



# AVAILABLE 54.65 ACRE SITE

7820 Mapleway Drive  
Olmsted Falls, Ohio 44138

## Multi-Family - Senior Housing Development Opportunity



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- 52.88 acres in Olmsted Falls
- 1.77 acres in Olmsted Township
- Permitted zoning allows
  - **364 units for multi-family**
  - **29 units per acre for senior housing**
- Blended total 400-500 units
- Close to many amenities
- 5 minutes to Great Northern Mall
- 15 minutes to Crocker Park
- 5 minutes to 2 exits on I-480

- All utilities at street
- Business friendly community
- Excellent site for single or multi-family homes, cluster homes, townhomes or senior housing
- 10" sanitary sewer on site
- **2016 Market Feasibility Report for residential development indicates total market demand for ~ 500 units**

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**PLANNED RESIDENTIAL DEVELOPMENT OPPORTUNITY  
IN OLMSTED FALLS**



**ATTACHED SINGLE FAMILY**



**TOWNHOME DEVELOPMENT**



**SENIOR LIVING  
(29 UNITS PER ACRE)**

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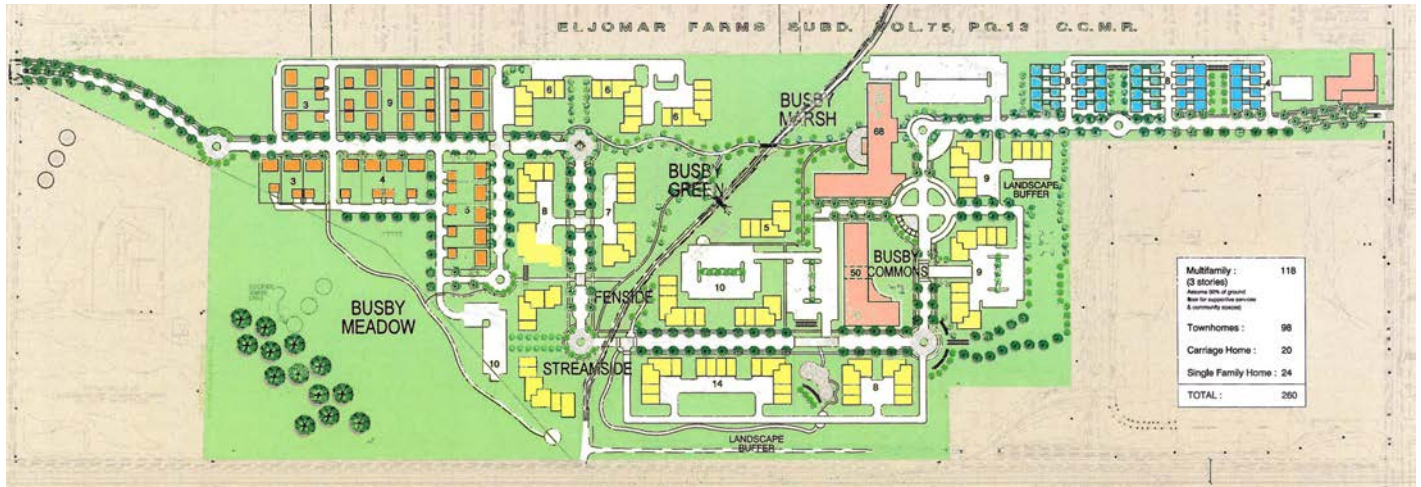


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## ILLUSTRATIVE SITE PLAN 500 UNITS



FITCH ROAD

MAPLEWAY DRIVE



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Downtown Olmsted Falls offers a unique range of shops in its restored vintage commercial district of Grand Pacific Junction and Mill River Plaza. Olmsted Falls is home to thriving greenhouses and a wide variety of recreational activities. The City provides year-round family enjoyment and a scenic backdrop. The City features 4 parks and 2 playfields one with a splash pad and the west branch of Rocky River runs through the city. Olmsted Falls senior program has a new home in the renovated Jenkins Place. The state of the art center is located in the Olmsted Falls municipal campus. Olmsted Falls National Registered Historic District includes 120 properties dating back to the 1800s. The city of Olmsted Falls ranked third in the state for safety from crime according to "The 50 Safest Cities in Ohio - 2015," an online ranking.

Olmsted Falls is located 18 miles south of downtown Cleveland and 7 miles west of Cleveland Hopkins Airport with easy access to State Route 480 and I -71 as well as the Great Northern Mall which boasts a variety of big box stores and restaurants catering to all tastes. Olmsted Falls ranked third in the state for safety from crime, trailing only Bryan, in Northwest Ohio, and Madeira, in Southwest Ohio, according to "The 50 Safest Cities in Ohio - 2015," an online ranking.

Learn more about the city of Olmsted Falls at: <http://www.olmstedfalls.org/index.php>



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## SURROUNDING AREA MAP



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