

Great Visibility 1 AC - 8.6 AC Land Available

For Sale or Lease | 12550-12580 Chillicothe Road, Chesterland, Ohio 44026



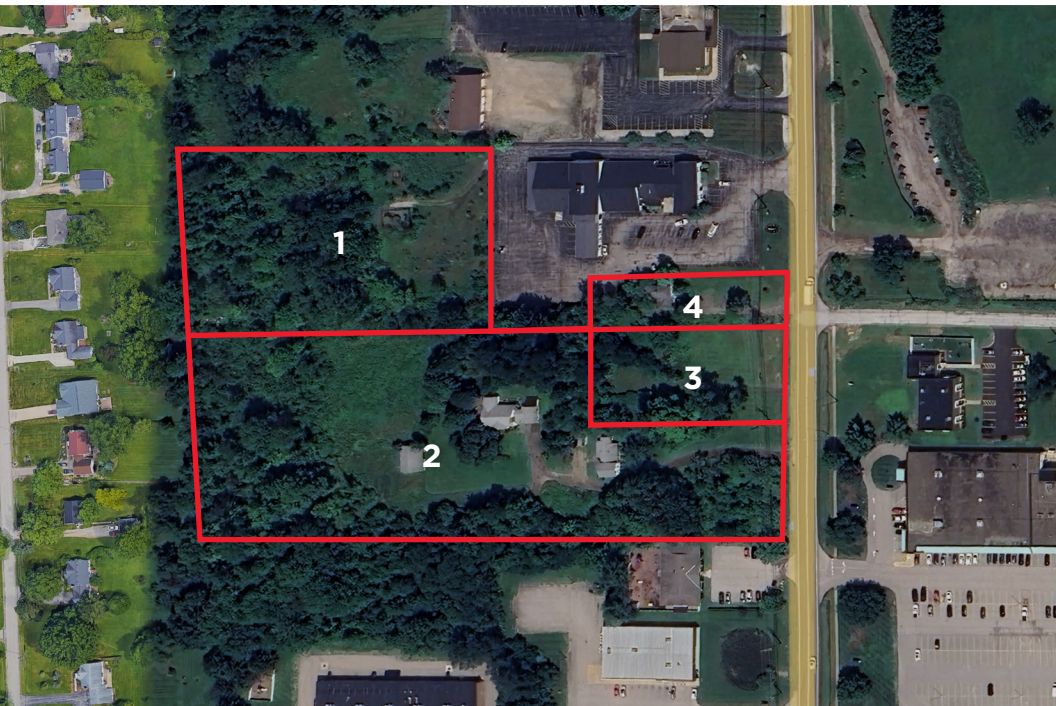
CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

12550-12580 Chillicothe Road

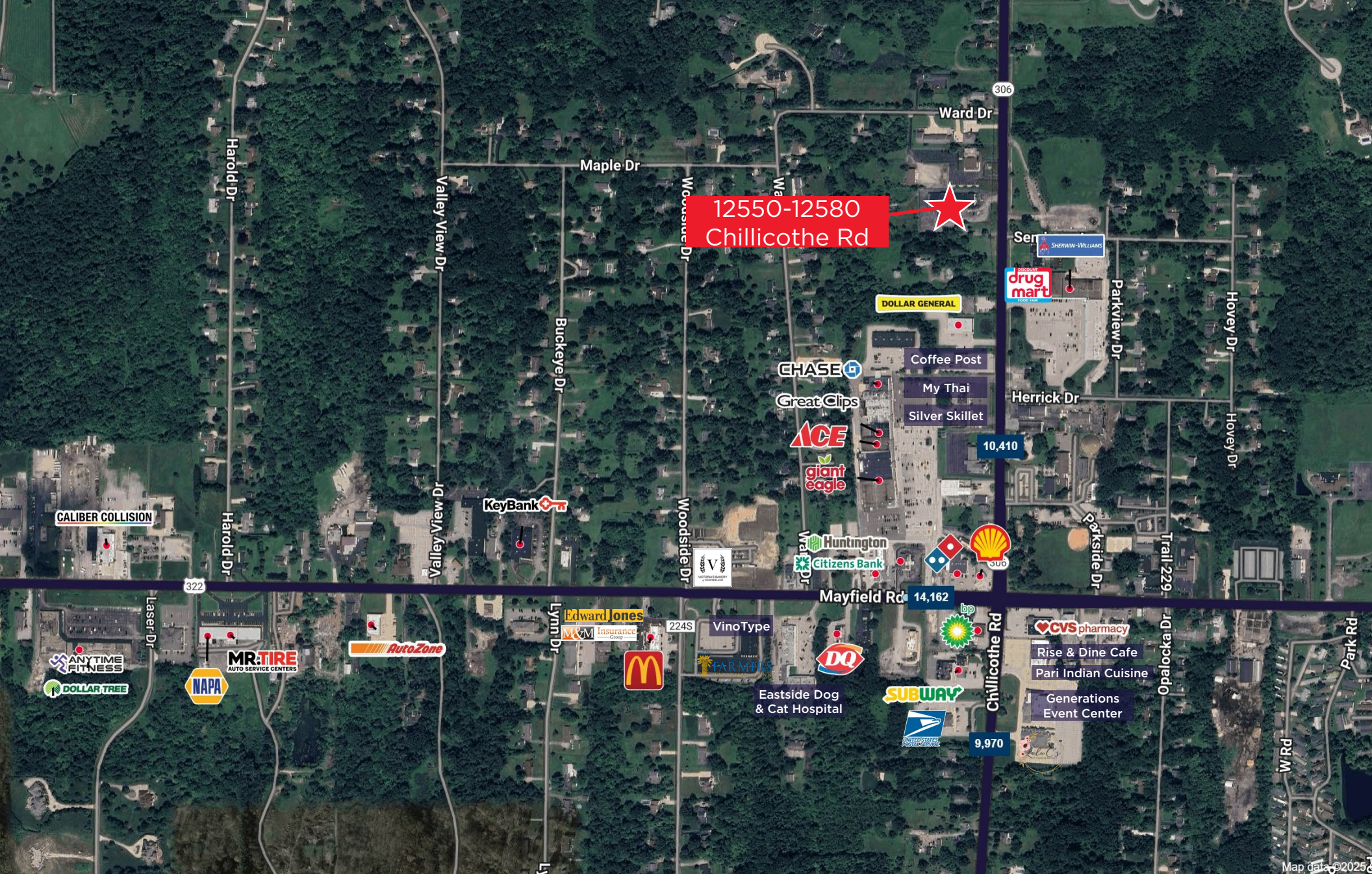
- 8.6 AC acres of commercial land with over 370' feet of frontage along Chillicothe Road (Route 306)
- Strong traffic counts and visibility
- Flexible sizing options available (1 AC - 8.6 AC)
- Growing trade area with strong demographics and high household incomes
- Flexible zoning code allows for a variety of different uses (retail, restaurant, industrial, etc.)

Pricing: Contact Broker



Quick Stats

Parcel #'s	1. 11-223300 (±2.72 Acres)
	2. 11-337800 (4.63 Acres)
	3. 11-253900 (0.75 Acres)
	4. 11-223320 (0.5 Acres)
Land Area	1 AC - 8.6 AC
Chillicothe Road Traffic	10,410 VPD
Frontage	370'
Zoning	Commercial



27,737
Population
(2025 | 5 Mile)

49.4
Median Age
(2025 | 5 Mile)

11,632
Households
(2025 | 5 Mile)

\$160,674
Household Income
(2025 | 5 Mile)

1,049
Total Businesses
(2025 | 5 Mile)

8,189
Total Employees
(2025 | 5 Mile)



Chesterland, Ohio

Chesterland, located in Chester Township in Geauga County, is a semi-rural community east of Cleveland known for its scenic countryside, family-friendly atmosphere, and strong community ties. The area combines rolling farmland and wooded neighborhoods with easy access to city conveniences, making it a desirable place to live for those who enjoy both quiet surroundings and proximity to Cleveland. With roots dating back to the 19th century, Chesterland is proud of its history while also offering modern amenities, outdoor recreation, and local attractions that highlight its small-town charm.

Top Employers Nearby

Employer	Company Type / Industry	Estimated Employees	Notes on Employee Count
Eaton Corporation	Diversified Industrial Manufacturing	94,400	Global employee count
Parker Hannifin	Motion and Control Technologies	62,700	Global employee count
Cleveland-Cliffs	Vertically Integrated Steel Producer & Mining	30,000	U.S. and Canadian operations
Lincoln Electric	Welding Products and Advanced Manufacturing	11,000	Global employee count
Swagelok Co.	Fluid System Solutions Manufacturer	10,000	Global employee count
ASM International	Semiconductor Process Equipment Manufacturing	4,500	Global employee count
Aerotech Enterprise Inc.	Precision Machining & Contract Manufacturing	729	Global employee count
Patterson Farms, Inc.	Agriculture / Farm Market & Hospitality	50	Local employee count
Millstone Management Group	Commercial General Contractor	50	Local employee count
Kobella Plumbing Heating Cooling	Residential Plumbing and HVAC Services	25	Local employee count
Bloom Brothers Supply Co.	Plumbing & Appliance Supplier	19	Local employee count

**12550-12580 CHILLICOTHE ROAD
CHESTERLAND, OHIO, 44026**

RYAN FISHER

Senior Vice President, Retail Team Lead
rfisher@crescorealestate.com
+1 216 525 1497

ALEX VALLETTO

Associate
avalletto@crescorealestate.com
+1 216 525 1485



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

