

30 DEVELOPING OPPORTUNITIES NORTHEAST OHIO



Creating Solutions for Land Developers, Contractors, Investors and Land Buyers!

As the real estate industry becomes more complex, brokerage teams have become an emerging trend. Through hard work, collaboration and creativity, brokerage teams are now positioned with a definitive business model focusing on overachievement and exceeding both client as well as team objectives. With this understanding, CRESCO Real Estate principals Joseph V. Barna, SIOR and Simon Caplan, SIOR have formed a full service brokerage team with George J. Pofok, CCIM, SIOR, Eliot Kijewski, SIOR and Paul DiVincenzo. This proven team concept in conjunction with CRESCO's local expertise and Cushman & Wakefield's global platform will significantly enhance the scope and level of service we provide our clients.

Developing Opportunities



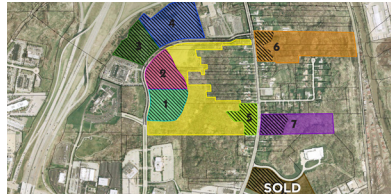
18401 CHILLICOTHE ROAD - CHAGRIN FALLS

- 12.68 acre development opportunity.
- 639' frontage on Taylor and +868' on Route 306.
- Topography is flat.
- Utilities on site.



HUDSON INDUSTRIAL PARK - HUDSON

- 40 total acres (contiguous parcels 4 - 13 acres).
- Completed improvements with underground utilities.
- Located in Enterprise Zone.
- Excellent access to I-80, I-480 and Route 8.



ROCKSIDE WOODS BLVD. - INDEPENDENCE

- 2 - 35 acres.
- 7 development sites
- Office, medical, hotel, restaurant and single family.
- Freeway visibility at I-77 & I-480.



FRENCH CREEK BUSINESS PARK - SHEFFIELD VILLAGE

- 175 acres.
- Incentives Available.
- Parcels Contiguous from 2 - 60.5 acres.
- Fully improved shovel ready sites.



DARROW ROAD - HUDSON

- Two shovel-ready development sites.
- Lot D - 1.87 acres with 265' of frontage.
- Lot E - 3.08 acres with 415' of frontage.
- Site can serve a variety of uses including Retail, Medical & Office.
- Traffic Count - 12,830 vehicles per day.



1116 COOPER FOSTER PARK ROAD - AMHERST

- 0.79 acres with 116' frontage along Cooper Foster Park Road.
- Zoned C-2 Commercial General Business.
- Surrounded by a variety of National Retail Companies.
- Excellent access to Route 58 and Route 2.

ADDITIONAL LAND DEVELOPMENT OPPORTUNITIES:

554-610 S. CHILLICOTHE ROAD - Aurora	Zoned office with up to 46,000 SF. Three (3) stores permitted. 750' frontage.
TINKERS CREEK COMMERCE PARK - Bedford	2.8 - 30 acres build-to-suit. Fully improved pad ready sites.
4122 ROYALTON ROAD - Brecksville	9.42 acre development opportunity. 365' frontage. 1.35 & 11.6 acres also for sale.
2426 W. 25TH STREET - Cleveland	1.33 acres zoned industrial. Excellent for outdoor storage.
799 E. 73RD STREET - East Cleveland	2 sites: 12.21 acres / 3.2 acres. Shovel ready sites featuring heavy power and rail.
ROUTE 10 & ROUTE 57 - Eaton Township	3.26 acres with 105' frontage. Zoned RC-1 (Regional Commercial Districts)
STEWART SHARON/COLLAR PRICE RD - Hubbard	356 acres. Mineral/Water rights in place. 80 acre lake on site. Continual water supply.
2001 HENDERSON DRIVE - Lorain	32.33 acres approximately 1,200' of frontage along East side of Black River.
9478 VALLEYVIEW ROAD - Macedonia	13.76 acre shovel-ready sites. Zoned L-I: limited industrial. All utilities on site.
S. FREEWAY DRIVE - Macedonia	4.36 acres. Great highway visibility from I-271. Zoned industrial.
17400 REYNOLDS ROAD - Parkman	8.54 acres close to Nelson Ledges State Park. 700' +/- frontage land development.
150 LOOMIS PARKWAY - Ravenna	11.7 +/- Prime Commercial Development Site. Zoned I-1 Industrial.
TIMBERLAKE BUSINESS PARK - Richfield	3 to 25.98 acre fully improved shovel-ready sites. Zoned office / light industrial.
2 NORTH 6TH STREET - Sharpsville, PA	51.6 acre development site. Zoned I-2 Heavy Industrial.
34500 AURORA ROAD - Solon	2.5 acre parcel for office, medical, lab, educational, religious facilities and more.
4106 LOWDEN ROAD - South Euclid	6.05 acres serving a variety of uses. Zoned residential (R-50).
ALLEN DRIVE - Stow	81.145 acres available divisible by 3 acres. Zoned I-2 (industrial).
SR 43 & FROST ROAD - Streetsboro	61.95 acres divisible to 5 acres with 1,050' +/- frontage on SR 43.
17607 MARKS ROAD - Strongsville	3 to 15 acres with CSX rail potential. Zoned GI-general industrial.
17607 MARKS ROAD - Strongsville	40+ acre industrial land - 15 acre site and 25 acre site off Foltz Industrial Parkway.
CORPORATE CIRCLE - Valley View	4.37 acre fully improved site minutes from I-77 & I-480. Center of everything!
SHARON DRIVE/DETROIT ROAD - Westlake	2.13 acre great mix use office site. Medical, multi-tenant light industrial restaurant.
BASSETT ROAD - Westlake	2.6 acres (90 x 1,250). Pro-business community at I-90/Crocker Road interchange.
CLEMENS ROAD - Westlake	2.68 acre ideal development opportunity near Crocker Park.

JOSEPH V. BARN, SIOR
Principal
216.525.1464
jbarna@crescorealestate.com

GEORGE J. POFOK, CCIM, SIOR
Senior Vice President
216.525.1469
gpofok@crescorealestate.com

SIMON CAPLAN, SIOR
Principal
216.525.1472
scaplan@crescorealestate.com

ELIOT KIJEWski, SIOR
Senior Vice President
216.525.1487
ekijewski@crescorealestate.com

PAUL DIVINCENZO
Sales Associate
216.525.1470
pdvincenzo@crescorealestate.com