

TRYING TO  
BUILD YOUR  
BUSINESS



ROCKSIDE WOODS BLVD.  
INDEPENDENCE, OHIO 44131

WE HAVE YOUR **2**  
DEVELOPMENT SITES





**LAND SITE**



**Rockside Woods Blvd.**  
Independence, Ohio 44131

Available For Sale along Rockside Woods Blvd. are **(2) two development ready sites**. These sites can serve a variety of uses including office, medical, hotel, restaurant, and entertainment.

Located in Independence, Rockside Woods Blvd. is just seconds away from the I-77 / I-480 interchange. Independence is centrally located in the center of Cuyahoga County which

captures residents from all markets including Cleveland, both East and West side suburbs, and the greater Akron area.

## **Unique Land Development Opportunity Shovel Ready Sites within the Community of Independence**

**Rockside Road Corridor** is one of Northeast Ohio's largest concentration of office spaces with over 4.5 million square feet of existing office space. **Over 1,400 businesses, 35 restaurants, and 12**

**hotels are all surrounding these available sites.** Approximately 23,000 employees work along the Rockside Corridor.

*Join Topgolf at this location in the Rockside Road Corridor*

# Independence, Ohio “The Center of Everything”

The land site on Rockside Woods Blvd. provides an excellent opportunity for a development site with numerous possibilities; these sites can serve as a corporate headquarters, healthcare/medical offices, educational, recreational, hotels, restaurants, or senior development. The location of this site makes this all possible. The I-77 interchange has an

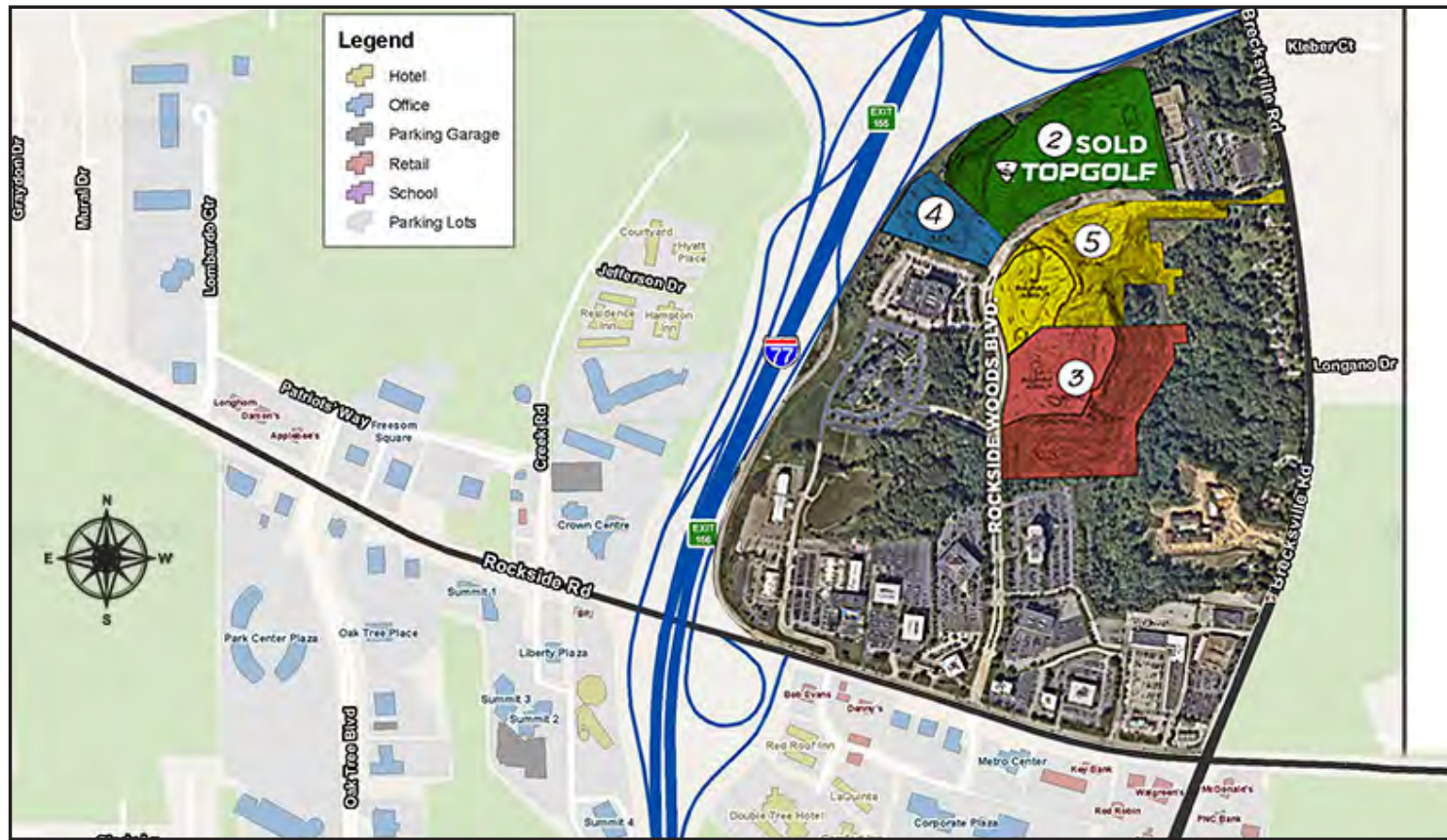
estimated 115,500 vehicles pass through each day and I-480 has an estimate of 162,476 vehicles per day. Independence is located just 10 minutes south of Cleveland, 10 minutes east of Cleveland Hopkins Airport, 10 minutes west of the Chagrin office corridor, and 25 minutes north of the Akron area.

There are very few land sites available for sale in Independence.

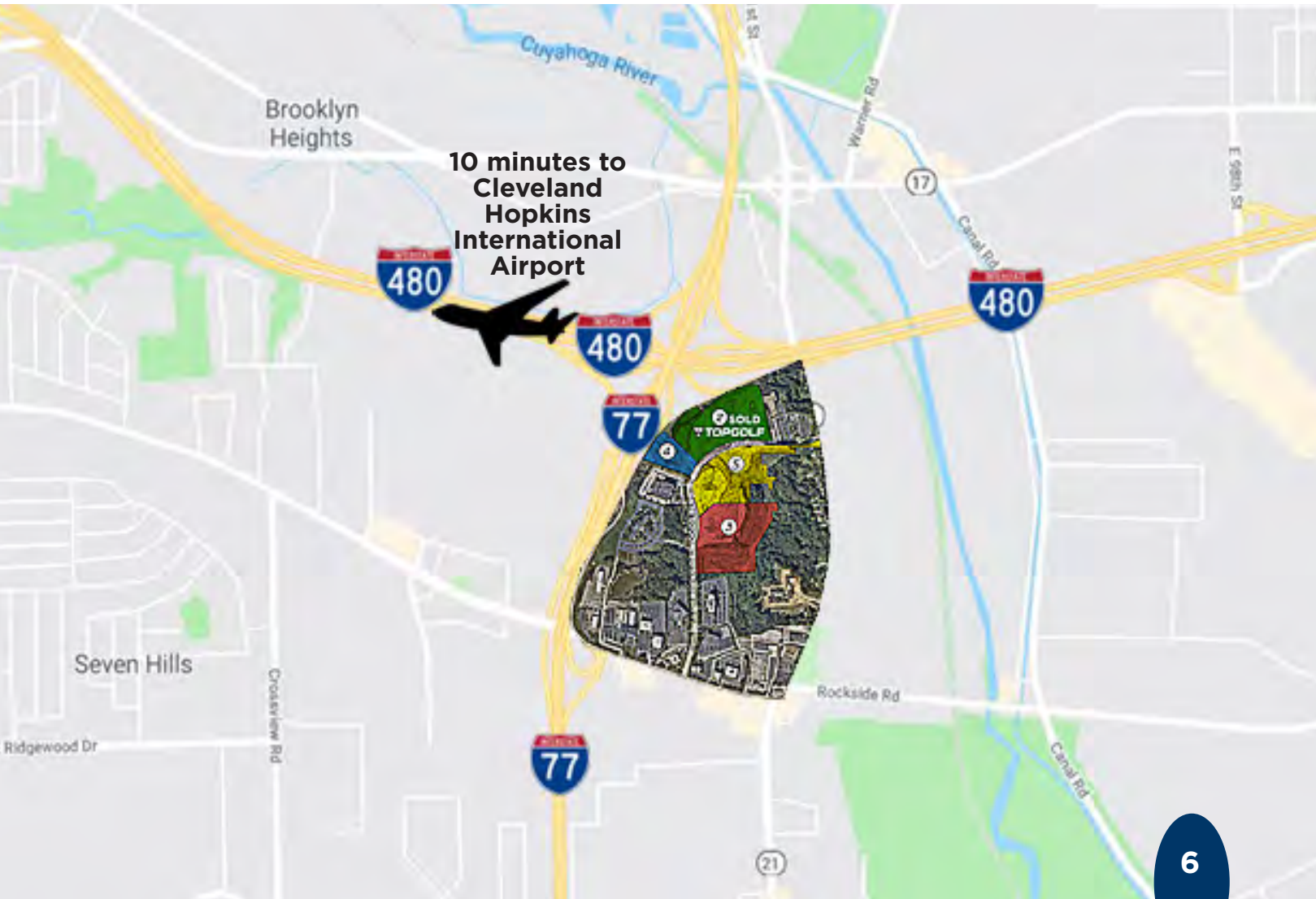
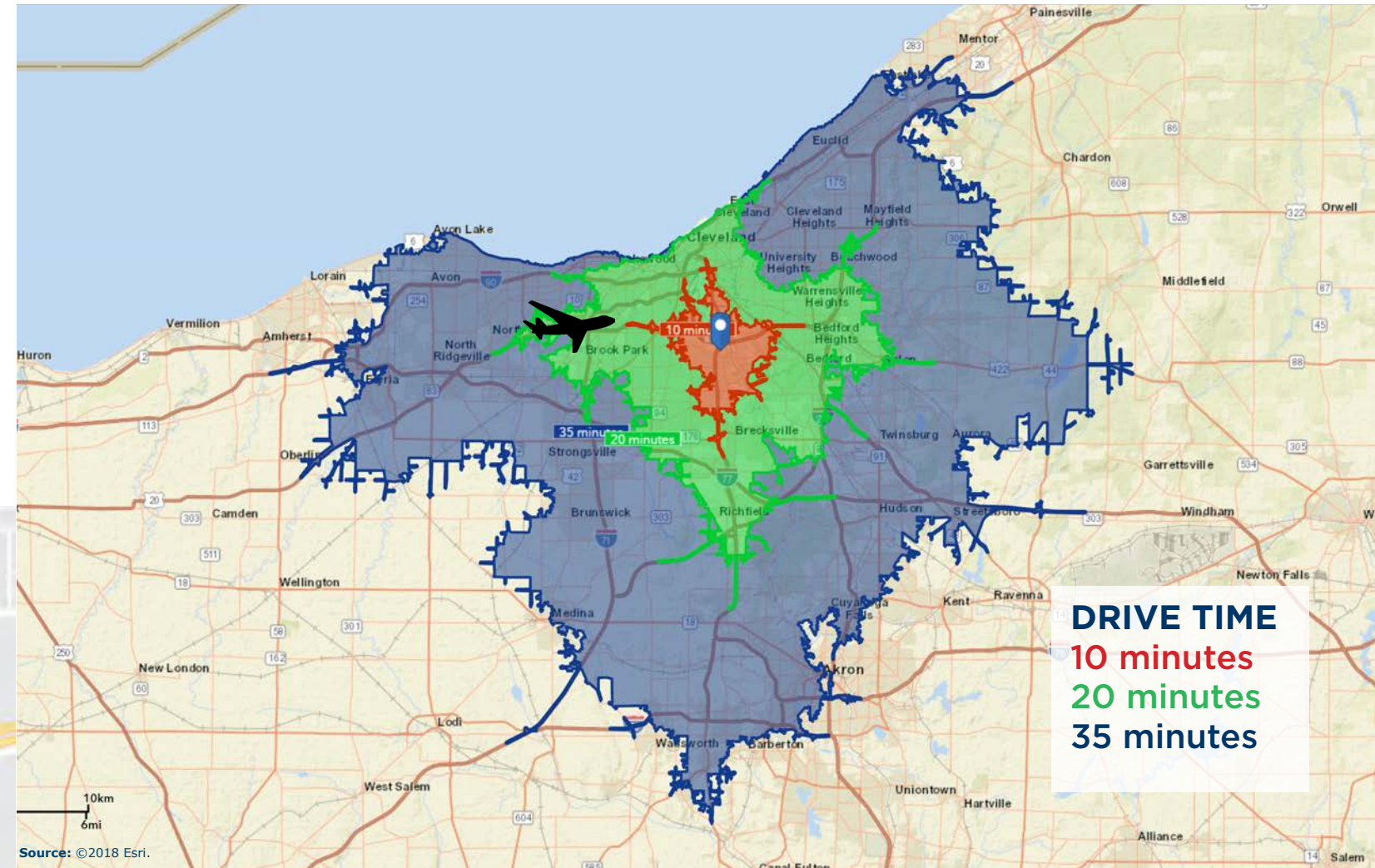


- 2** 16 acres - SOLD to Top Golf - \$427,589 per buildable acre
- 3** 16.3 acres - (5.9 buildable) - \$375,000 per buildable acre
- 4** 3.2 acres - under contract to Saucy Brew Works (asking \$781,250/acre)
- 5** 13 acres - (3.8 buildable) - \$325,000 per buildable acre

When completed, Rockside Woods Boulevard will have direct access to both Rockside Road and Brecksville Road (Route 21).



# Mapping



Independence, Ohio  
 “The Center of Everything”

# #2

# SOLD

## 2

16.0 AC.



ROCKSIDE WOODS BLVD.



**Rockside Woods Blvd.  
Freeway North**

Outstanding I-77 / I-480 visibility describes the 16 acre site that was sold to Top Golf. The I-77 interchange has an estimated 115,500 vehicles pass through each day and I-480 has an estimate of 162,476 vehicles per day. The extension of Rockside Woods Blvd. to Brecksville Road is currently under construction set for completion late 2020.

**Sold to TOPGOLF**  
for \$427,589 per buildable acre

# #3

## 3

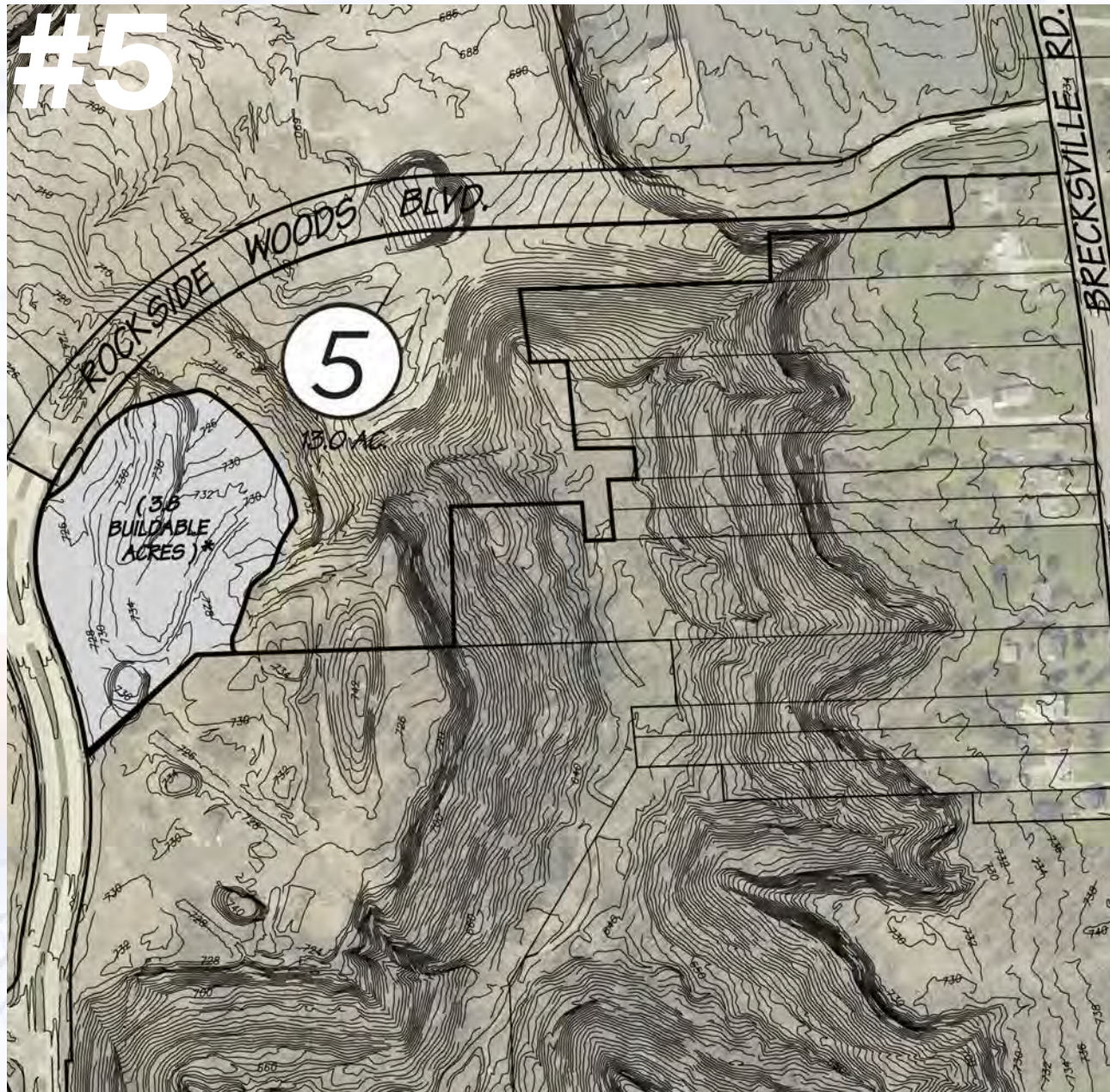
(5.9  
BUILDABLE  
ACRES)\*  
16.3 AC.

ROCKSIDE WOODS BLVD.

**Rockside Woods Blvd.  
Interior East**

Available on Rockside Woods Blvd. is 35 acres in a park like setting with (2) sites each with around 6.0 buildable acres. Located in the center of the Rockside Road Corridor, these sites are excellent for any corporate headquarters, healthcare/medical offices, educational, hotel, senior development and recreational uses. The I-77 interchange has an estimated 115,500 vehicles pass through each day and I-480 has an estimate of 162,476 vehicles per day. Directly across the street from the new Kent State Ohio College of Podiatric Medicine, Embassy Suites and Topgolf.

**PRICE**  
\$375,000 per buildable acre  
16.3 acres total  
5.9 buildable acres



**Rockside Woods Blvd.  
Interior East**

Available on Rockside Woods Blvd. is 35 acres in a park like setting with (2) sites each with around 6.0 buildable acres. Located in the center of the Rockside Road Corridor, these sites are excellent for any corporate headquarters, healthcare/medical offices, educational, hotel, senior development and recreational uses. The I-77 interchange has an estimated 115,500 vehicles pass through each day and I-480 has an estimate of 162,476 vehicles per day. Directly across the street from the new Kent State Ohio College of Podiatric Medicine, Embassy Suites and Top Golf.

**PRICE**

\$325,000 per buildable acre  
13 acres total  
3.8 buildable acres

Conveniently located at  
I-480 & I-77 in Independence, Ohio



**FROM DOWNTOWN  
CLEVELAND & NORTH**

Take I-77 south towards Akron. Take the Rockside Road exit - Exit 155 toward Independence / Seven Hills. Turn right onto Rockside Road. Turn left on Rockside Woods Blvd., the site is opposite the entrance Kent State School of Pediatrics.

**FROM CLEVELAND HOPKINS  
AIRPORT & WEST**

Take I-480 East towards Youngstown. Take the I-77 South exit - Exit 20A toward Akron. Take the Rockside Road exit toward Independence / Seven Hills. Turn left onto Rockside Road. Turn left on Rockside Woods Blvd., the site is opposite the entrance Kent State School of Pediatrics.

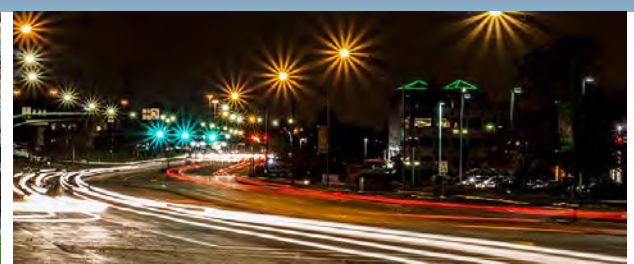
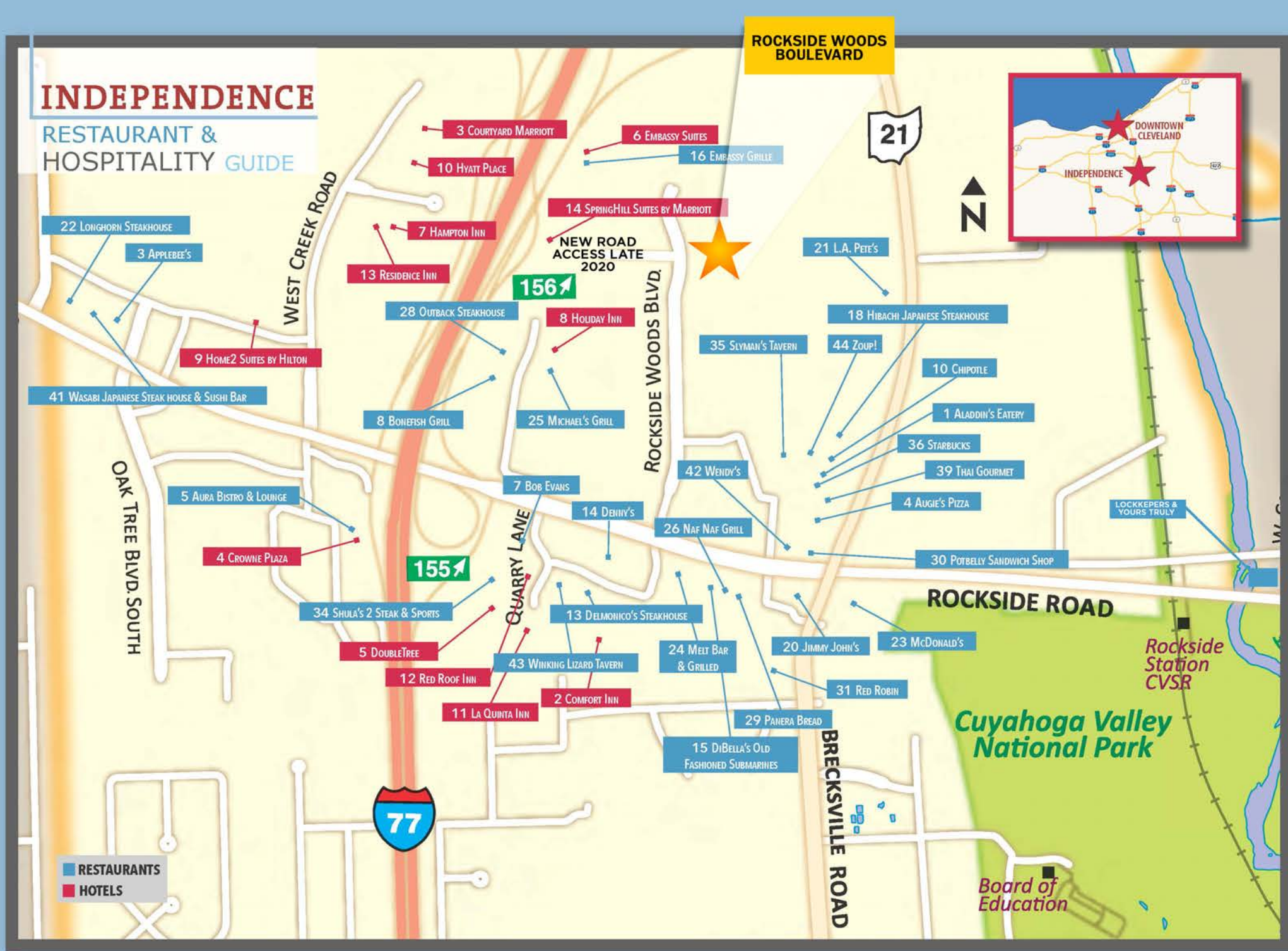
**FROM AKRON & SOUTH**

Take I-77 North towards Cleveland. Take the Rockside Road exit - Exit 155 toward Independence / Seven Hills. Turn right onto Rockside Road. Turn left on Rockside Woods Blvd., the site is opposite the entrance Kent State School of Pediatrics.

**FROM CHAGRIN  
BOULEVARD & EAST**

Take I-480 West towards Cleveland / Toledo. Take the I-77 South exit - Exit 20B toward Akron. Take the Rockside Road exit toward Independence / Seven Hills. Turn left onto Rockside Road. Turn left on Rockside Woods Blvd., the site is opposite the entrance Kent State School of Pediatrics.

# Independence Restaurant and Hospitality Guide



<http://www.independeohio.org/LinkClick.aspx?fileticket=hZJfgfjE4Gg%3D&tabid=680>



CLEVELAND METROPARKS

STARBUCKS

DELMONICO'S STEAKHOUSE

CUYAHOGA VALLEY SCENIC RAILROAD

PLAYHOUSE SQUARE

ROCK & ROLL HALL OF FAME

CONFERENCE AVAILABILITY

LOCKKEEPERS

WINKING LIZARD

MELT  
bar & grilled

MELT BAR & GRILLED

# Work. Play. Live.

Cleveland's Rockside Corridor offers tenants quick access to downtown Cleveland and nearby amenities. With an expansive mix of restaurants, shopping and fun, Independence is the best place to work.

## CLE

TOPGOLF





# Discover a whole new life . . . . Build it your Way.

**SIMON CAPLAN, SIOR**

Principal  
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scaplan@crescorealestate.com

**ELIOT KIJEWski, SIOR**

Senior Vice President  
216.525.1487  
ekijewski@crescorealestate.com

**GEORGE J. POFOK, CCIM, SIOR**

Senior Vice President  
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**Rockside Woods Blvd.**

Independence, Ohio 44131

[crescorealestate.com](http://crescorealestate.com)



**CUSHMAN &  
WAKEFIELD**



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