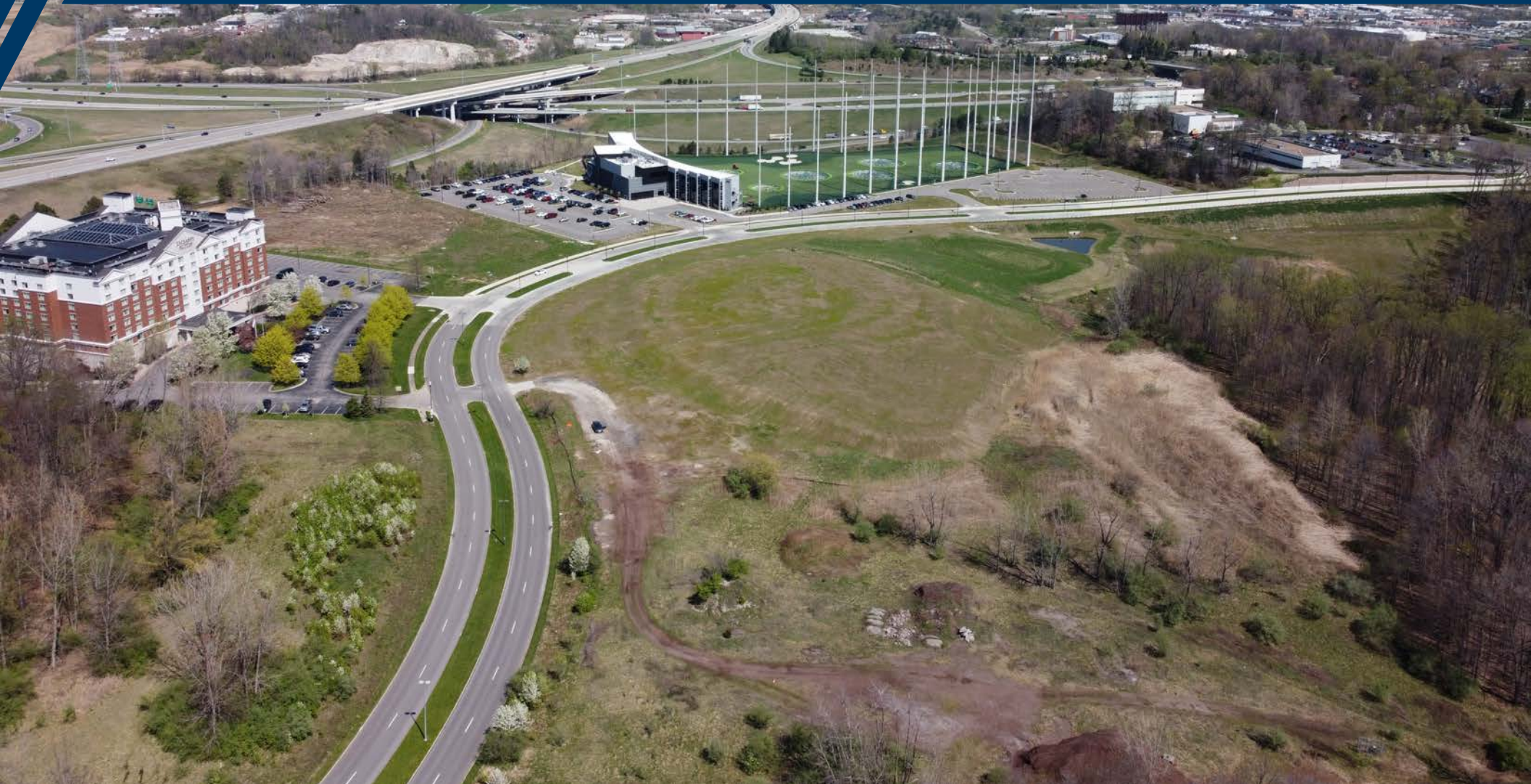


ROCKSIDE WOODS BOULEVARD

Independence, Ohio 44131

Two (2) Shovel Ready Land Development Opportunities / For Sale



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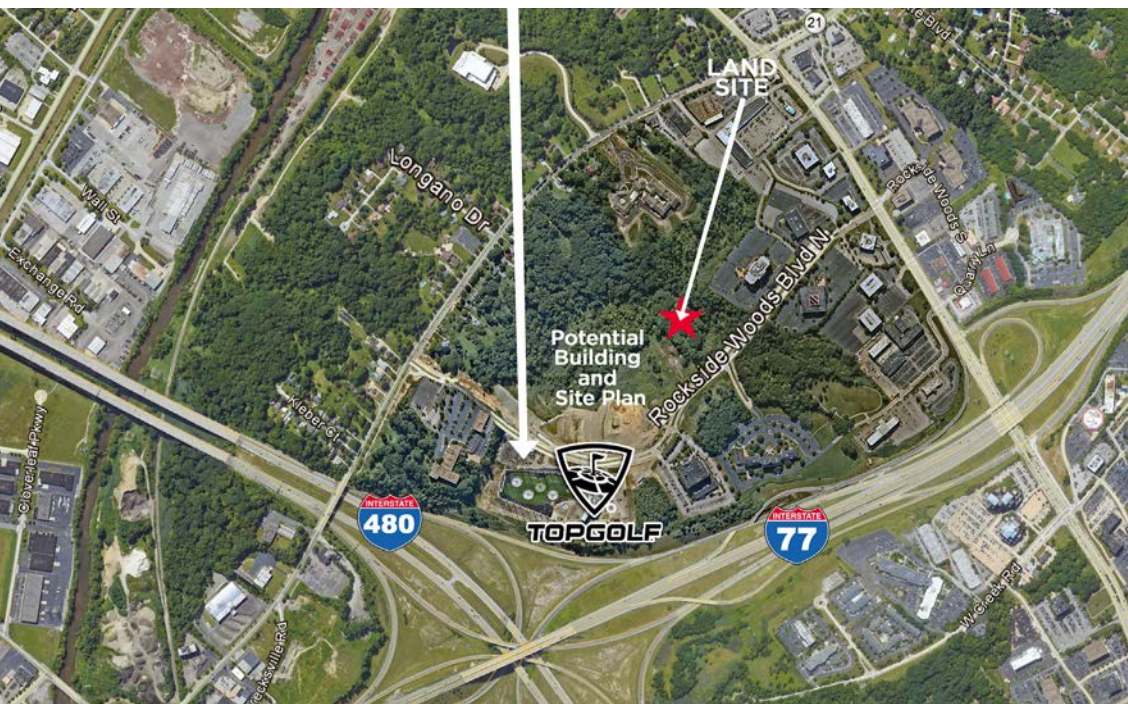
PROPERTY HIGHLIGHTS

Available for sale along Rockside Woods Boulevard are (2) two development ready sites. These sites can serve as a corporate headquarters, healthcare/medical offices, educational, recreational, hotels, restaurants, entertainment or senior development.

Independence is 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.

Rockside Woods Boulevard is just seconds away from the I-77 / I-480 interchange. 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.

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.



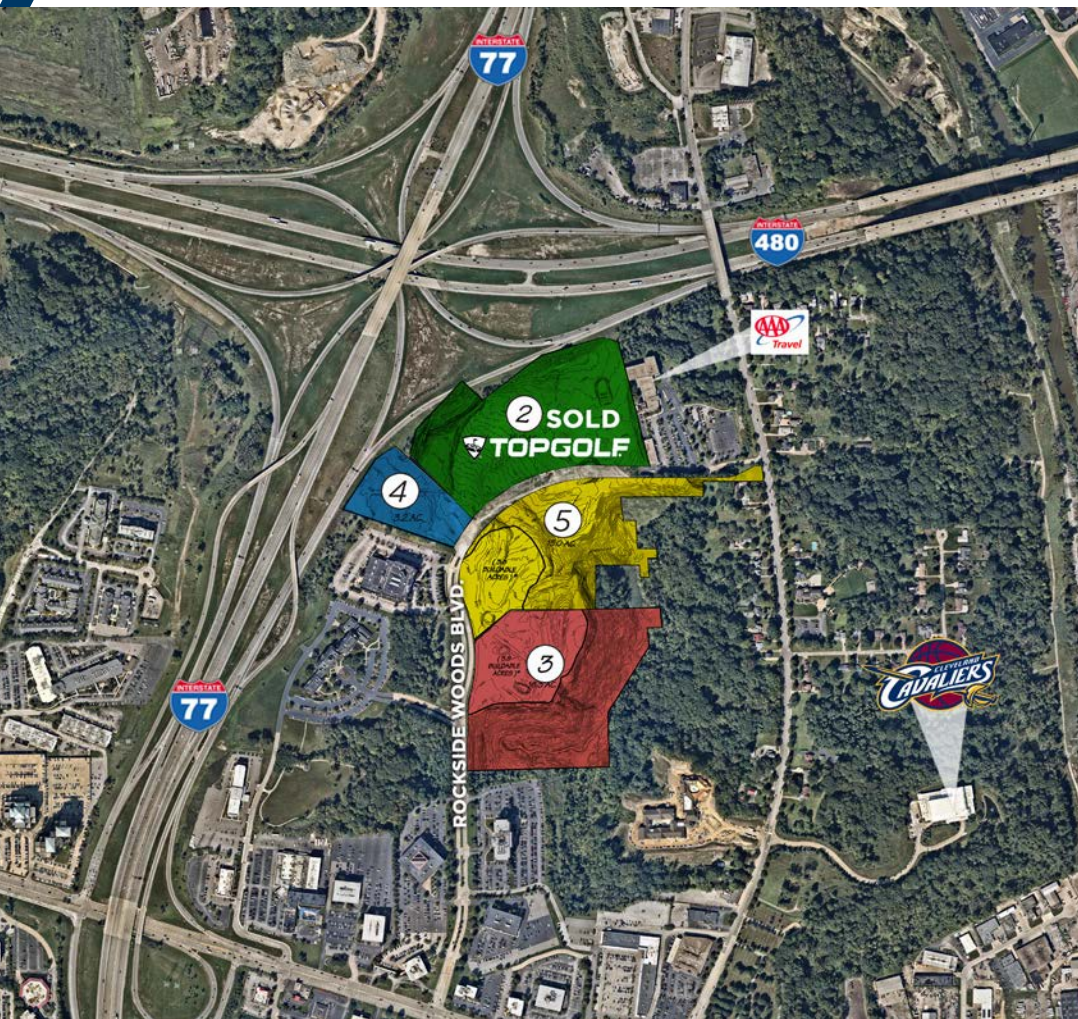
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LAND SITES

- #2** 16 acres sold to Topgolf
\$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 usable)
\$325,000 per usable acre

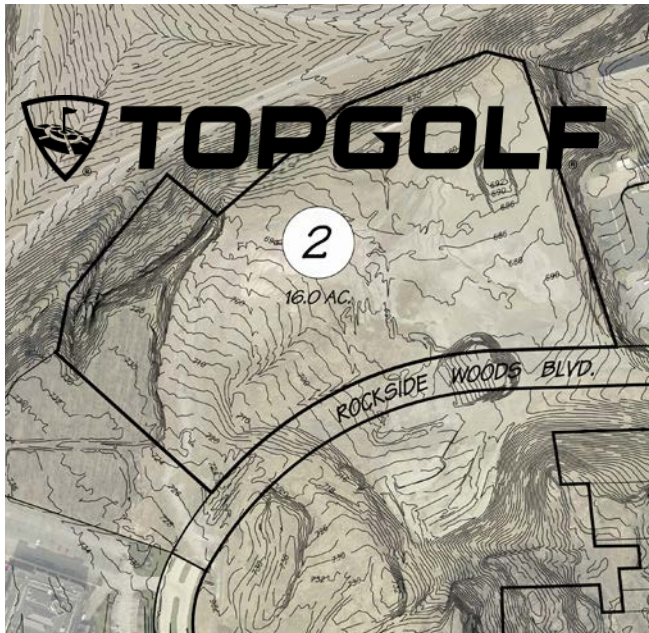
COMMENTS

- Very few land sites available for sale in Independence so join Topgolf at this location in the Rockside Road Corridor
- When completed, Rockside Woods Boulevard will have direct access to both Rockside Road and Brecksville Road (Route 21)

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ROCKSIDE WOODS BOULEVARD FREEWAY NORTH

Outstanding I-77 / I-480 visibility, the 16 acre site that was sold to Topgolf for \$427,569 per buildable acre



ROCKSIDE WOODS BOULEVARD INTERIOR EAST

Available on Rockside Woods Boulevard is 16.3 acres located in the center of the Rockside Road Corridor directly across the street from the new Topgolf, Kent State Ohio College of Podiatric Medicine and Embassy Suites.

PRICE

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



ROCKSIDE WOODS BOULEVARD INTERIOR EAST

Available on Rockside Woods Boulevard is 13 acres total located in the center of the Rockside Road Corridor directly across the street from the new Topgolf, Kent State Ohio College of Podiatric Medicine and Embassy Suites.

PRICE

\$325,000 per usable acre
13 acres total
3.8 useable acres

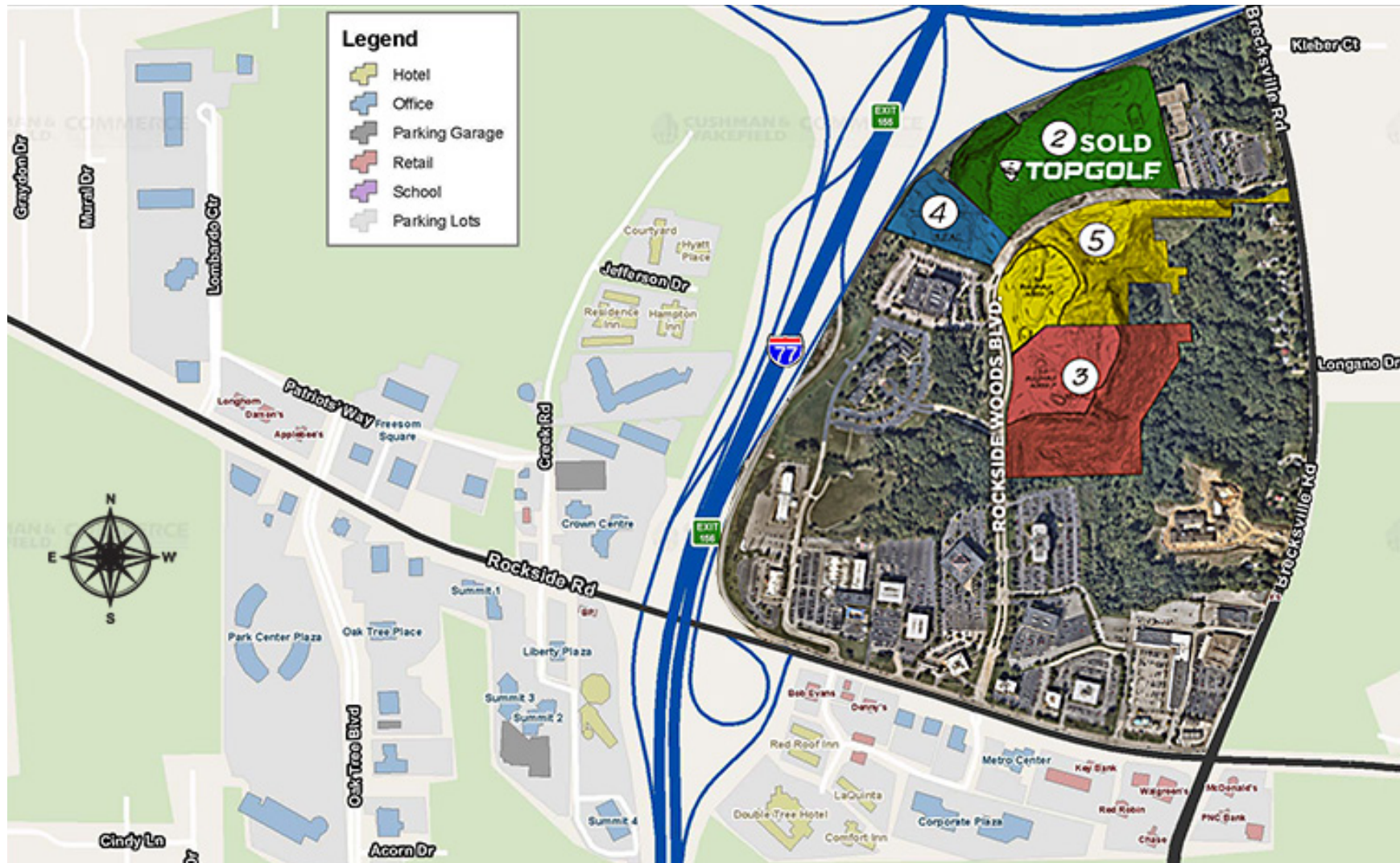
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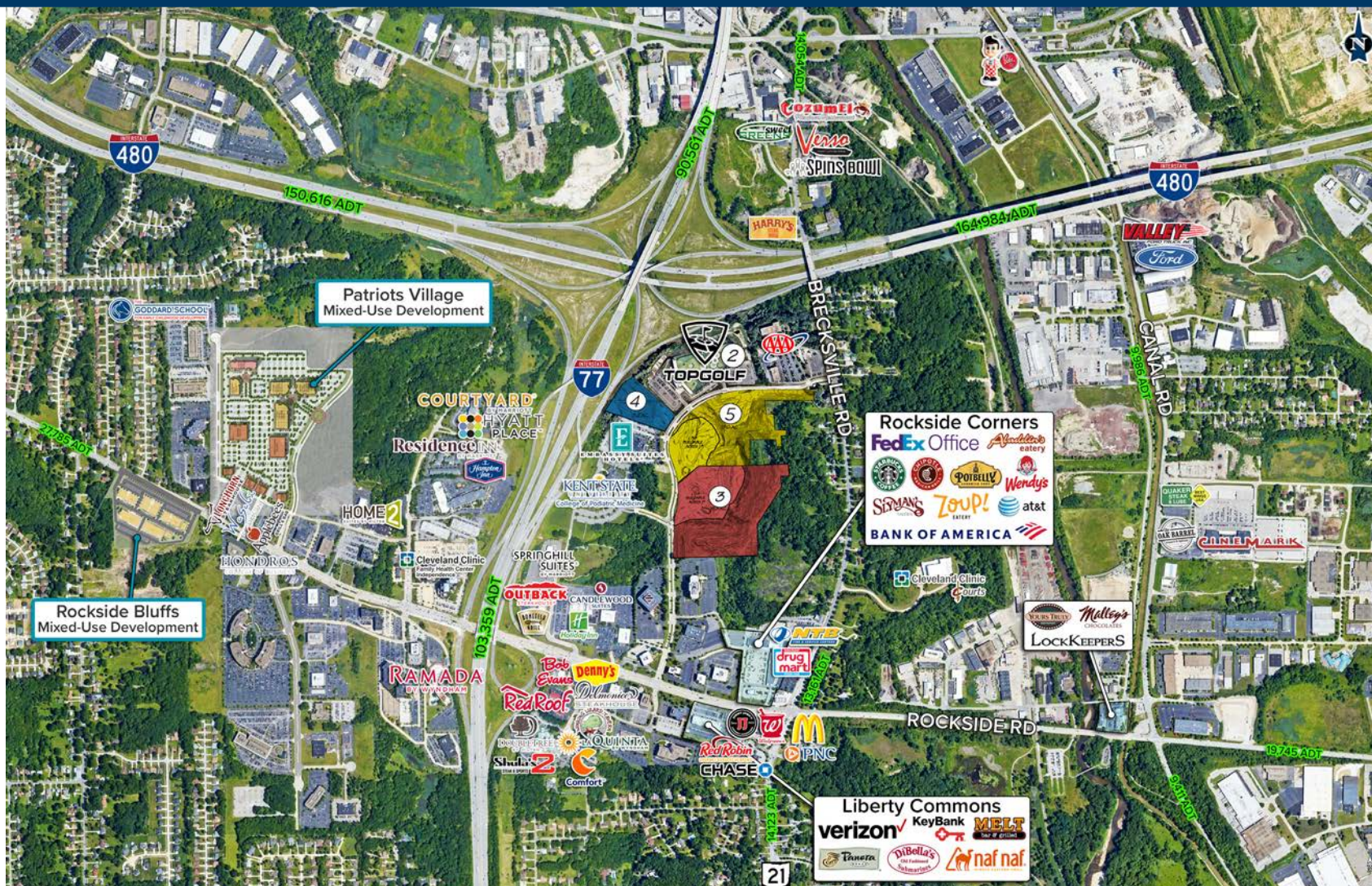
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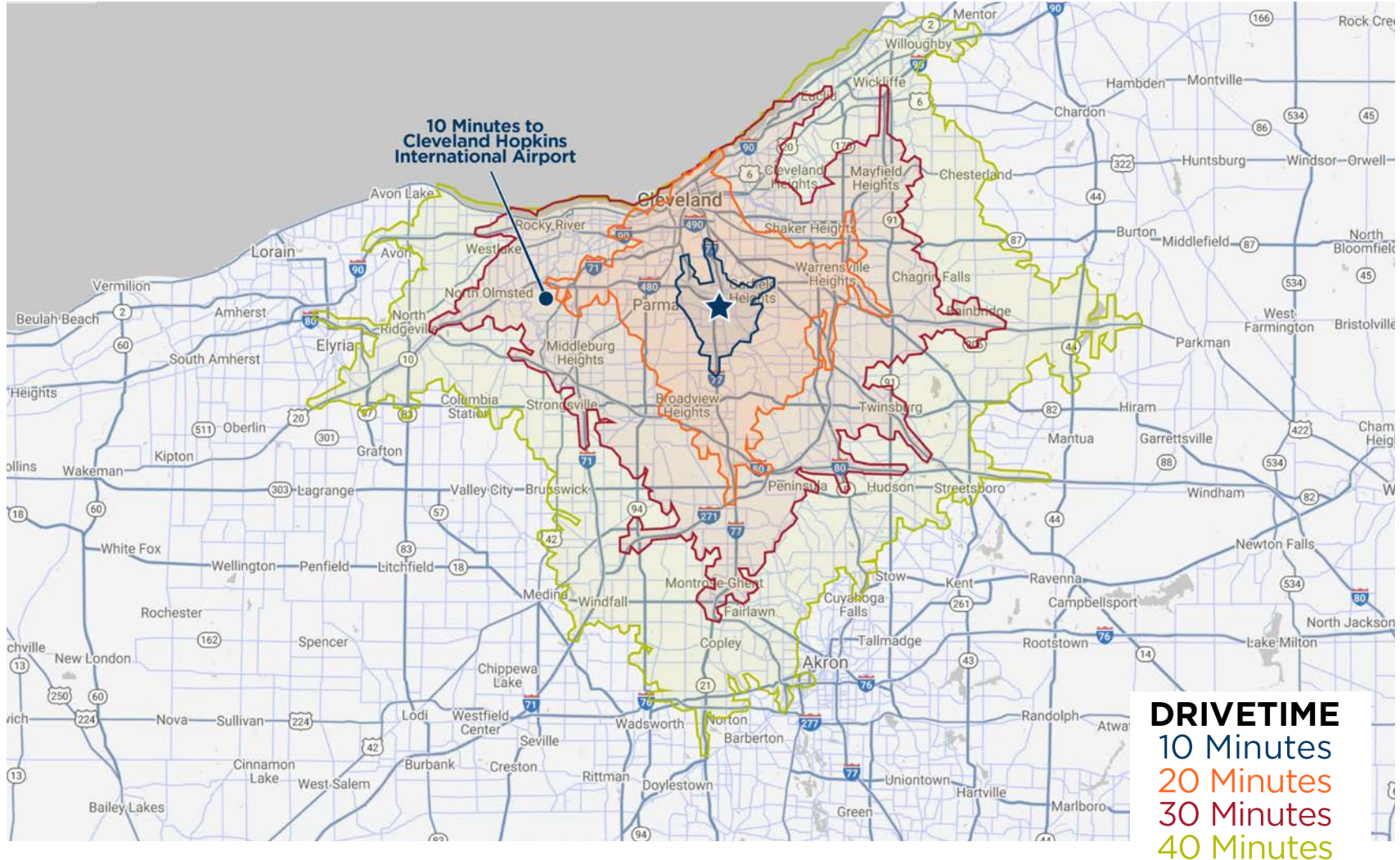
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CONVENIENTLY LOCATED AT I-480 & I-77 IN INDEPENDENCE, OHIO



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.

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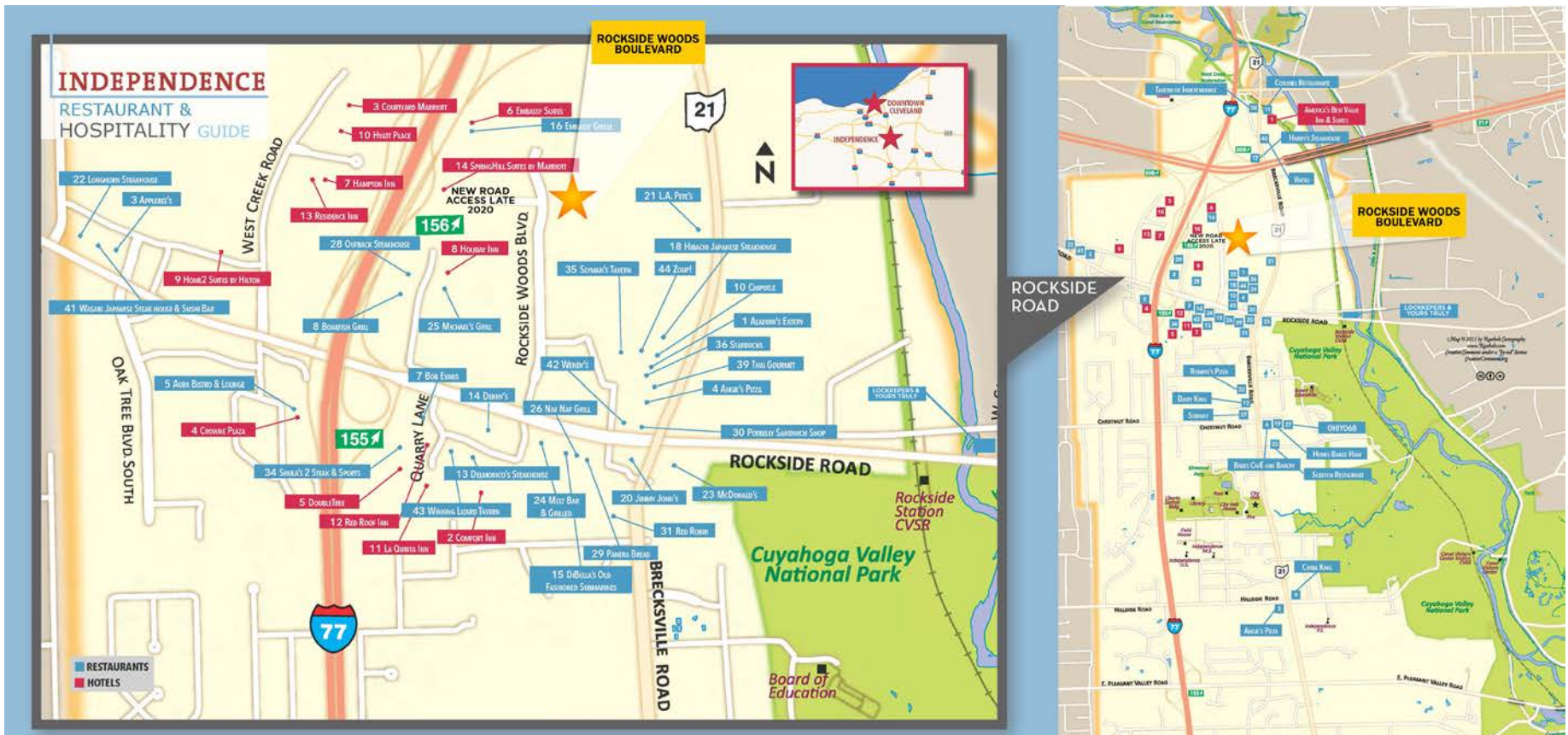


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INDEPENDENCE RESTAURANT AND HOSPITALITY GUIDE



<http://www.independenceohio.org/LinkClick.aspx?fileticket=hZJfgfJE4Gg%3D&tabid=680>

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