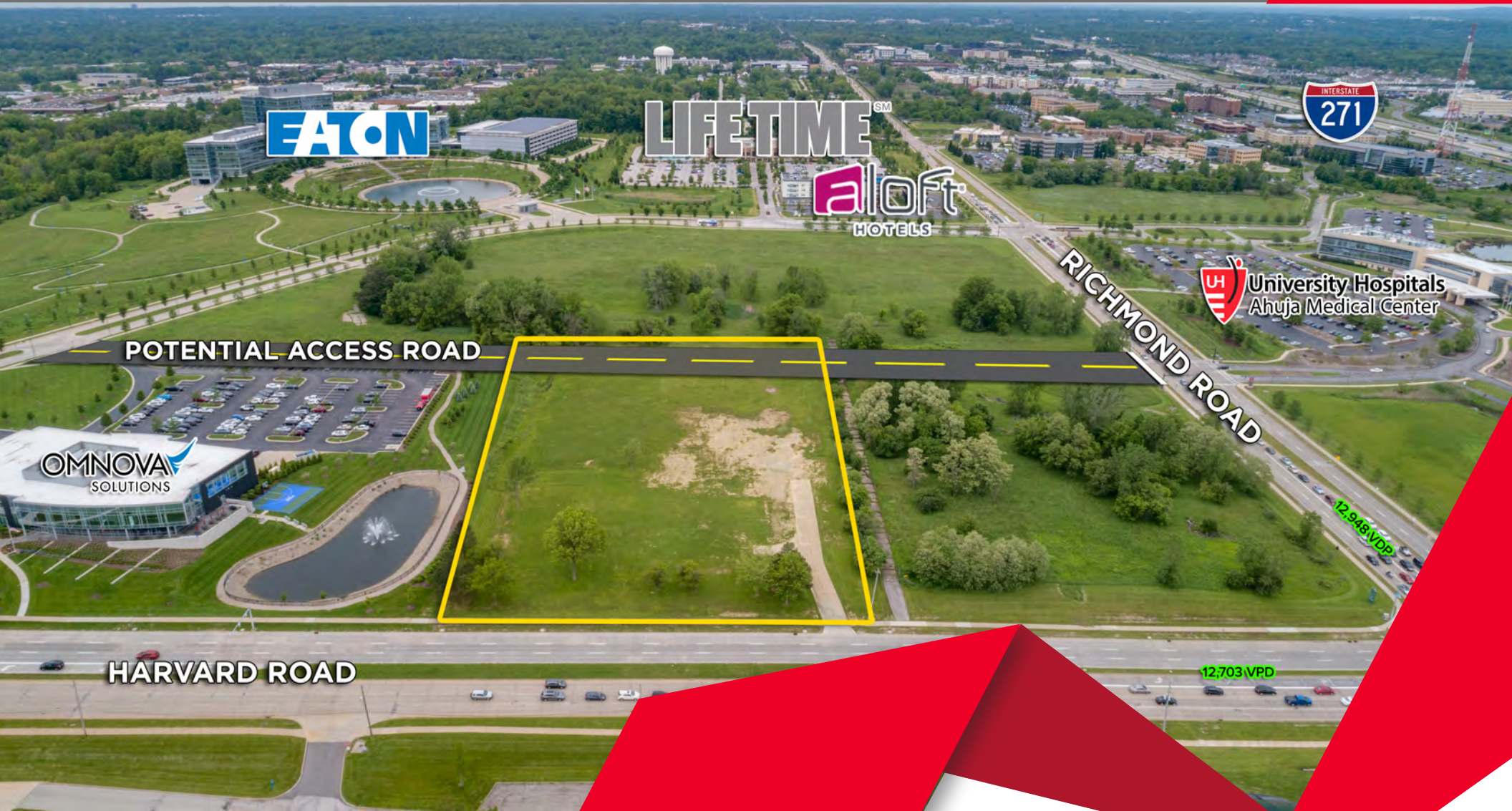


# 25445 HARVARD ROAD

BEACHWOOD, OHIO



For Sale / 4.71 Acres of Prime Land in Beachwood



EATON

LIFETIME<sup>SM</sup>

aloft  
HOTELS



University Hospitals  
Ahuja Medical Center

POTENTIAL ACCESS ROAD

RICHMOND ROAD

OMNOVA  
SOLUTIONS

HARVARD ROAD

12,948 VPD

12,703 VPD

# 25445 HARVARD ROAD

BEACHWOOD, OHIO

## SALE PRICE

\$2,355,000

## LOT SIZE

4.71 acres  
600' x 342'

## NEIGHBORING TENANTS

Pinecrest, anchored by Whole Foods and REI; University Hospitals Ahuja Medical Center (currently undergoing expansion); Cuyahoga Community College; Eaton Corporate Headquarters; Harvard Park, anchored by Bed Bath & Beyond and DSW

## COMMENTS

- Wide range of uses permitted, including hotel, retail, residential, office, medical, and mixed-use
- Excellent visibility from Richmond Road and Harvard Road intersection
- All utilities on site; driveway already on site
- Immediate access to I-271 and the Chagrin Corridor



**JASON LAVER, SIOR** / Senior Vice President / [jlaver@crescorealestate.com](mailto:jlaver@crescorealestate.com) / 216 525 1489  
**DAVID LEB** / Senior Sales Associate / [dleb@crescorealestate.com](mailto:dleb@crescorealestate.com) / 216 525 1488

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