

FOR SALE – 6.18 ACRES

AERIAL

4649 Richmond Road
Warrensville Heights, OH 44128

6.18 ACRE SITE



Richmond Rd: 17,783 VPD

CONTACT: IAN STUART –
istuart@goldbergcompanies.com
(O) 216.831.6100 (C) 404.273.2292

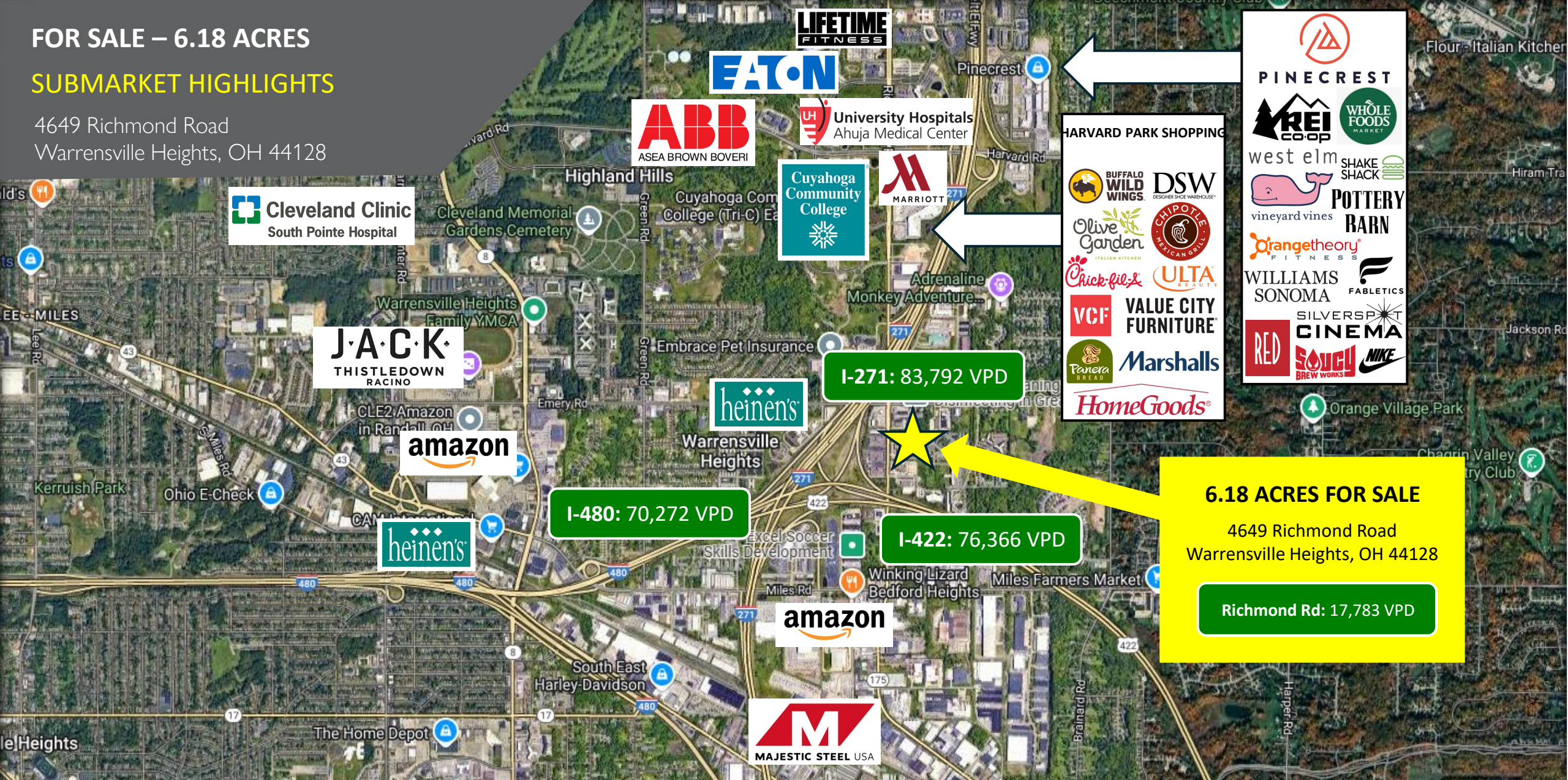
FOR SALE: 6.18 ACRES (270,000 SF) - \$1,500,000
ZONED U-7A (see page 5) - MIXED-USE COMMERCIAL



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SUBMARKET HIGHLIGHTS

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- HARVARD PARK SHOPPING**
- BUFFALO WILD WINGS
 - DSW
 - Olive Garden
 - CHIPOTLE MEXICAN GRILL
 - Chick-fil-A
 - ULTA BEAUTY
 - VCF
 - VALUE CITY FURNITURE
 - Panera BREAD
 - Marshall's
 - HomeGoods

- PINECREST**
- REI COOP
 - WHOLE FOODS MARKET
 - west elm
 - SHAKE SHACK
 - vineyard vines
 - POTTERY BARN
 - Orangetheory FITNESS
 - WILLIAMS SONOMA
 - FABLETICS
 - SILVERSPOT CINEMA
 - RED SOUCY BREW WORKS
 - NIKE

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IMMEDIATE VICINITY

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I-271: 83,792 VPD

I-480: 70,272 VPD

I-422: 76,366 VPD

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ZONING: U-7A PLANNED MXU

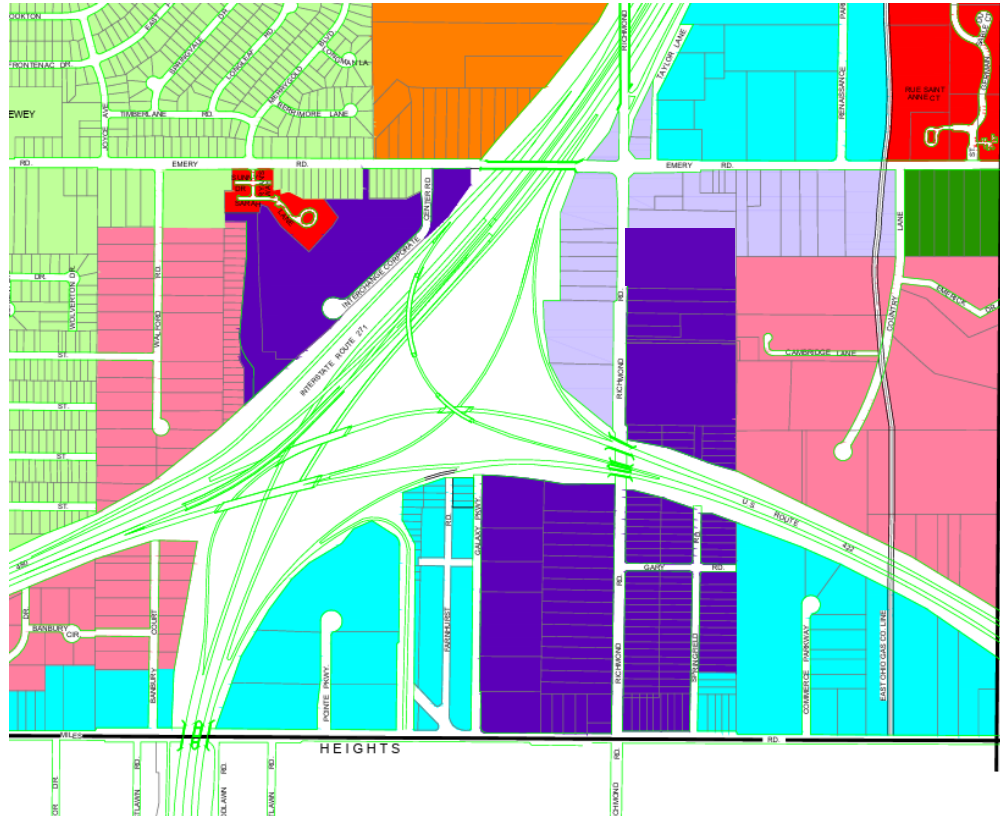
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CLASSES USE - AREA DISTRICTS

- U-1 A** Single-Family Residential District
- U-1 B** Single-Family Residential District
- U-1 C** Single-Family Residential District
- U-3** Multi-Family Residential District
- U-4** Retail Business District
- U-5** Special Commercial and Institutional District
- U-6** Limited Industrial District
- U-7** Planned Commercial Development District
- U-7A** Planned Residential Development District
- U-7C** Planned Residential Development District
- U-7D** Planned Residential Development District
- U-8** City Hub District

To view the Warrensville Heights Ohio
Zoning Code, click [HERE](#) or visit:

https://codelibrary.amlegal.com/codes/warrensheights/latest/warrensheights_oh/0-0-0-31807



1145.01 INTENT

The U-7A Planned Mixed-Use Development District is established to encourage the comprehensive design and integrated development of large tracts of land suitable for a variety of residential uses. The U-7A District is intended to:

- Create a mixed-use environment to accommodate a combination of residential, retail, commercial, and office uses of varied densities to attract young professionals, empty nesters, and families to the area;
- Describe standards so that any new development is cohesive, contains thriving and inviting public spaces, and encourages walkability and sustainability;
- Regulate building orientation and placement to achieve appropriate scale and ensure proper transitioning between areas of differing use and density and/or to be mindful of the surrounding adjacent land uses;
- Encourage enhanced pedestrian, bicycle, and vehicular connectivity throughout the area;
- Permit development consistent with the standards and requirements of an approved master development plan; and
- Permit mixed-use vertically integrated buildings with ground floor commercial, office, and retail uses. Mixed-use buildings may have multi-family residential units and/or offices on the upper floors above ground level commercial, office and retail uses. (Ord. 2020-124. Passed 11-4-20.)

1145.02 PERMITTED USES

Buildings and land in the Class U-7A District shall be used and buildings shall be designed, erected, altered or intended for the following:

- Multi-Family Dwellings above the first floor of mixed-use buildings.
- Vertically integrated mixed-use buildings provided that the ground floor shall be limited to retail or commercial uses and the upper floors may contain any mixture or arrangement of offices and/or multi-family dwellings;
- Hospitals, medical clinics, and related health care providers;
- Public and private schools, universities, colleges, professional schools, vocational schools, and related educational facilities;
- Libraries, museums and art galleries;
- Professional, administrative, and medical offices;
- Conferencing, training, and seminar centers;
- Performing arts and entertainment facilities;
- Hotels;
- Retail stores, personal service establishments, banks, financial institutions, restaurants and coffee shops on the first floor of multistory vertically integrated mixed-use buildings provided however, that no individual retail store or establishment shall exceed a maximum of 20,000 square feet.;
- Research, development and testing laboratories;
- Nonprofit educational and scientific research agencies;
- Governmental offices and public utility offices;
- Recreational and wellness facilities;
- Recreational uses and common open space subject to the approval of the Planning Commission;
- Any accessory uses customarily incidental to any of the above uses including, but not limited to, parking lots, parking structures, and signs; and
- Other similar, harmonious and compatible uses as may be determined by the Planning Commission and approved by City Council may be permitted provided that they first obtain a Conditional Use Permit. (Ord. 2020-124. Passed 11-4-20.)

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LOCATION HIGHLIGHTS

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JOIN THE HOTTEST MARKET IN NORTHEAST OHIO

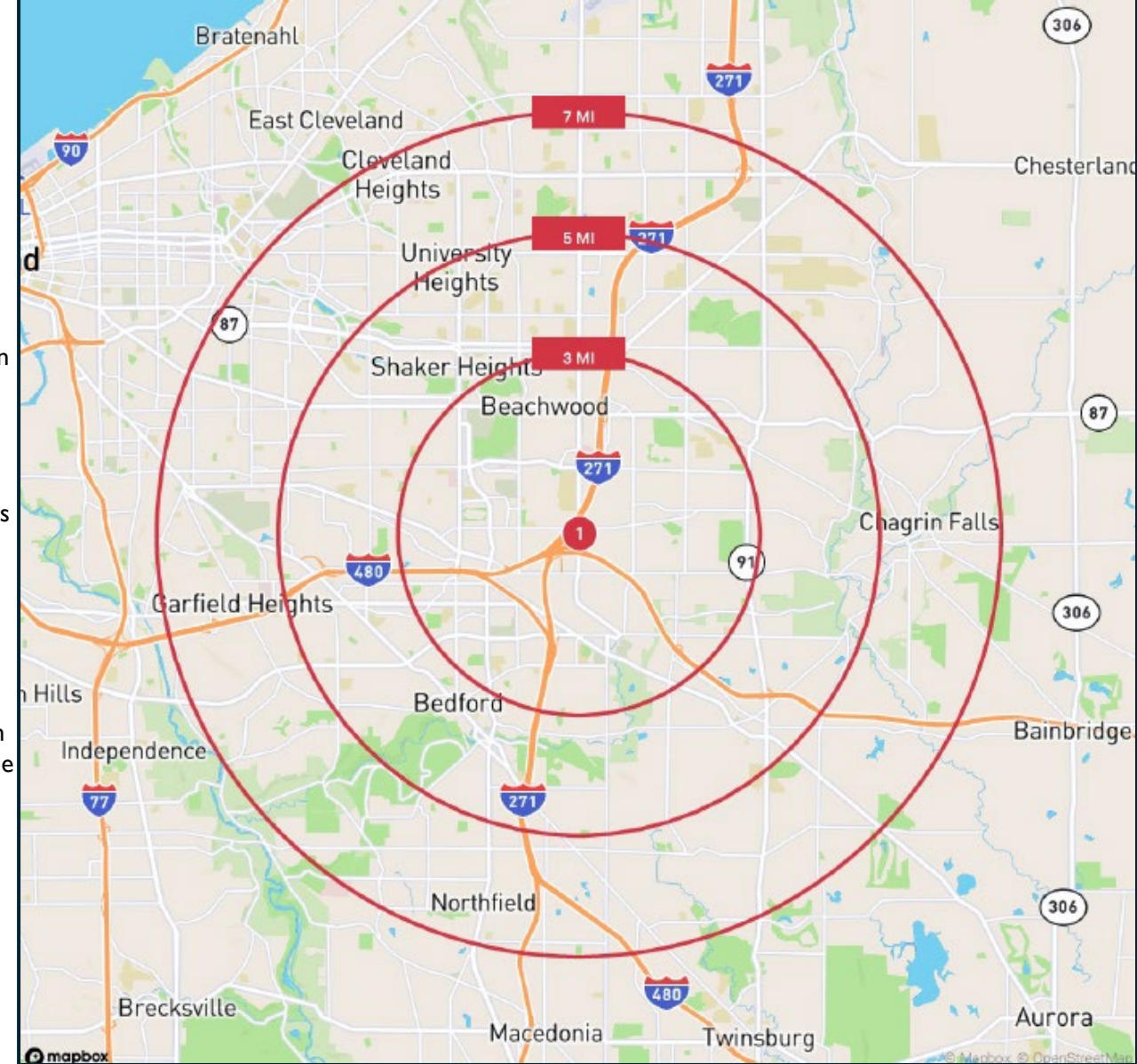
- ✓ Warrensville Heights, Ohio, is a strategically located inner-ring suburb of Cleveland with a population of over 13,500 residents and more than 1,300 businesses.
- ✓ **OHIO OPPORTUNITY ZONE INCENTIVES AVAILABLE**
- ✓ Conveniently located near major highways like I-271, I-480, and OH-Route 422, Warrensville Heights offers unparalleled accessibility for residents, corporations, and retailers.
- ✓ Already home to large employers such as General Electric, Heinen's, and Henkel, the City also features the vibrant Harvard Park Shopping Center and the Cleveland Clinic Foundation, which operates South Pointe Hospital in the city.
- ✓ These employers, spanning sectors such as healthcare, manufacturing, and retail, play a pivotal role in the economic landscape of Warrensville Heights, offering a range of employment opportunities to the community.
- ✓ With its proactive Economic Development Department focused on attracting new businesses, developing housing, and supporting existing enterprises, Warrensville Heights offers a prime environment for business growth and community engagement.

CITY OF WARRENSVILLE HEIGHTS CONTACT INFO:

ECONOMIC DEVELOPMENT DIRECTOR:

Nicole Harris (nharris@cityofwarrensville.com)

P: 216-587-1136



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