

# Prime Development Site in Rocky River

For Sale | 1560 Wagar Road, Rocky River Ohio 44116



**DOWNTOWN  
CLEVELAND**







## Potential Development Plans

- Excellent redevelopment opportunity in the heart of Rocky River for townhouses or new apartment complex
- Across the street from Rocky River High School which is ranked the 5th best high school in the state of Ohio
- Site supports up to 25 apartment units: 20 two-bedroom & 4 one-bedroom or  $\pm$ 20 townhomes
- Proximity to multiple dining, service, and shopping amenities in Rocky River and Fairview Park
- R-4 Multi-Family Zoning Code which allows for buildings up to 36'
- Site can accommodate +/- 50 parking spaces
- Amazing access to I-90 which allows for easy commutes to and from work

**Asking Price: \$775,000**



## Current Structure

Building Size	4,402 SF
# of Floors	Two (2)
Year Built (Renovated)	1956 (1990)
Parking	8 Covered & 12 Uncovered
Current Occupancy	100%
Current NOI	\$5,000/Month

**LEGEND**

- Sanitary Manhole
- Storm Manhole
- Combination Manhole
- Catch Basin
- Cleanout
- Monitor Well
- Hydrant
- Water Line Valve
- Water Service Valve
- Water Manhole
- Water Meter
- Water Faucet
- Water Well
- Utility Pole
- Utility Pole with Transformer
- Conc. Light Pole Base Only
- Street Light Assembly
- Guy Anchor
- Rolland
- Chain Link Fence
- Wood Fence
- Guardrail
- Flag Pole
- Sprinkler Control Box
- Overhead Utility Wires
- Chain Link Fence
- Wood Fence

**ABBREVIATIONS**

- D.L. - DEED
- M.S.D. - MEASURED
- A.C.T. - ACTUAL
- C.A.L.C. - CALCULATED
- O.B.S. - OBSERVED
- T.D. - TURNED
- F.D. - FOUND
- ENCR. - ENCROACHES
- C.L.R.S. - CLEARS
- ASPH. - ASPHALT
- CONC. - CONCRETE
- SUNL. - SURVEY
- CONT. - CONTIGUOUS
- U.G. - UNDERGROUND
- O.H. - OVERHEAD

**SCHEDULE A PREMISES**

PPN 303-01-011  
DWICLE HOLDINGS, LLC  
APN 202206270542 C. C. R.  
26,920 SQUARE FEET  
(0.6639 ACRE)

**EXCEPTION TO SCHEDULE A PREMISES**

PARCEL NO. 735-10  
STATE OF OHIO  
VOL. 12781, PG. 137 C. C. D. R.  
PAVEMENT WITH CONCRETE CURBS  
6" WATER PLUMB (EXCEPTION)  
127.04' DEED & MSD.

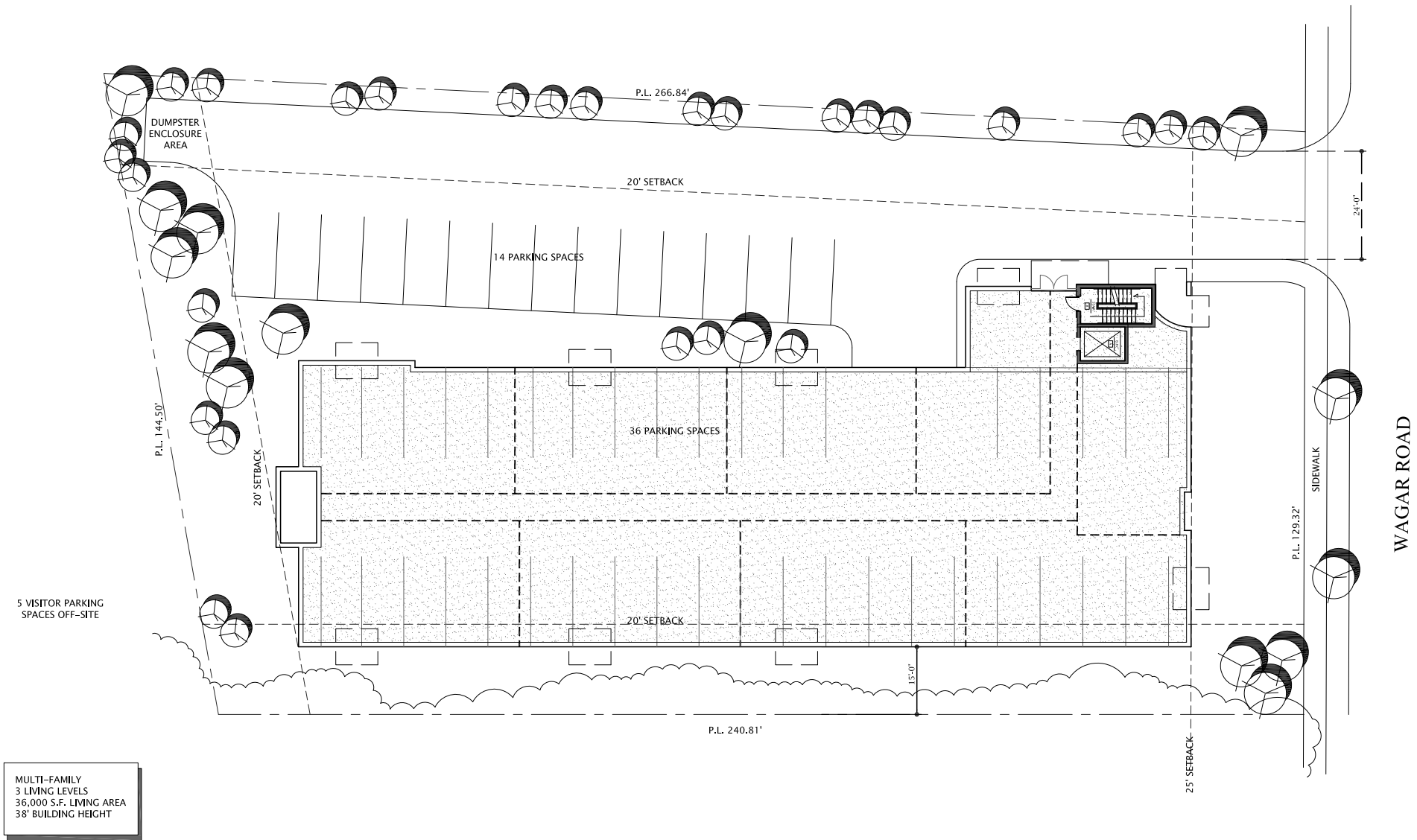
**PLACE OF BEGINNING**

APPROX. LOCATION OF  
WATER CONN. PLUMB  
N 40.00° E EXCEPION

**WAGAR ROAD (VARIABLE WIDTH) (PUBLIC)**

### F. REGARDING EXISTING SEWERS

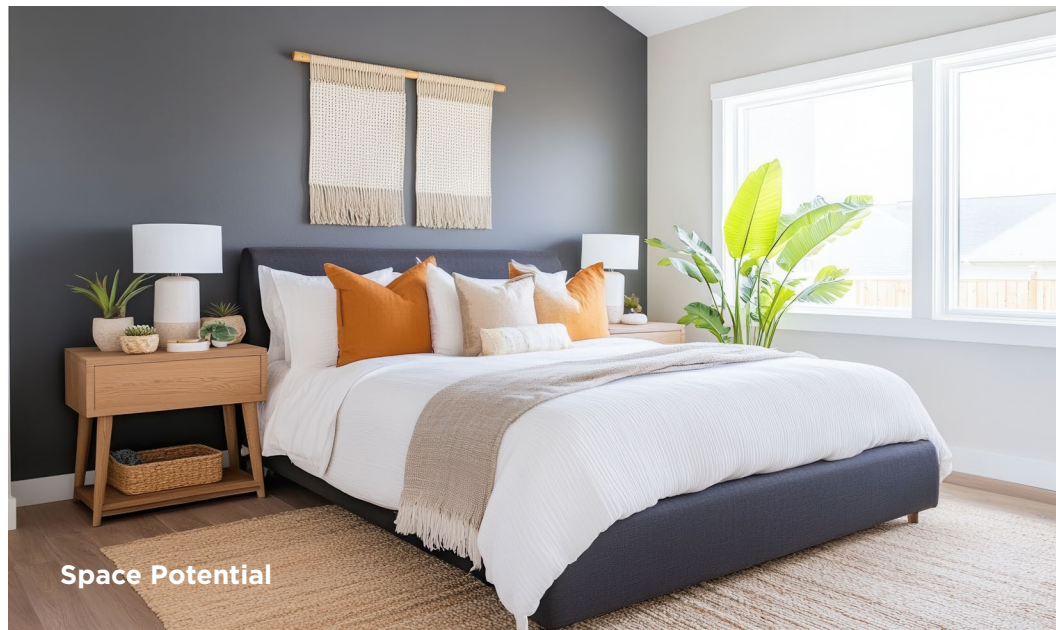
# Potential Development Plan







Space Potential



Space Potential





**202,230**

Population  
(2025 | 5 Mile)

**40.8**

Median Age  
(2025 | 5 Mile)

**93,963**

Households  
(2025 | 5 Mile)

**\$111,984**

Household Income  
(2025 | 5 Mile)

**8,163**

Total Businesses  
(2025 | 5 Mile)

**86,845**

Total Employees  
(2025 | 5 Mile)





# Rocky River

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Rocky River, Ohio is a charming lakeside suburb located about nine miles west of downtown Cleveland in Cuyahoga County. Nestled along both the Rocky River and the shores of Lake Erie, this picturesque community blends natural beauty with a vibrant small-town atmosphere. Established in the early 19th century and incorporated as a city, Rocky River now supports around 21,700 residents (as of the 2020 census). The city is known for its rocky river valley with shale cliffs, extensive Metroparks trails, a lively historic downtown, and a welcoming harbor—perfect for both outdoor fun and cultural outings.

## Things To Do

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[Explore the Cleveland Metroparks Rocky River Reservation](#) – Hike trails through the river valley, admire shale bluffs, and visit the Nature Center for wildlife exhibits and family programs

[Relax at Bradstreet's Landing & Rocky River Beach](#) – Enjoy lakeside sunsets on Lake Erie, swim, fish, or launch small boats and paddleboards

[Stroll through Rocky River Park](#) – A peaceful park with scenic paths, open green space, and seasonal events like summer concerts

[Check out Westwood Village & Old River Shopping Area](#) – Browse charming boutiques, sit in cozy cafés, and grab a bite at local favorites

[Dine at Local Restaurants](#) – Enjoy craft beer and live music at Rocky River Brewing Company, fine wines at Wine Bar Rocky River, or tasty American fare at Burntwood Tavern

[Attend Community Events](#) – Look out for the Summer Concert Series, an annual Arts Festival, seasonal celebrations, and local wine walks  
The Tourist Checklist

[Play Golf or Sports Outdoors](#) – Hit the links at Westwood Country Club or nearby public courses; enjoy sports fields and playgrounds at Elmwood Park and local rec centers







**1560 WAGAR ROAD  
ROCKY RIVER, OHIO 44116**

**CONOR COAKLEY**

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