

**DEVELOPMENT  
OPPORTUNITY**

**FOR SALE**

**13.2 ACRES MILLCREEK BLVD.  
HIGHLAND HILLS, OHIO 44122**

**BUILD FOR GROWTH. POSITION FOR SUCCESS.**

 **Highlights**

- **13.2 ACRE DEVELOPMENT SITE**
- Most highly desirable office/commercial submarket in Northeast Ohio
- Zoned “mix-use” planned unit development
- 760’ of frontage on Millcreek Boulevard
- Easy access to I-480 and I-271

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WELCOME TO  
**MILLCREEK BOULEVARD**  
HIGHLAND HILLS, OHIO 44122

13.2 ACRE DEVELOPMENT OPPORTUNITY  
**FOR SALE**

MILLCREEK BOULEVARD

**The Millcreek Boulevard** offering is a 13.2 acre development site that contains approximately 760' of frontage along Millcreek Boulevard and 730' deep. Millcreek Boulevard offers ingress and egress both on Harvard and Green Roads. The property is zoned "mixed-use" planned unit development which can serve a variety of uses including office, retail, light industry, warehousing, wholesale buildings and specific medical. The property is located within the highest demand office/commercial submarket (Chagrin Corridor) in Northeast Ohio offering easy access to major interstates, skilled workforce, numerous restaurants, hotels, banks and high-end retail.

**AREA / NEIGHBORHOOD AMENITIES**

- Excellent Access to both I-271 and I-480 Interstates
- A growing Class A office and retail market
- Contiguous to Chagrin Highland Office Park
- Numerous hotels including Marriott, Double Tree, Aloft, Embassy Suites, and more
- Jack Thistledown Racino
- Highland Park Golf Club and area's most prestigious country clubs
- Lifetime Fitness
- Eton Shopping Center
- Pinecrest Lifestyle Center
- Harvard Park Shopping Center
- World Class Health Care University Hospitals and The Cleveland Clinic

# JOIN THE HOTTEST MARKET IN NORTHEAST OHIO



**CHAGRIN HIGHLANDS** IS A 630-ACRE CORPORATE COMMUNITY LOCATED DIRECTLY OFF THE I-271 CORRIDOR. CHAGRIN HIGHLANDS WILL OFFER ROUGHLY 3.5 MILLION SF OF OFFICE SPACE, 250,000 SF OF RETAIL, AND 1,000 ON SITE HOTEL ROOMS WITH EATON CORPORATION'S EATON CENTER CAMPUS, UNIVERSITY HOSPITALS AHUJA MEDICAL CENTER AND LIFETIME FITNESS.



**PINECREST**

OPENED IN SPRING 2018, **PINECREST** OFFERS HIGH END RETAIL SHOPPING, UPSCALE DINING, AND FIRST CLASS ENTERTAINMENT VENUES. PINECREST CONSISTS OF 400,000 SF OF RETAIL, 150,000 SF OF OFFICE, AC HOTEL BY MARRIOTT AND 87 HIGH END APARTMENTS.

**ETON** CHAGRIN BOULEVARD

**ETON** IS WORLD CLASS SHOPPING AND DINING AT ITS FINEST. ONE OF THE MOST SOUGHT OUT SHOPPING DESTINATIONS IN NORTHEAST OHIO, ETON CONTAINS A GOOD MIXTURE OF BOTH NATIONAL AND LOCAL TENANTS AND NINE (9) RESTAURANTS THAT CATER TO EVERY TASTE AND PRICE POINT.

Millcreek Boulevard  
Highland Hills  
Ohio 44122

**ABB ETON**

LIFETIME FITNESS  
DOUBLE TREE BY HILTON

ETON CHAGRIN BOULEVARD

EMBASSY SUITES  
aloft HOTELS  
University Hospitals Ahuja Medical Center

PINECREST  
WILLIAMS SONOMA  
SILVERSPOT CINEMA  
SHAKE SHACK  
west elm  
vineyard vines  
POTTERY BARN

I-271 ACCESS

Marriott HOTELS · RESORTS · SUITES

HARVARD PARK SHOPPING  
BUFFALO WILD WINGS  
DSW DESIGNER SHOES & ACCESSORIES  
Olive Garden  
CHILI PEPPER  
BED BATH & BEYOND  
Chick-fil-A  
VCF VALUE CITY FURNITURE  
LA BOY FURNITURE GALLERIES

South Pointe Hospital  
a Cleveland Clinic hospital

JACK THISTLEDOWN RACINO

amazon

Cuyahoga Community College

I-271 / I-480 INTERCHANGE



Discover a whole  
new life . . . . .  
**build it**  
your way.



## Creating Solutions for Land Developers, Contractors, Investors and Land Buyers!

As the real estate industry becomes more complex, brokerage teams have become an emerging trend. Through hard work, collaboration and creativity, brokerage teams are now positioned with a definitive business model focusing on overachievement and exceeding both client as well as team objectives. With this understanding, Cushman & Wakefield | CRESCO Real Estate principal, Rico A. Pietro, SIOR along with The Barna Caplan Team which includes principals, Joseph V. Barna, SIOR and Simon Caplan, SIOR along with George J. Pofok, CCIM, SIOR, Eliot Kijewski, SIOR and Cole Sorenson are the full service project team for this high profile offering. This proven team concept in conjunction with CRESCO's local expertise and Cushman & Wakefield's global platform will significantly enhance the scope and level of service we provide our clients.

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