



Interstate 71 - ±99,061 VPD

Sprague Road - ±12,797 VPD

±30 ACRE LAND SITE FOR SALE

16651 Sprague Rd, Strongsville, OH 44136

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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EXCLUSIVELY LISTED BY:



MATT KOVESDY

ASSOCIATE VICE PRESIDENT, INDUSTRIAL

DIRECT (216) 260-0712

MOBILE (216) 973-9876

matthew.kovesdy@matthews.com

License No. 2016005440 (OH)



MATT WALLACE

MARKET LEADER & BROKER OF RECORD

DIRECT (216) 220-8860

MOBILE (216) 215-8991

matthew.wallace@matthews.com

License No. 2021006798 (OH)



01

PROPERTY OVERVIEW

THE OPPORTUNITY



Market to Determine

Purchase Price



±30 AC

Site Size



±111,858 VPD

Total Vehicles Per Day



Research & Development

Current Zoning

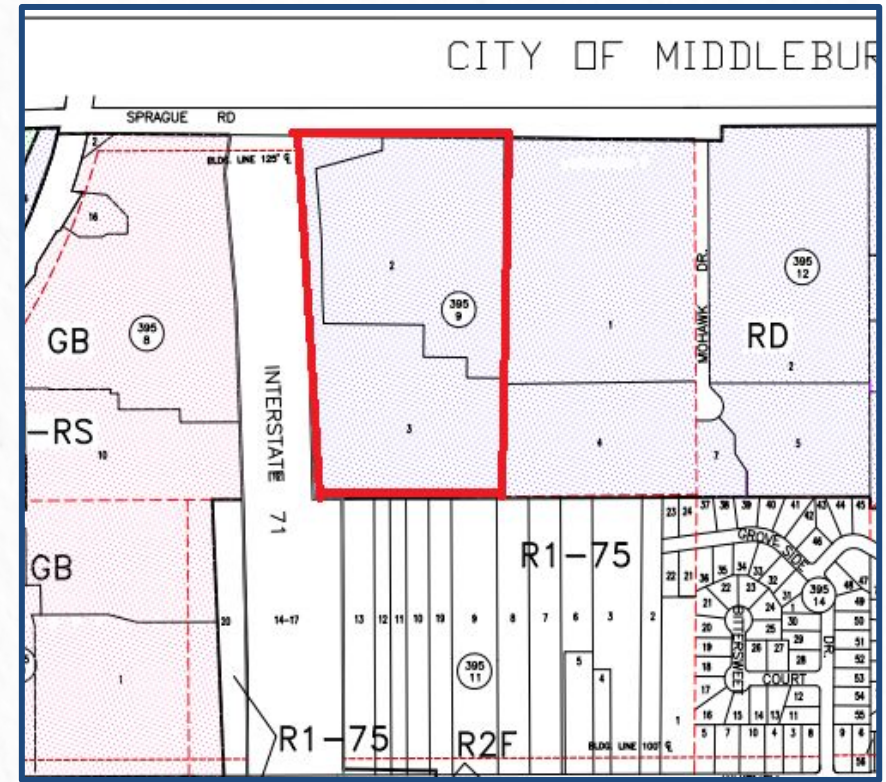
INVESTMENT HIGHLIGHTS

- In place R&D zoning allows for a wide array of business related uses
- Environmental & wetlands studies have been conducted, copies available upon request
- Aggressive tax abatements/incentives available through the city of Strongsville
- Strategic location provides easy access to major highways I-71, I-80, and I-480
- Positioned in close proximity to major retail & business venues such as Southpark Mall, Cleveland Hopkins International Airport, and Dow Circle Business Park
- Former Akzo Nobel Headquarters & Research Facility, strong utility services remain in place
- Site includes a ±13,073 SF freestanding industrial building



PROPERTY SUMMARY

| | |
|--------------------------------------|-------------------------------|
| STREET ADDRESS | 16651 Sprague Rd |
| CITY, STATE, ZIP | Strongsville, OH 44136 |
| LOT SIZE | ±30 AC |
| PROPERTY TYPE | Land |
| APNs | 395-09-002, 395-09-003 |
| ZONING | Research & Development |
| OWNERSHIP | Fee Simple |
| I-77 FRONTAGE & VPD | 1,500 ft, ±99,061 VPD |
| SPRAGUE RD FRONTAGE & VPD | 970 ft, ±12,797 VPD |
| ELECTRIC | First Energy |
| GAS | Columbia Gas |
| WATER | City of Cleveland |
| SEWER | Northeast Ohio Sewer District |







LEVIN
FURNITURE & MATTRESS

Culver's
FROZEN CUSTARD BUTTERBURGERS
CRASH CHAMPIONS
COLLISION REPAIR TEAM
Starbucks
BURGER KING

Walmart
Supercenter
LOWE'S
THE HOME DEPOT

INTERSTATE 80
± 43,815 VPD

SHEETZ
FRESH FOOD
MADE TO ORDER

RTA STRONGSVILLE
PARK-N-RIDE

McDonald's
Arby's
BLUE Falls CAR WASH
BY COMRAD'S

71
± 99,061 VPD

SUBJECT PROPERTY

Staffco
Connecting Solutions

Portfolio

SMR
SERVICE MAINTENANCE & REPAIR
GARAGE DOORS

UNIONHOME
MORTGAGE

ACE
Advanced Chemical Concepts, Inc.

SLY
AIR POLLUTION CONTROL

CINTAS
READY FOR THE WORKDAY

PNC

EUTHENICS

AkzoNobel

ACUATIVE
Be Ready!

HERZOG
Your partner for automatic sample preparation

DUPLI
SYSTEMS
YOUR PRINT COMMUNICATIONS PARTNER

STELFAST

LUMITEX

NATIONAL COURT REPORTERS INC
Empowering Local Professionals. Growing Coast-to-Coast and Beyond.

PULTE HOMES

BELARUSAN EVENT CENTER



DOWNTOWN CLEVELAND

16 MINUTES ± 15.7 MILES



SUBJECT PROPERTY

8 MINUTES ± 5.7 MILES

SOUTHPARK MALL



5 MINUTES ± 1.5 MILES

2 MINUTES ± 0.6 MILES

DOWNTOWN COLUMBUS

111 MINUTES ± 127 MILES





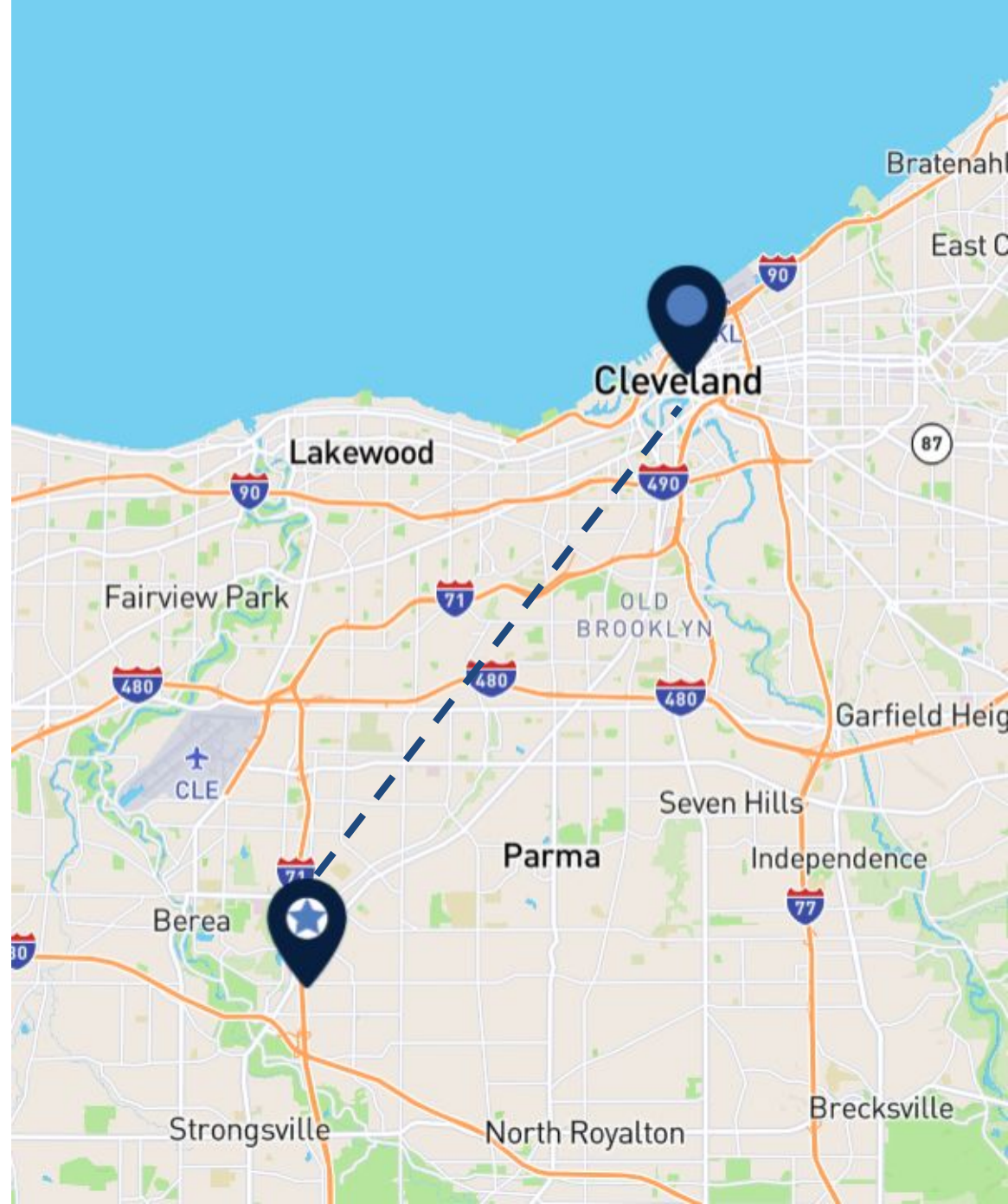
02

AREA OVERVIEW

STRONGSVILLE, OH

Strongsville, Ohio, located in Cuyahoga County, is a vibrant suburban community that seamlessly combines a rich historical heritage with modern amenities. Nestled in the Greater Cleveland area, Strongsville boasts a diverse population and a strong sense of community. The city is characterized by its well-maintained neighborhoods, excellent schools, and a variety of recreational opportunities, making it an attractive destination for families and individuals alike.

One of Strongsville's notable features is the Strongsville Town Center, a bustling hub that serves as the city's commercial and entertainment focal point. Residents and visitors can explore an array of shops, restaurants, and entertainment options in this vibrant area. In addition to its commercial appeal, Strongsville is also home to numerous parks and green spaces, offering residents ample opportunities for outdoor activities. The city's commitment to maintaining a high quality of life is evident in its well-maintained parks, sports facilities, and community events. Strongsville's strategic location provides easy access to major highways, making it convenient for residents to commute to nearby cities and explore the broader Cleveland metropolitan area. With a strong sense of community, excellent amenities, and a commitment to fostering a high quality of life, Strongsville, Ohio, continues to be an appealing and welcoming place for individuals and families to call home.



| DEMOGRAPHICS | | | |
|--------------------------|----------|-----------|-----------|
| POPULATION | 1-MILE | 3-MILE | 5-MILE |
| Current Year Estimate | 8,558 | 59,131 | 159,339 |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| Current Year Estimate | 4,059 | 26,152 | 69,610 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| Average Household Income | \$97,214 | \$104,703 | \$105,438 |

CLEVELAND, OH MSA

OVERVIEW

Dubbed as the largest city on Lake Erie, Cleveland has an estimated population of 360,040 due to a substantial portion of the metropolitan population living outside of the central city. Serving as a port city, Cleveland grew as a major manufacturing center due to its seaway connection as well as numerous canal and railroad lines.

A blend of several cultures, the city is proud to have a public park system in which is the Cleveland Cultural Gardens. It is composed of 33 gardens, each representing a different ethnic group who has contributed to Cleveland's beauty. Today, each garden is regulated by people of its own ethnic group and aims to foster understanding between all people. The goal is to celebrate the multicultural diversity that makes Cleveland the world what it is today.

ECONOMY

Cleveland's economy heavily relies on healthcare, biomedical, manufacturing, and higher education. The Cleveland Clinic is the biggest private employer in the state of Ohio and its medical sector was declared as one of America's best hospitals according to U.S. News & World Report.

Additionally, the city is one of the top recipients of investments for biotechnology research, which is led by the Cleveland Clinic, University Hospitals of Cleveland, and the Case Western Reserve University. Cleveland is also proud to be home to major corporate headquarters like Progressive, Nordstrom, Sherwin-Williams Company, and NACCO industries. Furthermore, the city seems to be transitioning towards a more health-tech based economy with technology becoming a growing sector.

CLEVELAND BUSINESS SECTORS

Cleveland provides a variety of services from small business paints and coatings to headquarters offices. The recent focus on growth and innovation combined with a strong push for economic development in Cleveland have been major forces in the rebounding of the Manufacturing Industry in Northeast Ohio; making it a renowned center for steel and metals production that accounts for a large portion of the overall national output.

#2 HOSPITAL IN THE COUNTRY

#4 IN MIDWEST FOR ATTRACTING BIOMEDICAL INVESTMENTS

+700 BIOMEDICAL COMPANIES IN THE AREA

+5,000 POSITIONS IN BIOTECH COMPANIES

\$243M IN NEW CAPITAL EXPENDITURES SINCE 2012



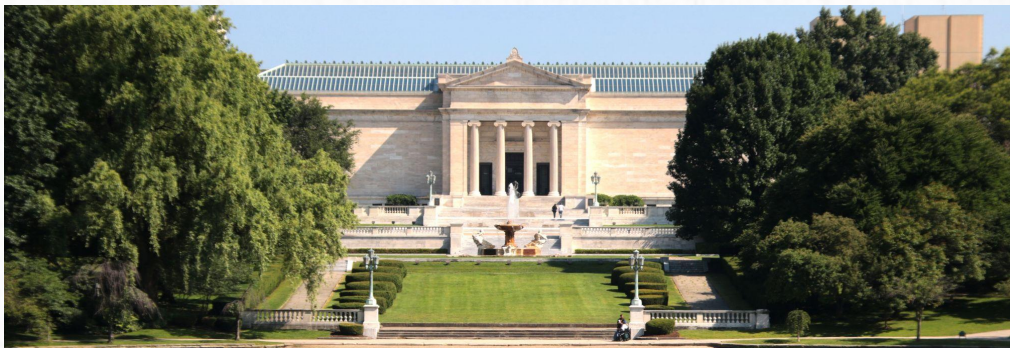
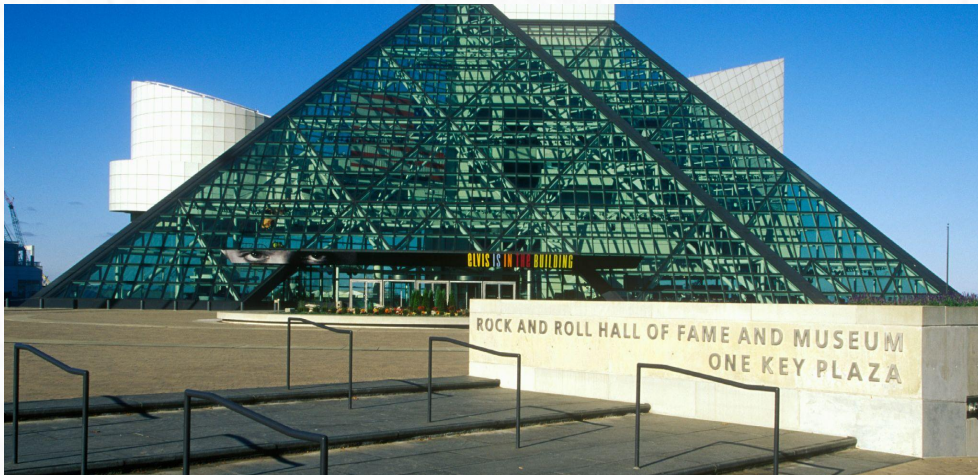
CLEVELAND CULTURE

Cleveland is often referred to as the birthplace of rock and roll. Today, Cleveland is home to the Rock and Roll Hall of Fame, full of musical archives and memorabilia, which pays homage to its rich musical scene. Catch a show at the second-largest theater district outside of Broadway, stroll the Rock & Roll Hall of Fame, or marvel at the masterpieces housed at The Cleveland Museum of Art. From Broadway productions at Playhouse Square to the sounds of one of the “Big Five” orchestras of the United States, the pulse of arts and culture in Cleveland is strong enough to rival any city.

With dozens of ethnic, arts, and street festivals taking place year-round, locals and visitors alike can experience enough music, food, and culture to feel like a seasoned traveler. The 11-day Cleveland International Film Festival screens more than 200 new independent films while the Cleveland Asian Festival features free performances, demonstrations, vendors, and restaurants.

DOWNTOWN CLEVELAND

Downtown Cleveland is a great place to live, work, play and travel in part because of the bustling nightlife and growing food scene. Through world-class theater, award-winning cuisine, diverse entertainment acts, and culturally rich history, there is always something new to try. A diverse portfolio of attractions and events continues to draw millions of residents and visitors into the urban core. Downtown Cleveland is home to 5 live entertainment venues, 3 professional sports stadiums, 19 theaters, and over a dozen annual festivals and parades.



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BROKER OF RECORD

KYLE MATTHEWS
License No. REC.2022007141 (OH)