

INTERSTATE 90 75,482 VPD

Logos for various businesses: Marcs, DOLLAR TREE, PNC, ALDI, CHASE, SHEETZ, CSL Plasma, EDDYS, McDonald's, Zoom Car Wash, Kay, 7-Eleven, and others.

Stone Water Golf Club

# Demographics



### Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
10,853	197,422	494,893



### Daytime Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
10,842	182,509	573,276



### Daytime Workers

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
4,899	86,233	322,982



### Number of Households

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
5,393	92,287	224,540



### Average Household Income

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
\$59,044	\$85,951	\$98,452



### Median Household Age

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
37.9	43.4	42.4

## JLL

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