

Beachwood Chagrin Highlands Development Opportunity

DEVELOPMENT OPPORTUNITY (33.76 ACRES) | HARVARD ROAD, BEACHWOOD, OHIO 44122



Parcel A
+/- 28.34 Acres

Parcel C
+/- 5.42 Acres

Planned Connector Roadway



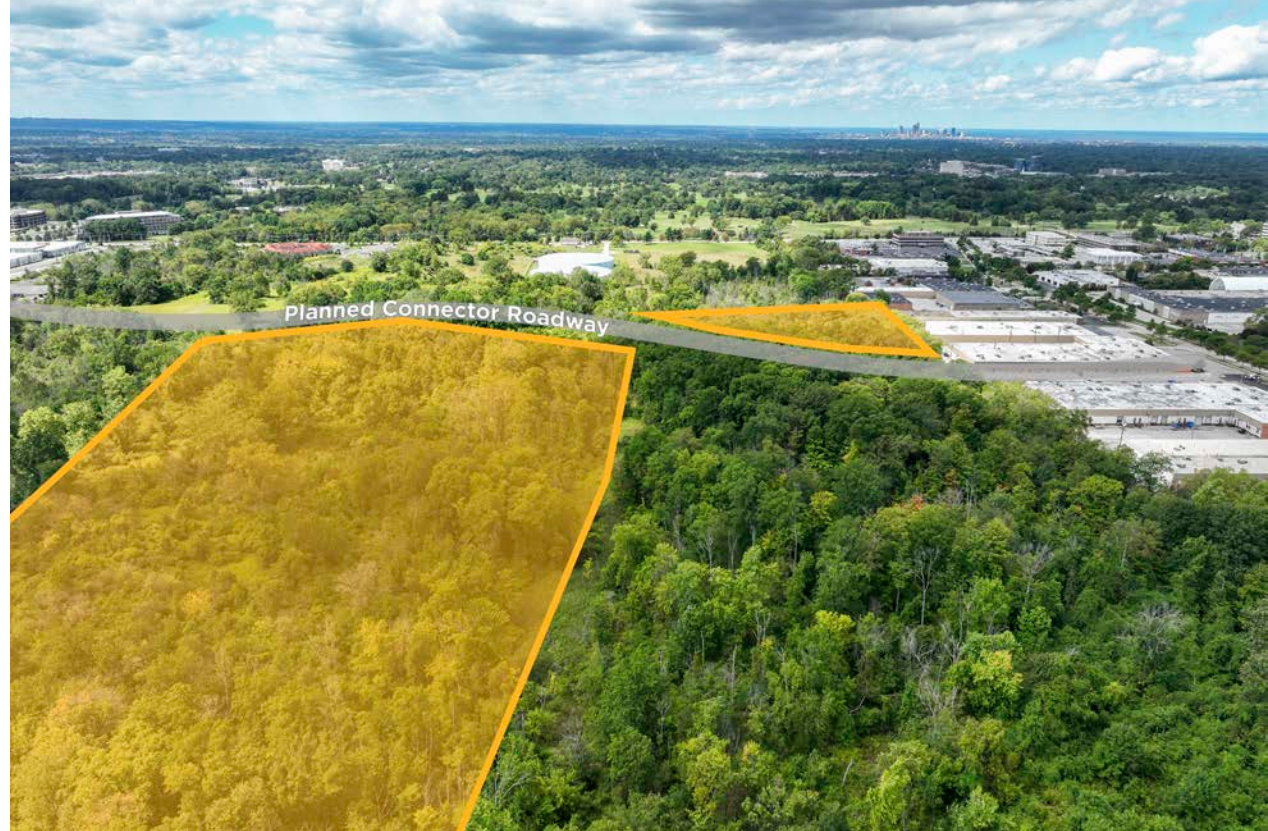
**CUSHMAN &
WAKEFIELD**



CITY OF
Beachwood

Overview

- **Premier Location in Beachwood** – 33.76 acres within Chagrin Highlands, one of Northeast Ohio’s most prestigious mixed-use corridors, adjacent to I-271 and near major shopping, dining, and corporate campuses. Opportunity to add acres to this site as well.
- **Planned Connector Roadway** – Direct link from Harvard Road to Mercantile/Commerce Park business district will enhance access and visibility for future development.
- **Development-Ready Sites** – City-owned land primed for sale to developers or users; most acreage is shovel-ready, with wetlands already identified and excluded.
- **Business-Friendly City Leadership** – Beachwood officials actively support projects that diversify the tax base, attract light industrial and commercial uses, and create jobs.
- **Regional Growth Opportunity** – Backed by Cuyahoga County and Team NEO, the site is positioned for major investment, innovation, and long-term economic growth.
- **Asking Price** - \$350,000 per acre



Demographics *2025 Estimates / 3 Mile Radius*



60,521
Population



41.2
Median Age



26,557
Households



\$142,816
Household Income



4,963
Total Businesses



60,071
Total Employees

Property Details

Site Details

Zoning:	U-10 Office/Commercial/ Light Industrial
Flood Plain:	No
Attainment: NOX:	Attainment
Attainment: CO:	Attainment

Utilities

Electric at Site:	Yes
Distance to Nearest Distribution Electric Line (<69KV):	0 ft
Nearest Distribution Electric Line Size (KVA):	13.2 KVA
Electric Provider:	First Energy
Distance to Nearest Transmission Electric Line (69KV or greater):	2540
Distance to the electric substation:	1.10 miles
Gas at Site:	Yes
Gas Provider:	Dominion
Gas Line Size:	8 in
Water at Site:	Yes
Distance to water:	0 ft
Water Provider:	Cleveland Water
Water Line Size:	12 in
Excess Water Capacity at Site:	6M GPD
Sewer at Site:	Yes
Distance to Sewer Line:	0 ft
Sewer Provider:	City of Beachwood
Sewer Line Size:	8 in

Transportation

Nearest Highway:	Richmond Rd.
Distance to Nearest Highway:	0.10 miles
4 Lane:	Yes
Highway 2:	Harvard Rd.
Distance to Highway 2:	0 miles
Nearest Interstate:	I-271
Distance to Nearest Interstate:	.25 miles
Interstate 2:	I-480
Distance to Interstate 2:	3 miles
Nearest Airport:	Cuyahoga County
Distance to Nearest Airport:	8 miles
Nearest International Airport:	Cleveland Hopkins International
Distance to International Airport:	20 miles
Port:	Yes
Port Name:	Cleveland Cuyahoga County Port
Distance to Port:	12 miles
Rail at Property:	No
Distance to Rail:	12,355 ft
Rail Provider(s):	OmniTRAX
Rail Type:	Class 3
Rail Spur at Property:	No



*CLICK TO VIEW FULL JOBS
OHIO REPORT*



The Pavilion

Michaels, Huntington, Starbucks, crumbl, SUBWAY, verizon, petco, giant eagle, City BARBECUE, SALLY BEAUTY, ROSS Dress For Less

BUICK, INFINITI, GMC

Village Square

CVS pharmacy, Hollywood Food, PNC, Pet People, TJ-maxx, DXL, Target

ETON

TIFFANY & CO., Barnes & Noble, Apple, Trader Joe's, Mitchell's Fish Market, Citizens Bank, The North Face, Anthropologie, T-Mobile, Starbucks, Dunkin', Texas Roadhouse

Landerwood Plaza North

heiment's, SUBWAY, ups, FLEET FEET

PINECREST

REI, Whole Foods, Pottery Barn, RH, Pinstripes, Silver's, West Elm, Shake Shack, Williams Sonoma, Nike, Sephora, J.Crew, Alo, AC Hotels Marriott

Harvard Park

VCF, Office Max, Marshalls, DSW, Laboy, Five Guys, Famous, DiBella's Subs, Five Below

1. Homewood Suites, 2. Hotel Indigo, 3. Clarion, 4. Home2 Suites, 5. Residence Inn, 6. Embassy Suites, 7. Aloft, 8. Marriott, 9. Extended Stay America, 10. Courtyard, 11. Fairfield, 12. Hampton Inn & Suites, 13. Extended Stay America, 14. Drury Hotels

1. Starbucks Coffee	15. Wendy's
2. SHUHEI	16. McDonald's
3. BENIHANA	17. Bob Evans
4. YOURS TRULY	18. Wabi
5. G. Fournier	19. PIADA
6. The Red Bull	20. Olive Garden
7. Hecks	21. Buffalo Wild Wings
8. No Fork Restaurant	22. Chick-fil-A
9. P.F. Chang's	23. Chipotle
10. Panda Express	24. Pancake House
11. Hyde Park	25. Davis Bakery
12. CHELSEA	26. Geraci's
13. Taste of Kerala	27. Cooper's Hawk
14. Pie-O-Mine	28. Restaurant BJ's

SITE LOCATION



EATON
Corp Headquarters

Chagrin Blvd 19,478 VPD

Harvard Rd 27,708 VPD

Richmond Rd 12,454 VPD

168,765 VPD

Green Rd 11,061 VPD

Surrounded by Amenities



PCC Airfoils, LLC

CHAGRIN BLVD

MASTER BUILDERS SOLUTIONS

MILLENNIUM

Trailhead Biosystems

BASF
We create chemistry

EATON

SITE LOCATION

GREEN ROAD

PLANNED CONNECTOR ROADWAY

HARVARD ROAD

Cuyahoga Community College

synthomer

INTERSTATE 271

REAL ALLOY

PENSKE Logistics

INTERSTATE 271

University Hospitals
Ahuja Medical Center
Drusinsky Sports Medicine Institute
Haslam Innovation Hub.

Pinecrest Lifestyle Center
200 Park Avenue
Orange, Ohio

University Hospitals

PHILIPS Healthcare

PARK PLACE TECHNOLOGIES 8.5 MILES NORTH

Parker 5.5 MILES NORTH

MATERION 5.7 MILES NORTH

Epicenter of Innovation,
National & Global Headquarters



CITY OF *Beachwood*

Beachwood, Ohio, offers a blend of suburban tranquility and vibrant commercial activity. The city is home to premier shopping and dining destinations such as Beachwood Place, Legacy Village, and nearby Pinecrest, offering upscale retail, restaurants, and entertainment options. Beachwood attracts both residents and visitors seeking retail therapy and dining experiences. The city's proximity to major highways facilitates easy access to Cleveland's cultural attractions and business districts, making it a prime location for professionals and families alike. Investing in a headquarters or global headquarters is advantageous to this site due to the area's affluent demographics. Beachwood's robust infrastructure supports emerging cluster industries including aerospace, automotive, bio-medical, bio-technology, healthcare, financial management, polymers, research and development and other advanced manufacturing and professional services. With a growing population and a reputation for high-quality services and amenities, Beachwood promises steady demand and a solid return on investment in the thriving Greater Cleveland area.

OPEN FOR BUSINESS

- Home to 3,000+ businesses including several world headquarters, with 14,000 residents and 100,000 daily visitors
- Financial incentives available, including job creation tax credit, TIF financing and low interest loans - [Learn more](#)
- Elite concierge business services designed to meet the demands of today's business environment
- 11 miles east of downtown Cleveland, less than 30 minutes from Cleveland Hopkins International Airport

BEACHWOOD VIDEO TOUR

[Beautiful Views Of The Dynamic City Of Beachwood, OH](#)

CITY DEMOGRAPHICS REPORT

[Demographics | Beachwood, OH](#)

DEVELOPMENT IN BEACHWOOD

[Chagrin Highlands Development](#)

[Beachwood, Driving Innovation](#)

[Elevate Your Business In Beachwood](#)

Team NEO

Advancing Growth Across Northeast Ohio

Team NEO is a business and economic development organization dedicated to strengthening Northeast Ohio's economy through job creation and investment. As the regional network partner for JobsOhio, Team NEO works across 14 counties to connect companies, communities, and resources, helping businesses expand and new employers locate in the region.

Their mission is to “bend the curve” on economic growth by closing gaps in talent, innovation, and equity while positioning Northeast Ohio as a premier location for business investment. By aligning public and private partners and driving strategic initiatives, Team NEO plays a critical role in fostering sustainable growth and opportunity throughout the region.

Learn more at northeastohioregion.com



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Parcel C
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Planned Connector Roadway



CITY OF
Beachwood

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