

3.2 AC High-Profile Development Opportunity Available

For Sale | Rockside Woods Boulevard, Independence, Ohio 44131



**EMBASSY
SUITES**
by HILTON

INTERSTATE
480

INTERSTATE
77



TOPGOLF

SITE

ROCKSIDE WOODS BLVD



**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate



PROPERTY HIGHLIGHTS

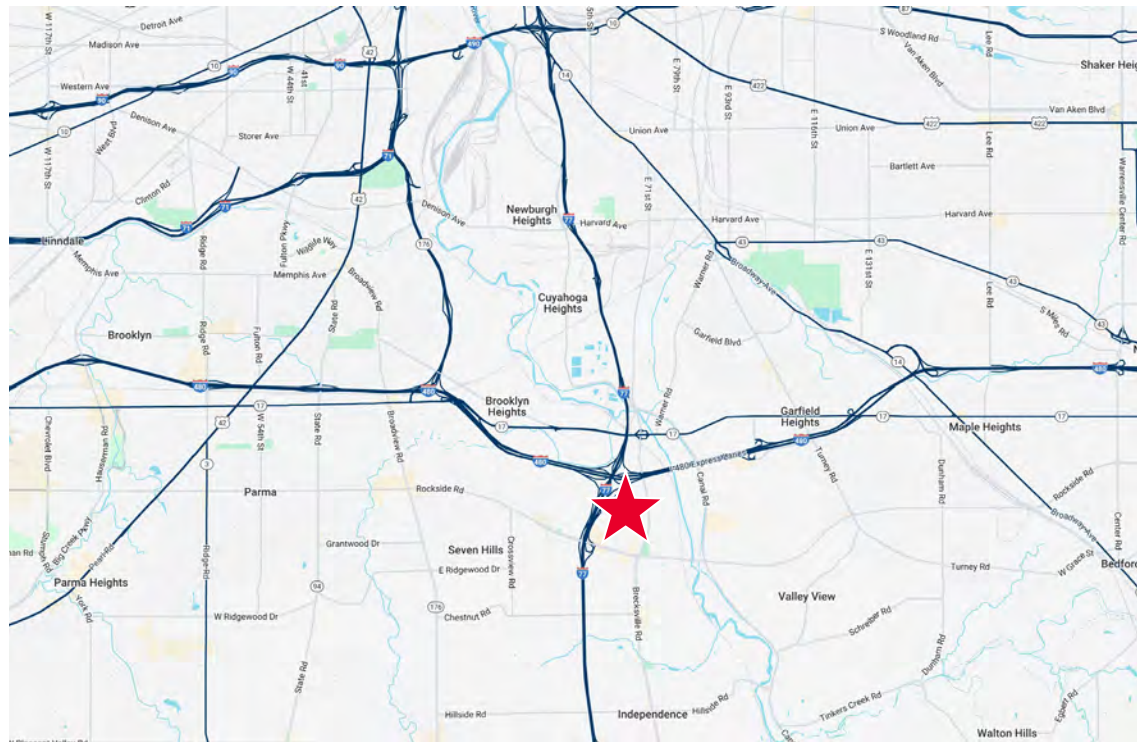
- High-profile, shovel-ready development opportunity
- 3.2 Acres
- Dynamic retail and office environment, ideal for investment
- Excellent visibility, located along the I-77 & I-480 interchange
- Located just 15 minutes from Downtown Cleveland and only 30 minutes from Downtown Akron

PROPERTY VIDEO

[View Video](#)

ASKING PRICE

\$3,000,000



Parcel Map



214,615

Population
(2024 | 5 Mile)

40.3

Median Age
(2024 | 5 Mile)

92,562

Households
(2024 | 5 Mile)

\$81.904

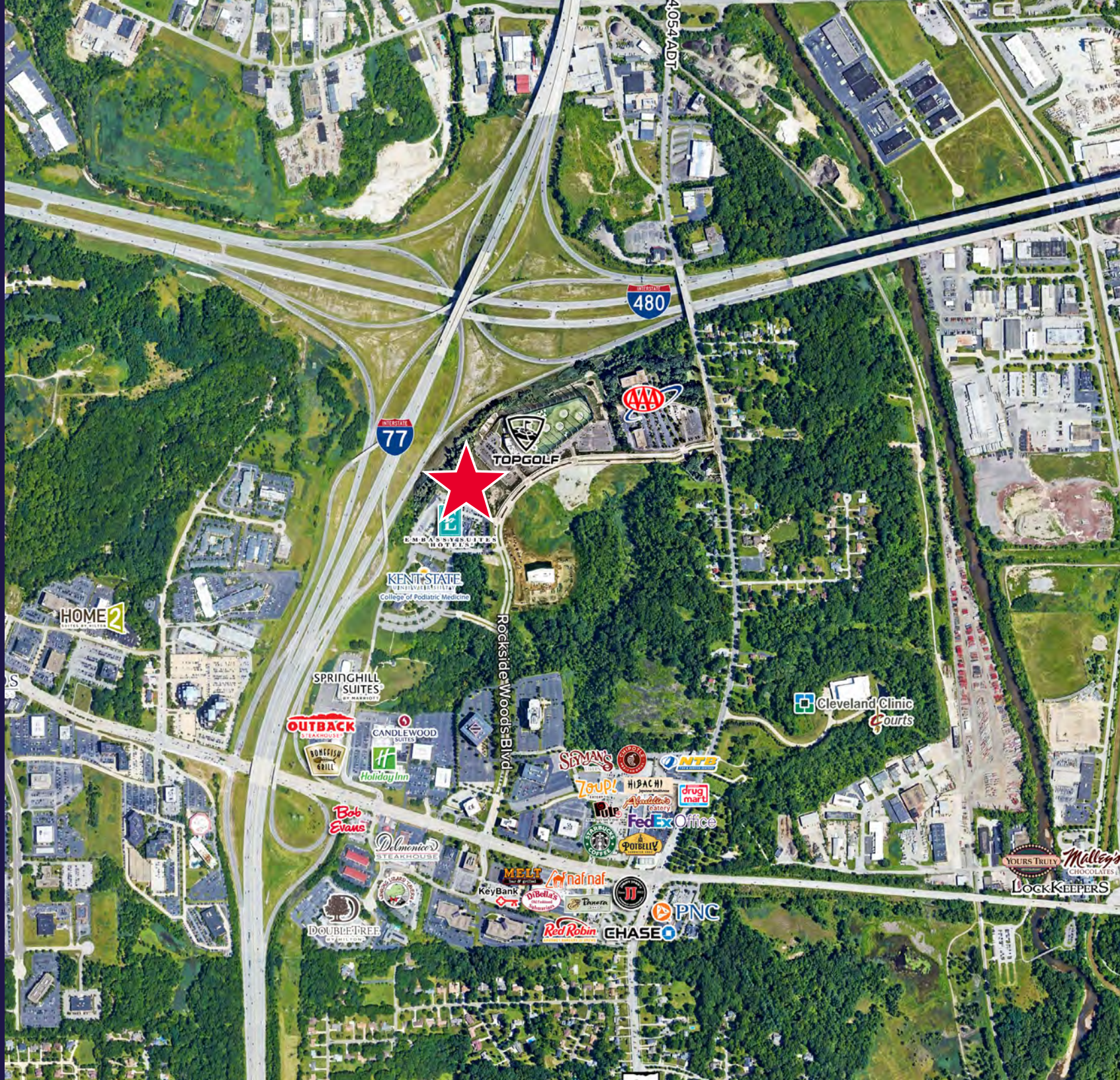
Avg. Household Income
(2024 | 5 Mile)

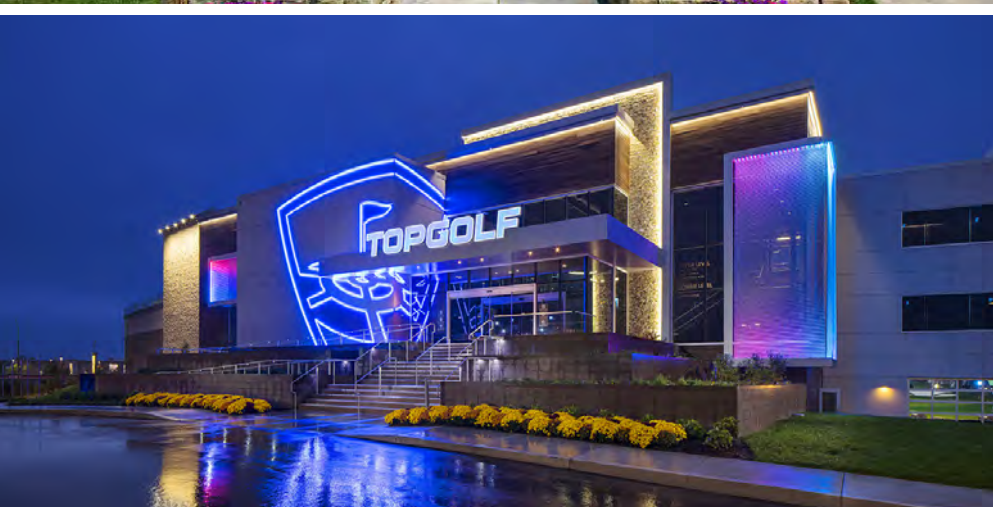
7,955

Total Businesses
(2024 | 5 Mile)

104,463

Total Employees
(2024 | 5 Mile)





Independence

Independence, Ohio is a vibrant and growing city located in Cuyahoga County. One of the biggest draws of Independence is its central location. The city is situated just minutes from downtown Cleveland, making it an ideal location for businesses that want to be close to the action. Additionally, Independence is home to a number of large corporations and businesses, which makes it a hub of economic activity in the region.

As for things to do, the city is home to a number of beautiful parks and outdoor recreational areas, including Elmwood Park and the Cuyahoga Valley National Park. There are also plenty of dining and entertainment options in Independence, including popular restaurants like Delmonico's Steakhouse and Yours Truly. The city is also home to several shopping centers and malls, which make it easy to find everything you need. Overall, Independence is a great place to live and work, and its central location, thriving business community, and range of amenities make it an attractive option for anyone looking to set up shop in the Cleveland area.

Main Attractions

Top Golf is a popular destination for golf enthusiasts and non-golfers alike. It features a high-tech driving range with games, food, and drinks.

Explore the **CanalWay Center**, a nature center in Independence that features exhibits on the history and ecology of the Ohio and Erie Canal, as well as hiking trails and outdoor programs.

The **Brecksville Reservation** is a nearby park that offers beautiful hiking trails, scenic views, and opportunities for fishing and picnicking.

Attend an event at the **Cleveland Clinic Courts**, the practice facility for the Cleveland Cavaliers that also hosts events such as basketball camps and clinics.

Play a round of golf at the **Seneca Golf Course**, an 18-hole course offering a challenging round of golf in a scenic setting.

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SITE

ROCKSIDE WOODS BLVD



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