

FOR SALE OR LEASE

TINKERS CREEK COMMERCE PARK

3 Hemisphere Way
Bedford, Ohio 44146

BUILD FOR GROWTH
POSITION FOR SUCCESS.



UNIQUE DEVELOPMENT OPPORTUNITY



2.8 - 30 acres

- Build-to suit
- Up to 100% tax abatement on new construction for 10 years
- Fully improved pad-ready sites
- Utilities at curb
- Beautiful park-like setting across from Metroparks and Shawnee Hills Golf Course, both part of the Cuyahoga National Recreation area
- Upscale deed restricted high image business park
- Rail available



- Excellent highway access
 - 2-4 minutes to I-271
Broadway / Forbes (1.3 miles)

ASKING PRICE: \$100,000/ACRE

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LOCATION MAP



- Zoned for office and light industrial
 - Utilities
 - 2" Gas line
 - 8" water line
 - 8" sanitary line
 - 15" storm sewer
 - Off-site storm retention
 - Close to skilled labor
 - Inner ring suburb
 - Public transportation nearby
 - Supportive, business friendly City
 - Economic incentives available
 - Immediate access to Metropark jogging path and golf course
 - Close to restaurants, hotels and shopping
- Close proximity to everything:
 - Hopkins Int'l Airport . . . 25 min
 - Downtown Cleveland . . . 20 min
 - Downtown Akron 25 min
 - I-77 and Rockside 12 min
 - I-271 and Chagrin 8 min

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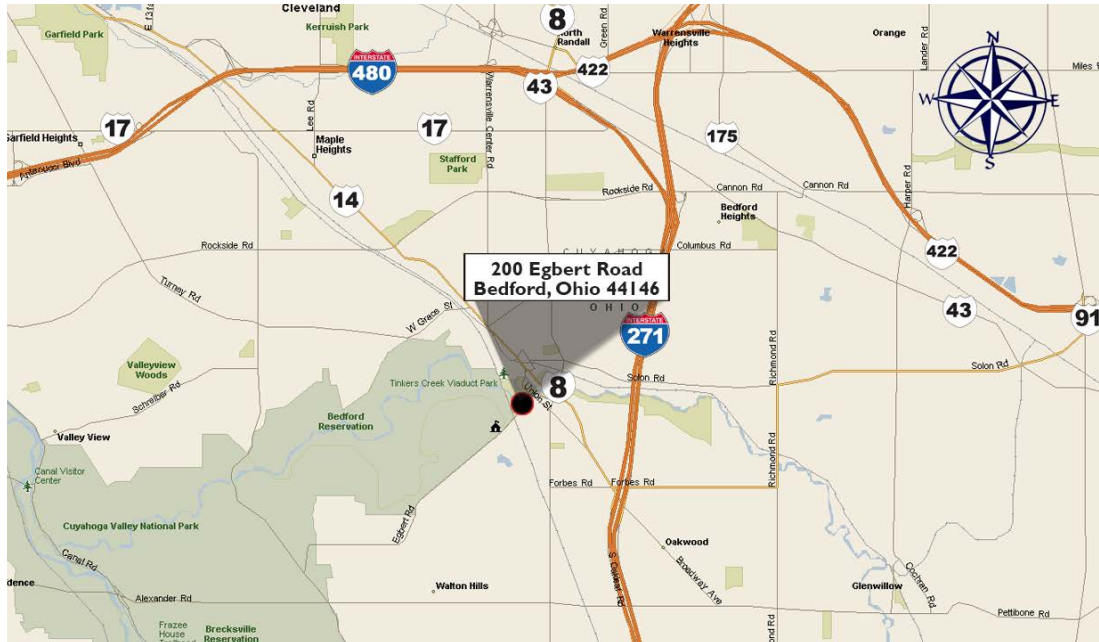
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MAP AND
DEMOGRAPHICS



Population	2018	2023 Projection
3 Miles	51,377	50,901
5 Miles	135,595	135,595
Households	2018	2023 Projection
3 Miles	22,639	22,429
5 Miles	56,810	56,375
Total Housing Units	Owner	Renter
3 Miles	65.37%	34.63%
5 Miles	69.53%	30.47%
Income	Median	Average
3 Miles	\$45,332	\$59,401
5 Miles	\$50,817	\$67,753
Traffic Count	Northfield Road & Union Street 13,900 VPD	

2.8 - 30 ACRES

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