

DEVELOPMENT OPPORTUNITY

34500 Aurora Road

OLON, OHIO 44139

2.5 Acres For Sale



Over \$30,000,000 recently spent on 2 immediately adjacent developments.

IMPROVEMENTS AT SITE

- Zoned for office, medical office, lab, educational, religious facilities and much more.
- Adjacent to Carrington Court Senior Living apartments and housing as well as the brand new Giant Eagle Market District Shopping Center.
- **Wetland permitted.**
- Restaurants, banks, shopping and hotels are nearby.
- Solon is a very business friendly community offering economic incentives to qualified companies.
- The site is less than 1 mile to Interstate I-422.

SIMON CAPLAN, SIOR / Principal / scaplan@crescorealestate.com / 216 525 1472
PAUL DIVINCENZO / Vice President / pdivincenzo@crescorealestate.com / 216 525 1470

DEVELOPMENT OPPORTUNITY

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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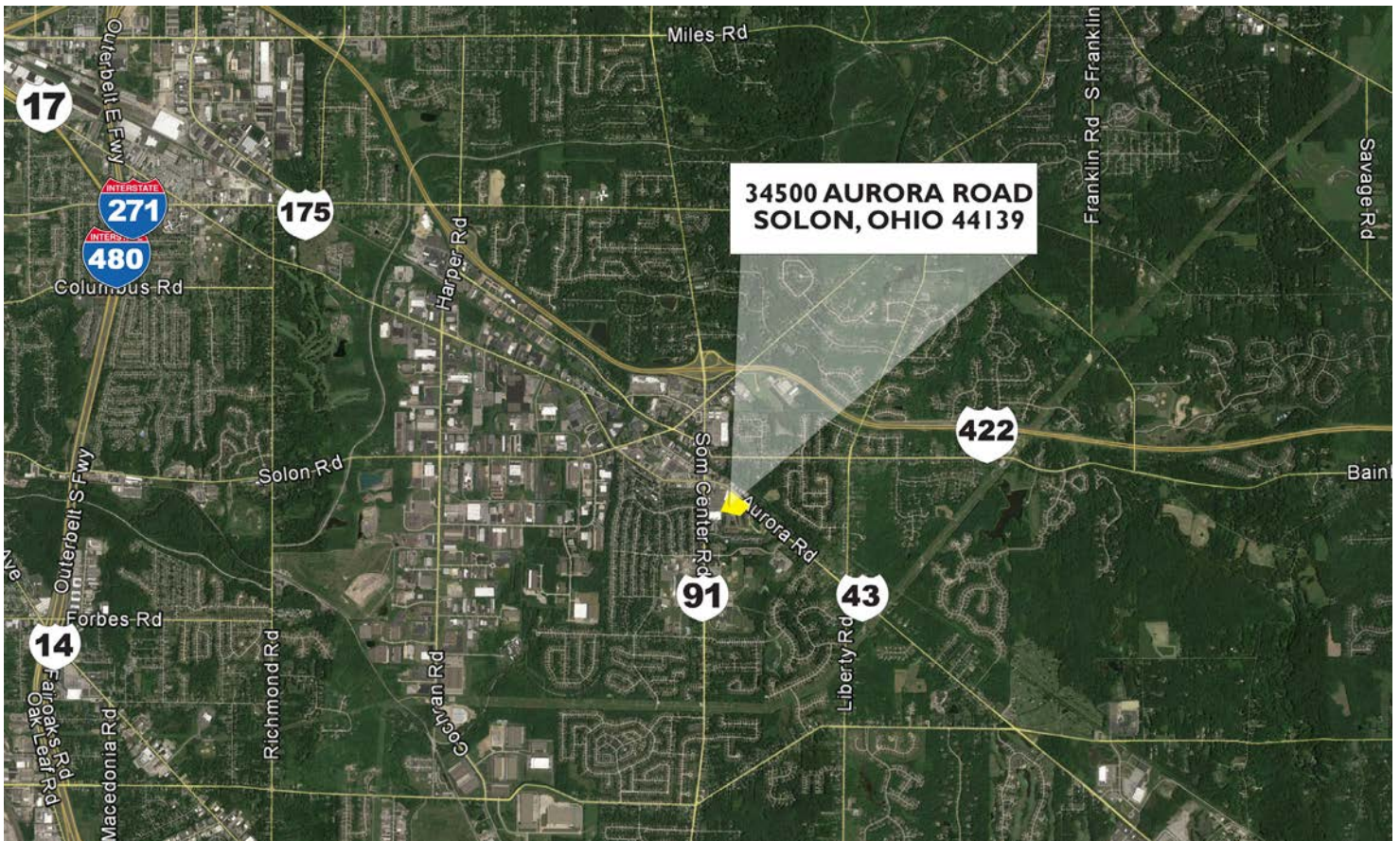
3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

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AERIAL



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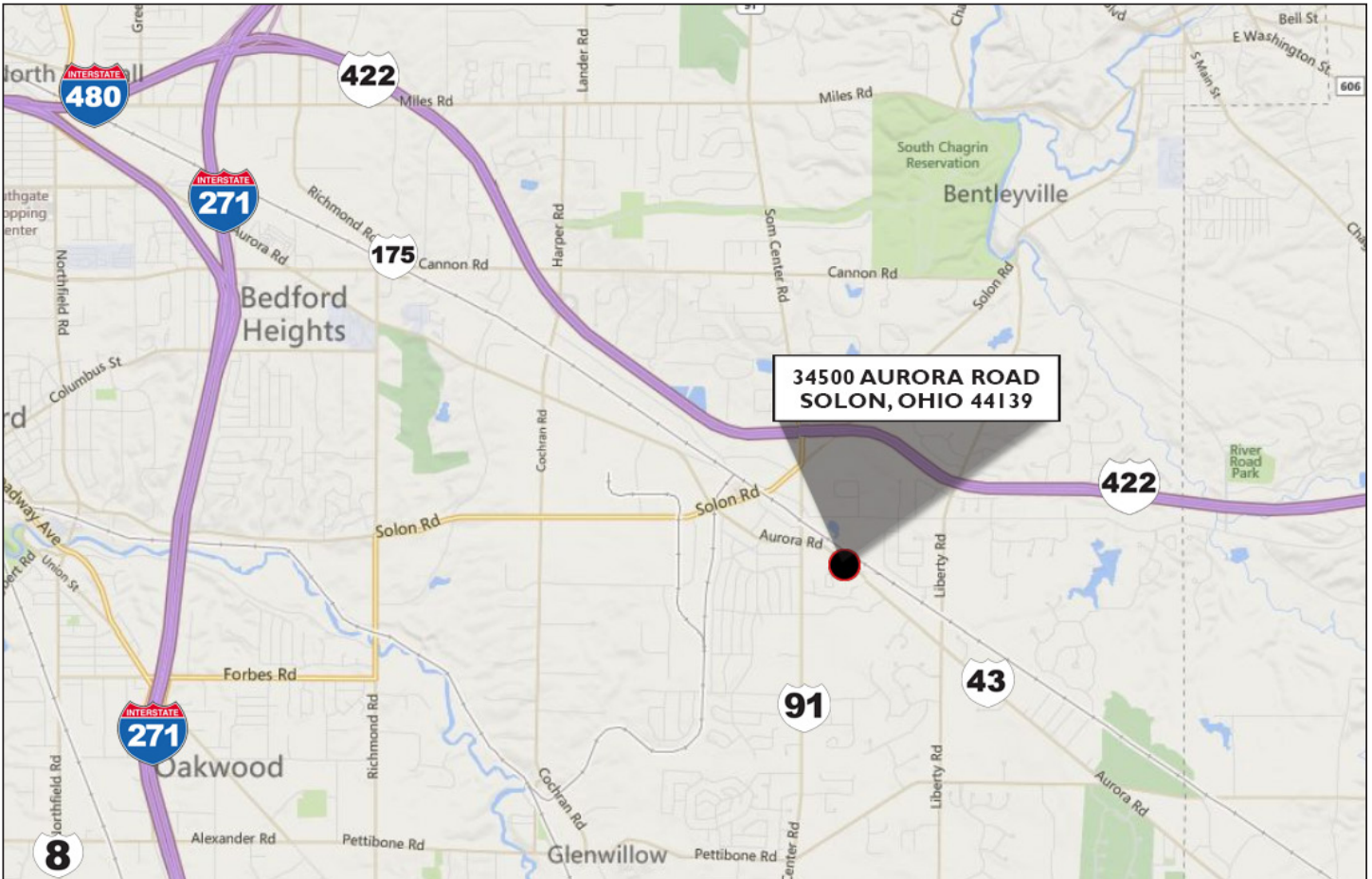
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MAP



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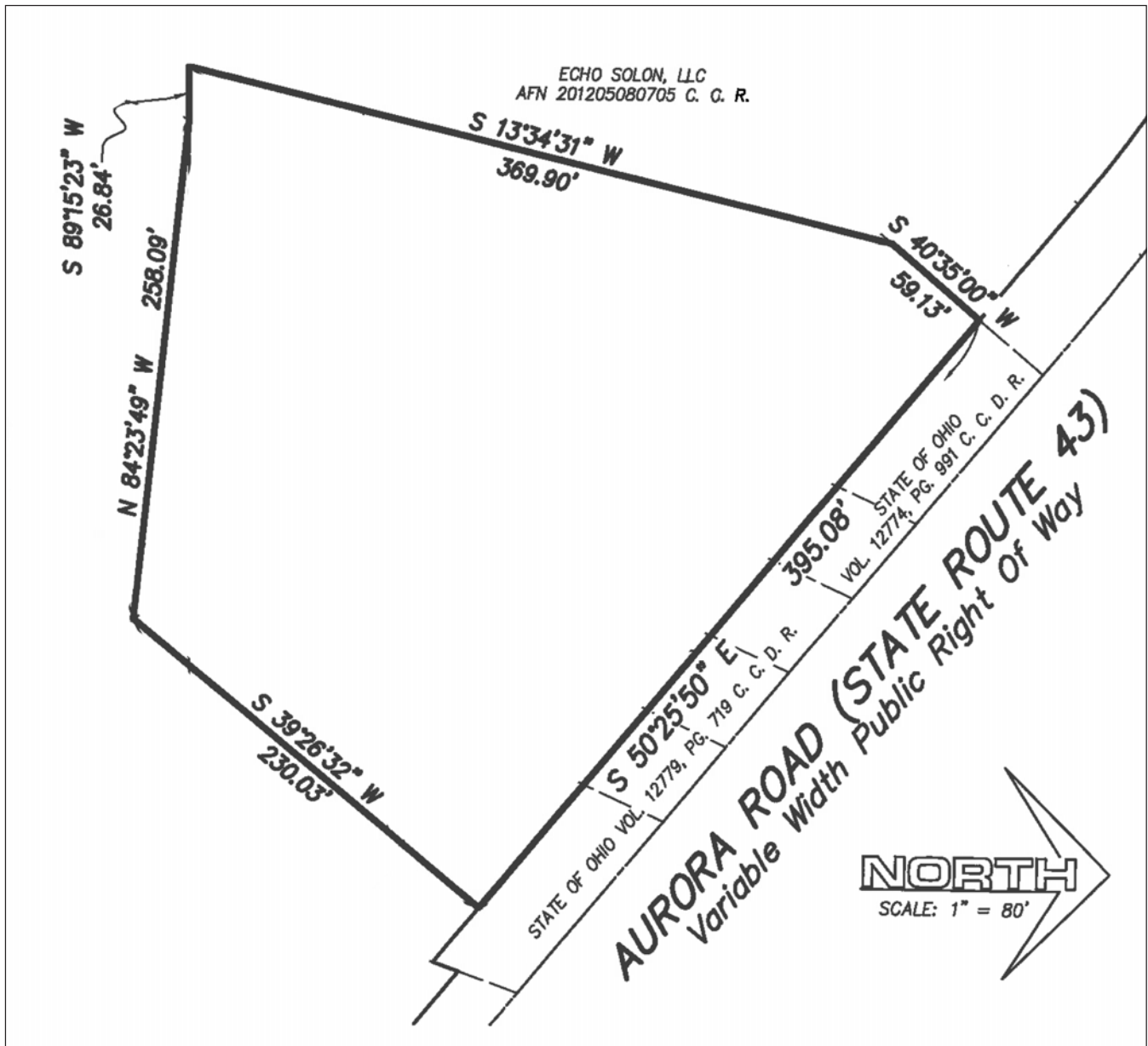
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SITEPLAN



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Summary (31425)



34500 AURORA ROAD

34500 Aurora Rd.

Solon, OH 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (SF):	108,900 SF
Land Size (Acres):	2.5 Acres

General Listing/Transaction Information

Asking Price:	\$550,000.00 \$5.05 Per SF
Price/Acre:	\$220,000.00
Transaction Type:	Sale

Contacts

Listing Broker(s)	Simon Caplan, SIOR CRESCO Real Estate 216.525.1472 scaplan@crescorealestate.com Eliot Kijewski, SIOR CRESCO Real Estate 216.525.1487 ekijewski@crescorealestate.com Paul DiVincenzo CRESCO Real Estate 216.525.1470 pdivincenzo@crescorealestate.com
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Site

Parcel Number:	954-29-027, 028, 029, 030, 031
Zoning:	0-1 General Office
Access:	On South Side of Aurora Road
Visibility:	Aurora Road
Frontage:	395 LF
Topography:	Fairly Level
Land Condition:	Good

Utilities

Gas:	Dominion
Water:	City of Cleveland
Power Supplier:	Ohio Edison
Utilities Comments:	WATER: City of Cleveland - 12" - South side of Street. SANITARY SEWER: City of Solon - 8" - South side of Street STORM SEWER: 42" - South side of Street

Comments

Listing Comments: Zoned for office, medical office, lab, educational, religious facilities and much more. Adjacent to Carrington Court Senior Living apartments and housing as well as the new Giant Eagle Market District Shopping Center. Restaurants, banks, shopping and hotels are nearby. Solon is a very business friendly community offering economic incentives to qualified companies. The site is less than 1 mile to Interstate I-422. Wetland permitted.