



Prime 1.7-5.36 Acre Development Opportunity

FOR SALE

Chagrin Blvd & Lewis Rd, Pepper Pike, Ohio 44124

AI-Rendered Proposed Site Plan



**CUSHMAN &
WAKEFIELD**





Property Highlights

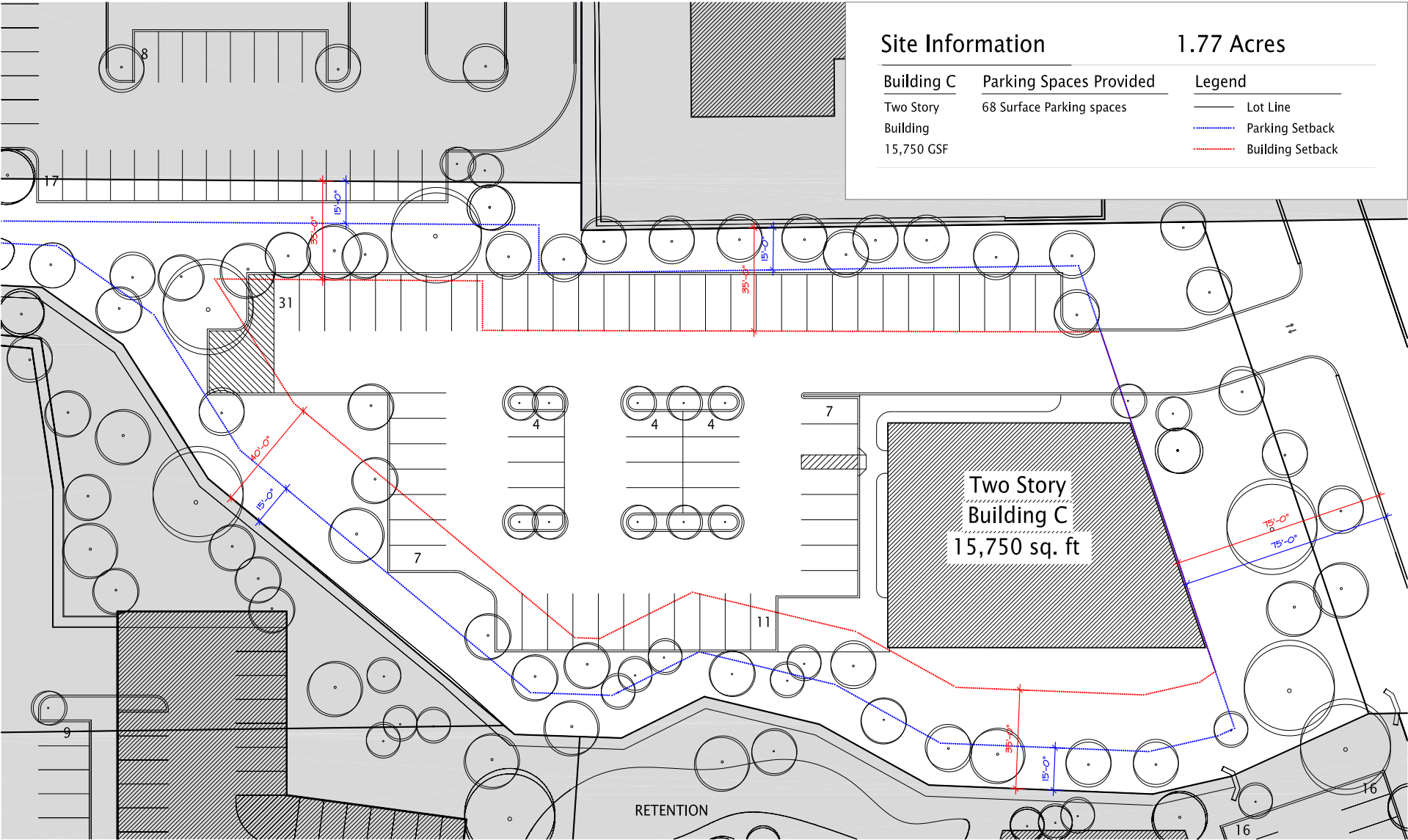
- Premier site in exclusive Pepper Pike setting
- Zoned professional office — ideal for HQ, family offices, financial services and medical/dental uses
- Chagrin Boulevard frontage provides elite branding opportunity
- Divisible from approximately 1.7 acres to the full 5.36 acres
- Household income is \$150,901 within a five (5) mile radius

Sale Price: \$325,000/AC - \$495,000/AC

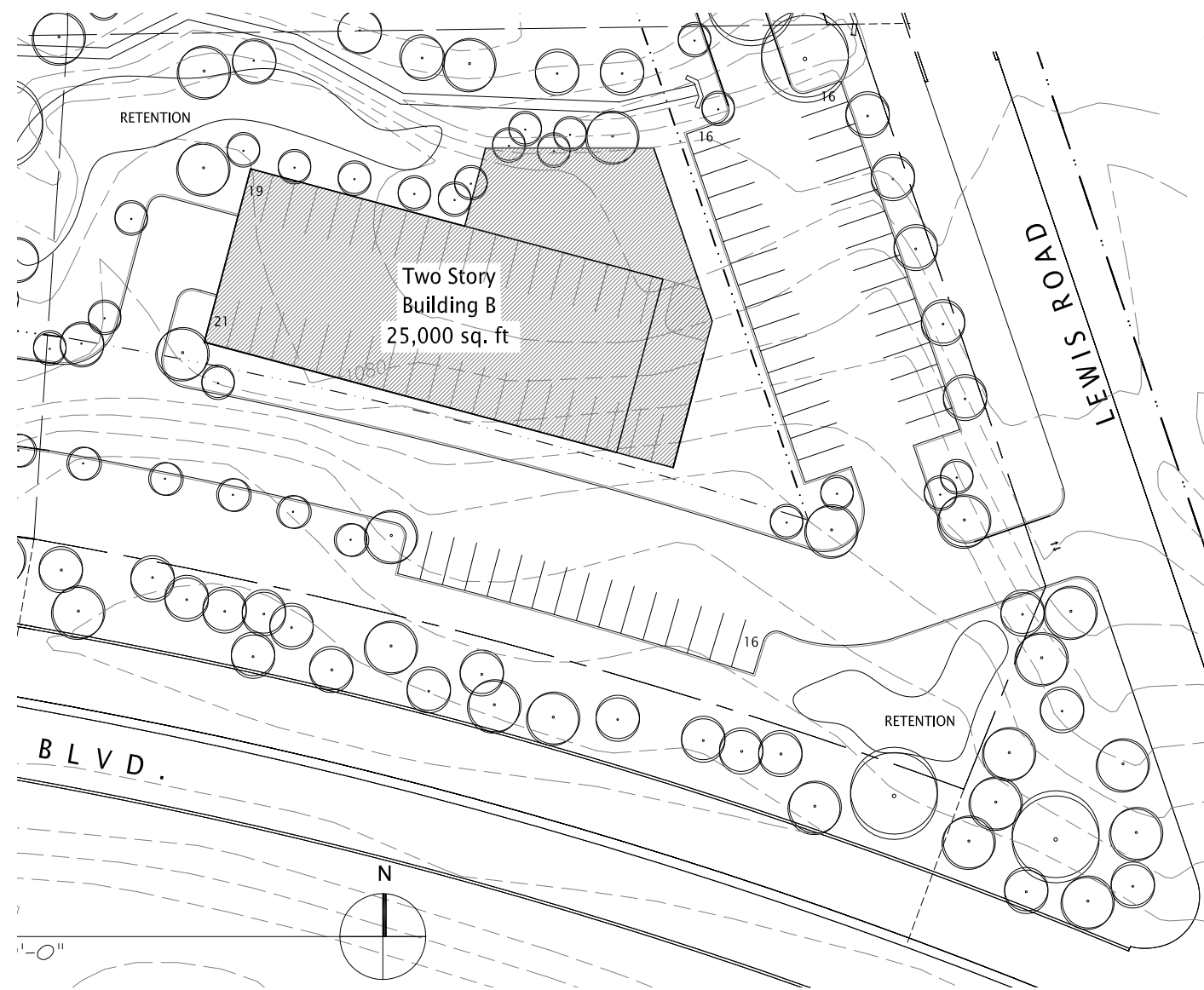
Property Specifications

Land Size:	5.36 Acres
Zoning:	U-3 Commercial
Access:	Via Chagrin Boulevard & Lewis Road
Frontage:	~700' on Chagrin ~500' on Lewis
Visibility:	Excellent

Potential Site Plan



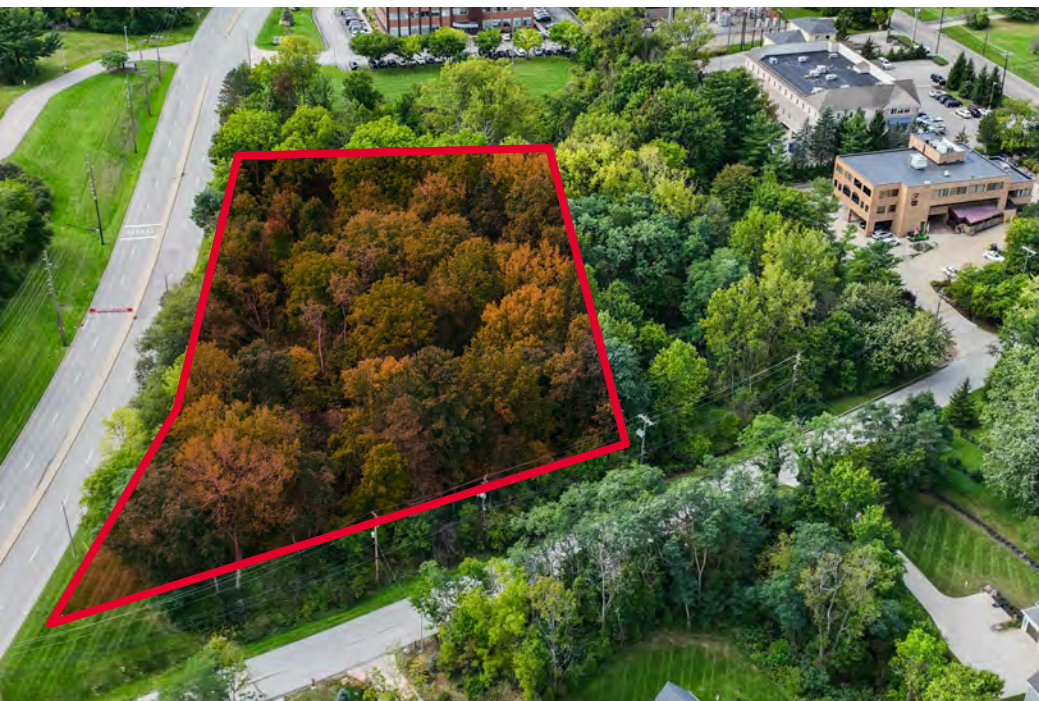
Potential Site Plan 2



Location Map



Photos





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