

# REDEVELOPMENT OPPORTUNITY IN OPPORTUNITY ZONE

**Uptown Plaza**  
**25800 Emery Road**  
**Warrensville Heights, Ohio 44128**



**13,195 +/- SF Retail Building on 1.55 +/- ac**



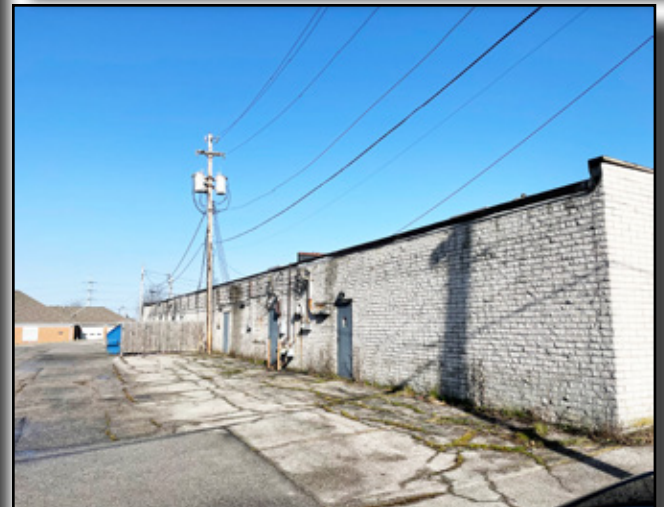
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# Property Description

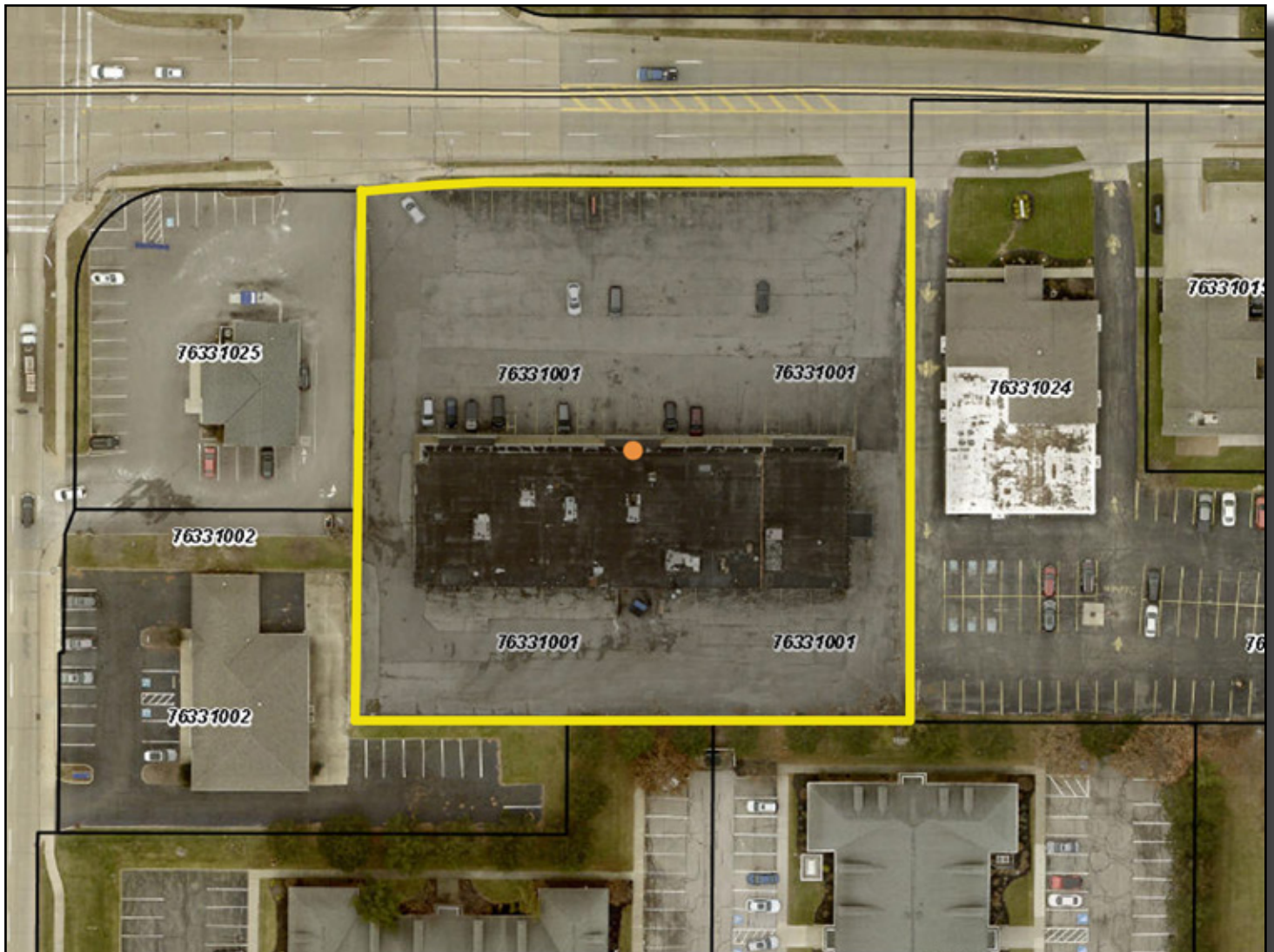
## RARE REDEVELOPMENT OPPORTUNITY!

13,195 +/- SF multi-tenant retail building near I-271, I-480 & SR 422. 30 % of the retail space is occupied by 2 tenants. Zoned U-4 Retail Business District. Close to restaurants such as: P.F. Chang's, Cooper's Hawk, Olive Garden, BJ's Brewhouse, Firebirds, Buffalo Wild Wings, Mitchell's Fish Market, Pinstripes, Piada, Bibibop and Shake Shack. Minutes to the following retailers: Whole Foods, REI, West Elm, Warby Parker, Vineyard Vines, Urban Outfitters, Williams Sonoma, Peloton. 18 hotels/2,500 rooms in the area. Tri-C Community College and Tri-C Corporate College are in close proximity to the property. Located in an opportunity zone, this site offers potential investors opportunity zone tax benefit options.

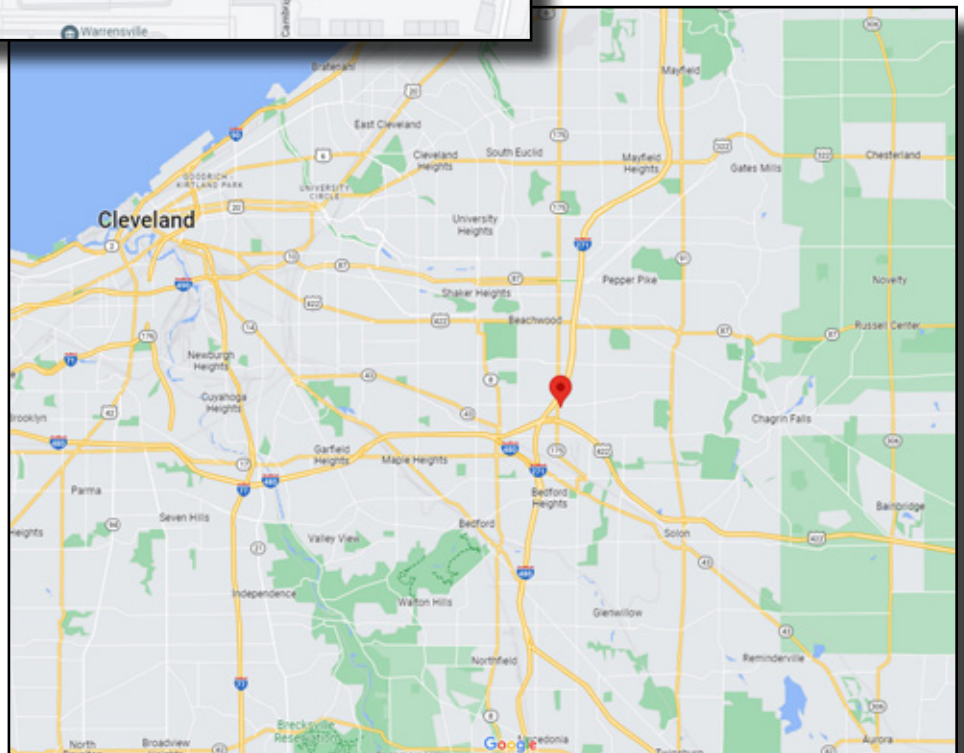
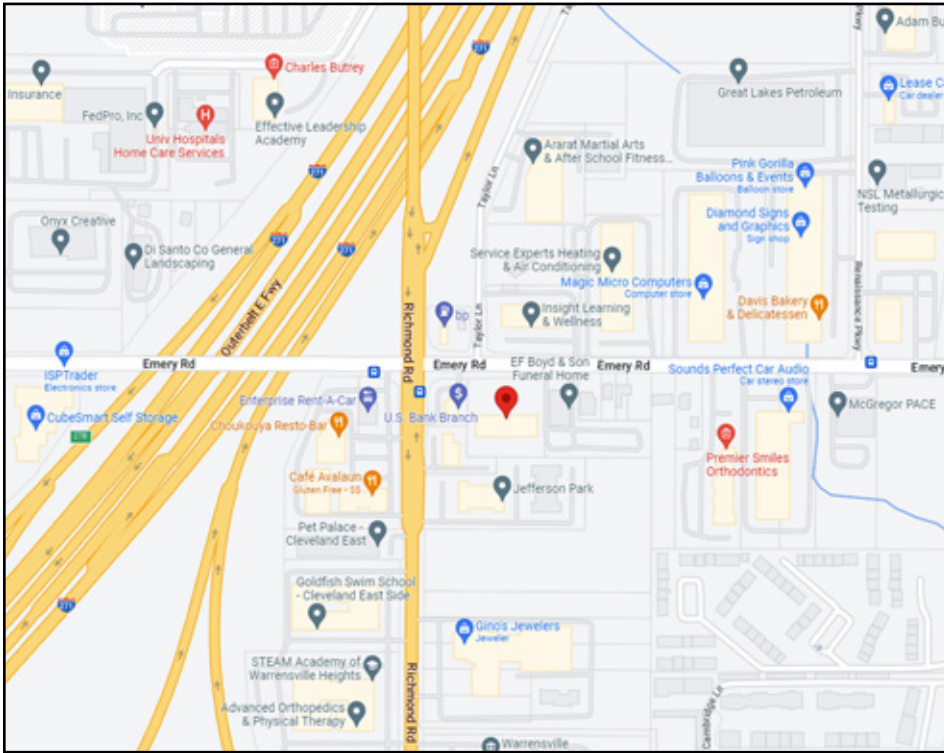
<b>Address:</b>	<b>25800 Emery Road Warrensville Heights, OH 44128</b>
<b>County:</b>	<b>Cuyahoga</b>
<b>PID:</b>	<b>763-31-001</b>
<b>Location:</b>	<b>SEC of Richmond Rd and Emery Rd</b>
<b>Acreage:</b>	<b>1.55 +/- ac</b>
<b>Building Size:</b>	<b>13,195 +/- SF</b>
<b>Vacant Space:</b>	<b>9,230 +/- SF</b>
<b>Levels:</b>	<b>1 Story</b>
<b>Year Built:</b>	<b>1971</b>
<b>Sale Price:</b>	<b>\$715,000</b>
<b>Zoning:</b>	<b>U-4 Retail Business District</b>



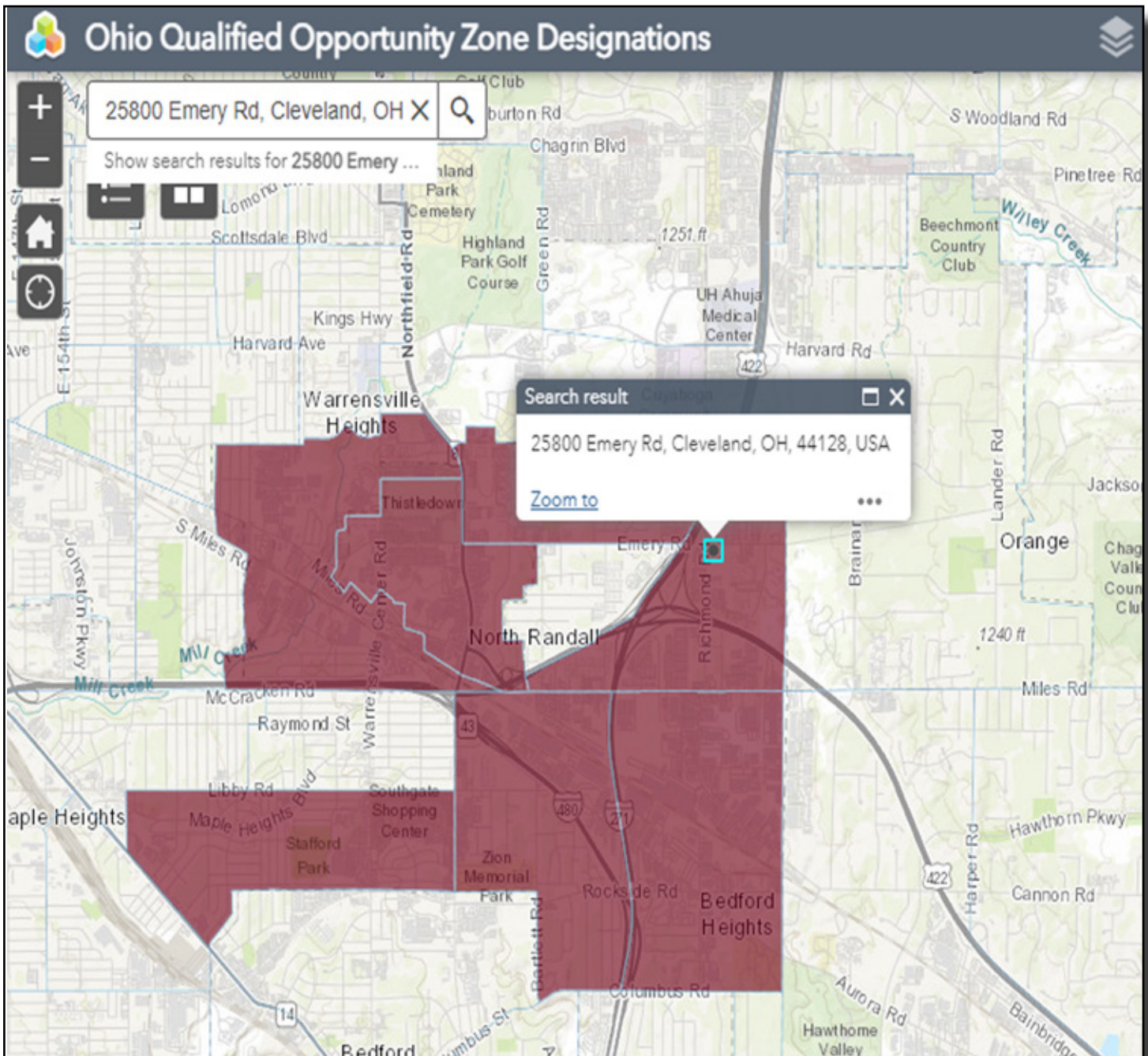
# Aerial Map



# Street Map



# Opportunity Zone Map



Click [here](#) to view Ohio Opportunity Zones Tax Credit Program

# Property Location




**Great Location!**

Easy access to major roads

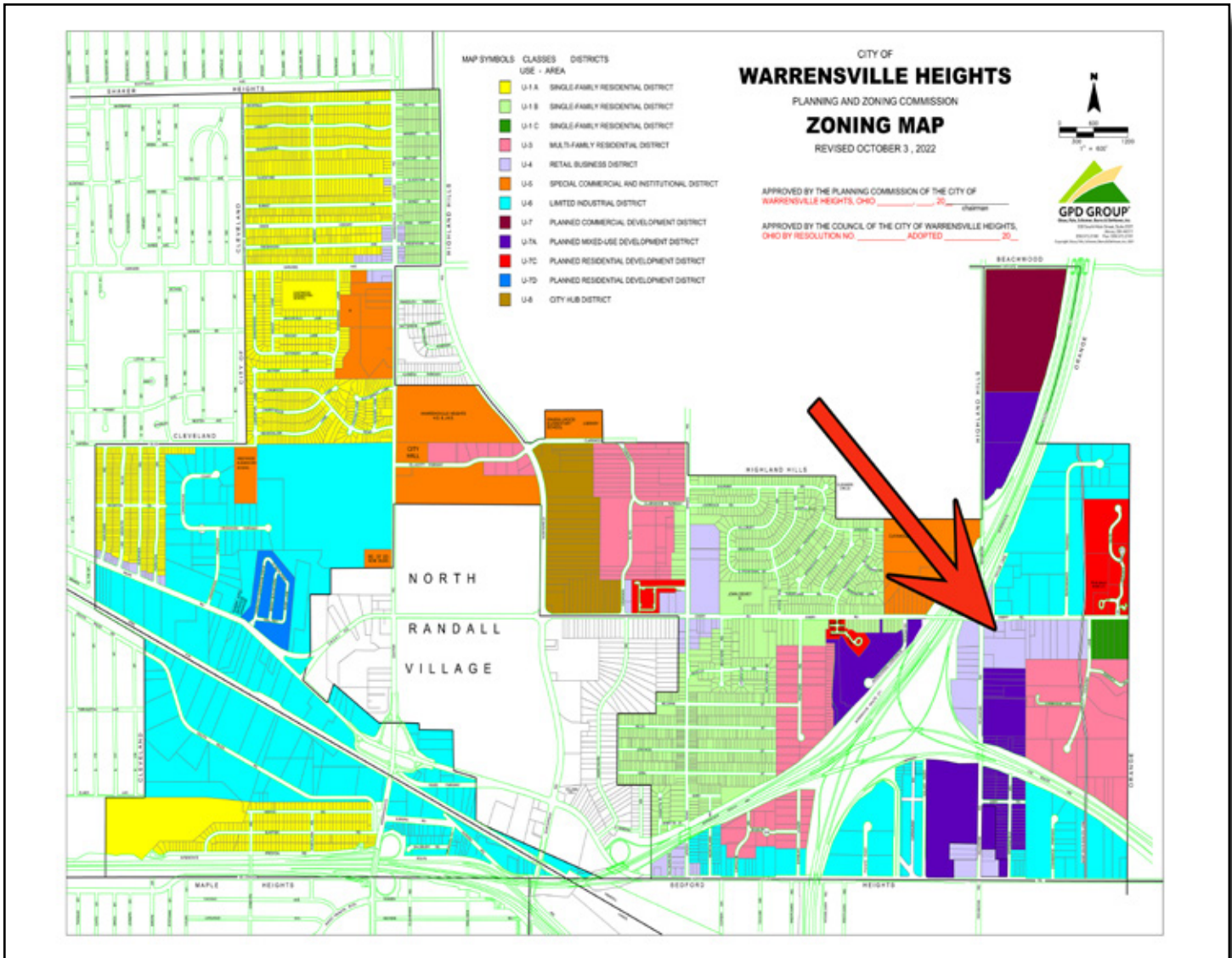
25 minutes to Downtown Cleveland

# Demographics

## Demographic Summary Report

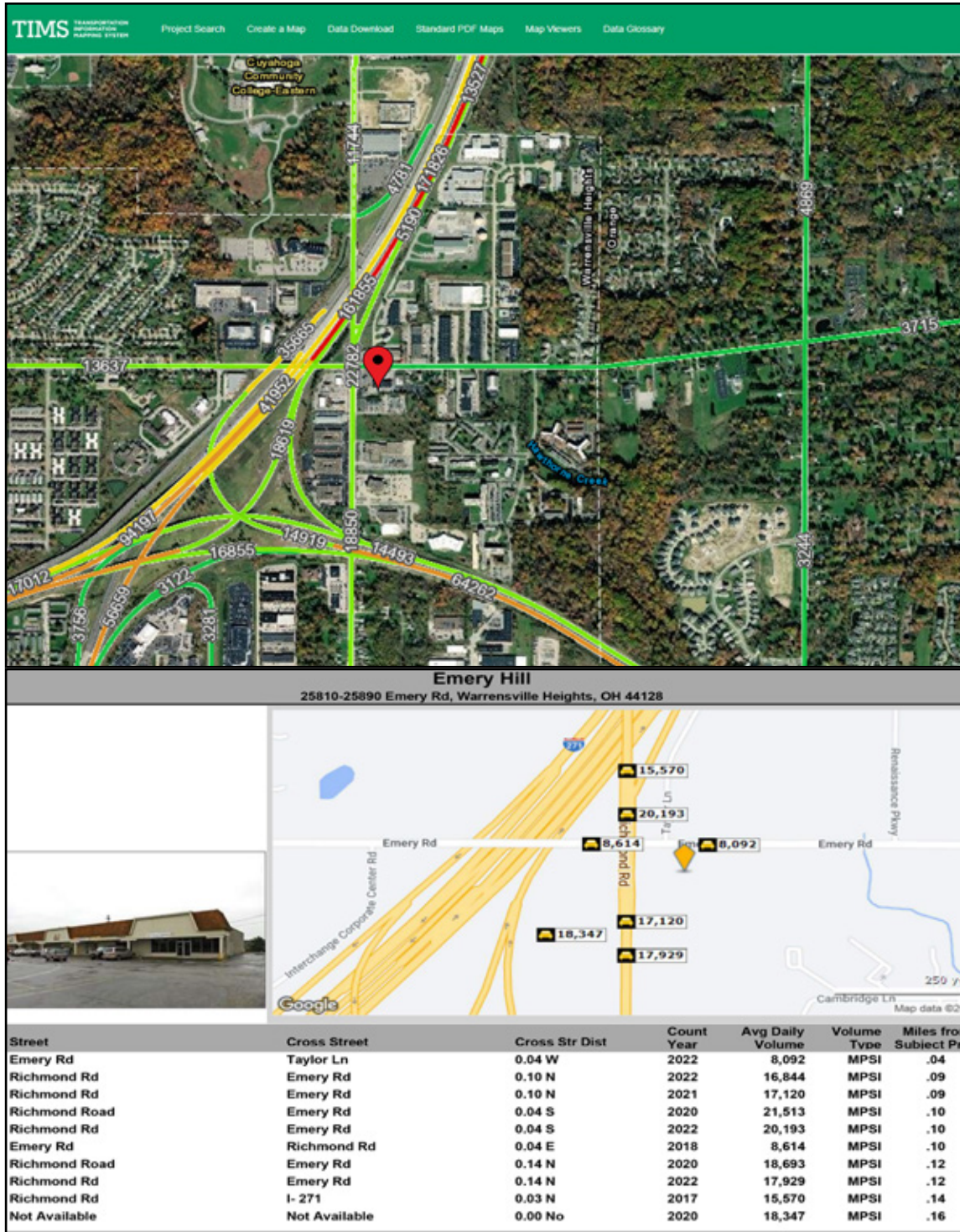
<b>Emery Hill</b>			
25810-25890 Emery Rd, Warrensville Heights, OH 44128			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	5,543	49,728	161,626
2022 Estimate	5,604	50,288	164,202
2010 Census	5,764	51,827	172,985
Growth 2022 - 2027	-1.09%	-1.11%	-1.57%
Growth 2010 - 2022	-2.78%	-2.97%	-5.08%
<b>2022 Population by Hispanic Origin</b>	160	1,296	4,203
<b>2022 Population</b>	5,604	50,288	164,202
White	638 11.38%	14,694 29.22%	66,759 40.66%
Black	4,755 84.85%	33,015 65.65%	88,260 53.75%
Am. Indian & Alaskan	13 0.23%	86 0.17%	280 0.17%
Asian	63 1.12%	1,343 2.67%	5,206 3.17%
Hawaiian & Pacific Island	1 0.02%	4 0.01%	26 0.02%
Other	134 2.39%	1,146 2.28%	3,671 2.24%
U.S. Armed Forces	0	10	37
<b>Households</b>			
2027 Projection	2,405	20,946	66,844
2022 Estimate	2,435	21,242	68,032
2010 Census	2,517	22,158	72,206
Growth 2022 - 2027	-1.23%	-1.39%	-1.75%
Growth 2010 - 2022	-3.26%	-4.13%	-5.78%
Owner Occupied	1,087 44.64%	12,342 58.10%	44,574 65.52%
Renter Occupied	1,348 55.36%	8,900 41.90%	23,458 34.48%
<b>2022 Households by HH Income</b>	2,435	21,241	68,031
Income: <\$25,000	493 20.25%	4,948 23.29%	14,533 21.36%
Income: \$25,000 - \$50,000	890 36.55%	5,363 25.25%	15,447 22.71%
Income: \$50,000 - \$75,000	392 16.10%	3,762 17.71%	12,340 18.14%
Income: \$75,000 - \$100,000	349 14.33%	2,454 11.55%	7,391 10.86%
Income: \$100,000 - \$125,000	117 4.80%	1,394 6.56%	4,809 7.07%
Income: \$125,000 - \$150,000	63 2.59%	915 4.31%	3,566 5.24%
Income: \$150,000 - \$200,000	69 2.83%	887 4.18%	3,618 5.32%
Income: \$200,000+	62 2.55%	1,518 7.15%	6,327 9.30%
<b>2022 Avg Household Income</b>	\$60,349	\$76,168	\$85,323
<b>2022 Med Household Income</b>	\$45,271	\$51,762	\$56,729

# Zoning Map



Click [here](#) to view Codified Ordinances of Warrensville Heights

# Traffic Map



# Flood Map



# Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler Company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.