

# SILVERPOINT

NORTHEAST OHIO'S PRIME DEVELOPMENT SITE



TURNING VISION INTO REALITY

CANNATA DEVELOPMENT COMPANY

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PREMIUM INCENTIVES AVAILABLE

# SILVERPOINT

MIXED USE DEVELOPMENT SITE

4291 RICHMOND ROAD | WARRENSVILLE HEIGHTS, OH  
HARVARD RD | 271 EXCHANGE

CHAGRIN HIGHLANDS DISTRICT

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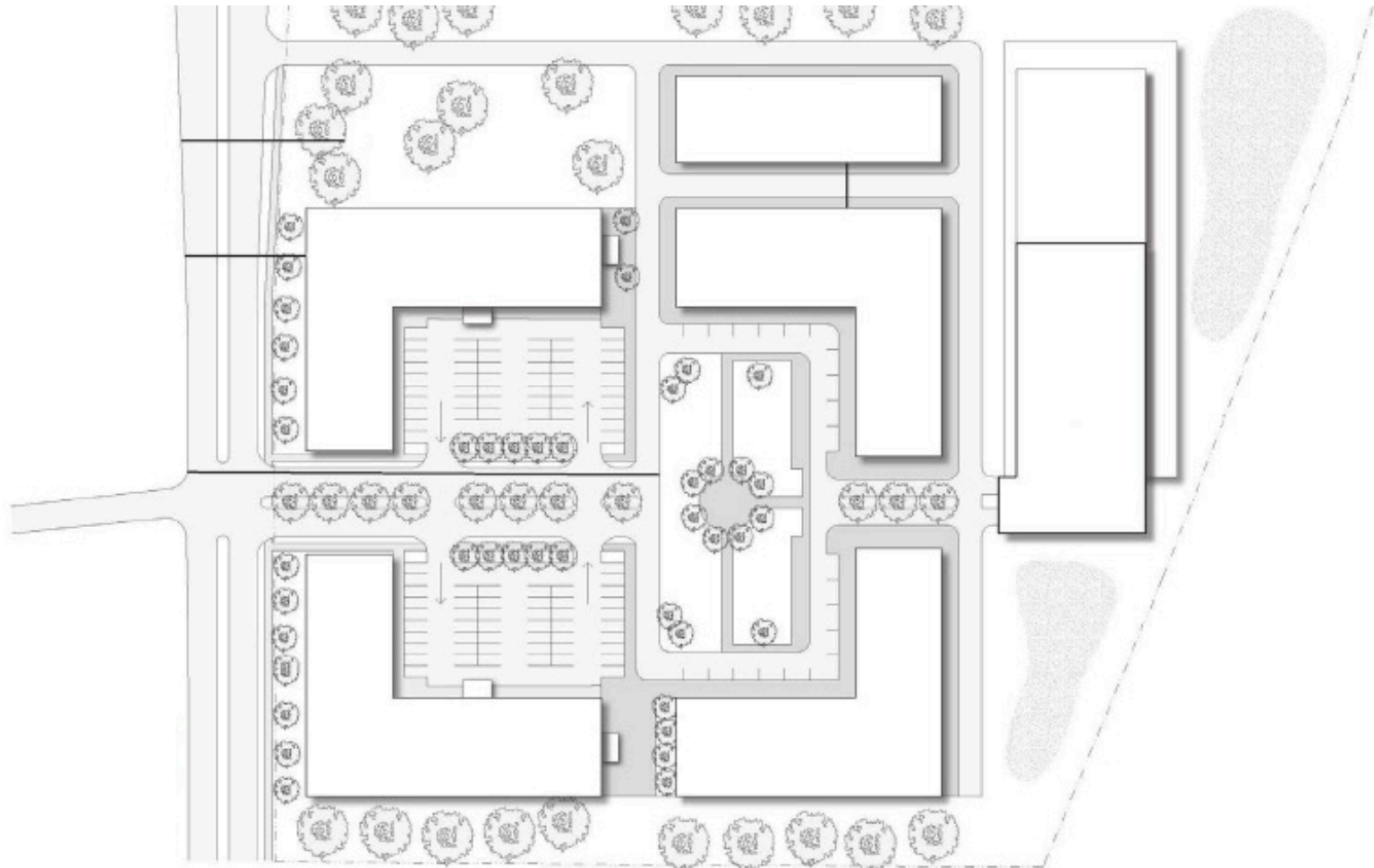
# SILVERPOINT

CUSHMAN & WAKEFIELD | CRESCO REAL ESTATE IS EXCITED TO ANNOUNCE THE OFFERING OF SILVERPOINT

A prime development site in Warrensville Heights, Ohio. Available for purchase or long-term ground lease, this site offers an exceptional opportunity for developers with the ability to structure deals creatively.

## **UP TO 15 ACRES OF DEVELOPABLE LAND WITH APPROXIMATELY 820' OF FRONTAGE ON I-271**

- ∞ SITE HAS PLANNED UNIT DEVELOPMENT ZONING WHICH ALLOWS FOR MULTIPLE USES
- ∞ CENTRAL LOCATION AT I-271 AND HARVARD ROAD A SHORT DISTANCE TO AMENITIES INCLUDING RETAIL, HOTEL, ENTERTAINMENT AND MEDICAL
- ∞ CONVENIENT ACCESS TO INTERSTATES I-271, I-480 AND THE OHIO TURNPIKE (I-80)
- ∞ POTENTIAL USES ARE RESIDENTIAL, HOTEL, OFFICE, MEDICAL OFFICE, HEADQUARTER OFFICE AND RETAIL



# SILVERPOINT

## CONCEPT SITE PLAN

A prime development site in Warrensville Heights, Ohio. Available for purchase or long-term ground lease, this site offers an exceptional opportunity for developers with the ability to structure deals creatively.

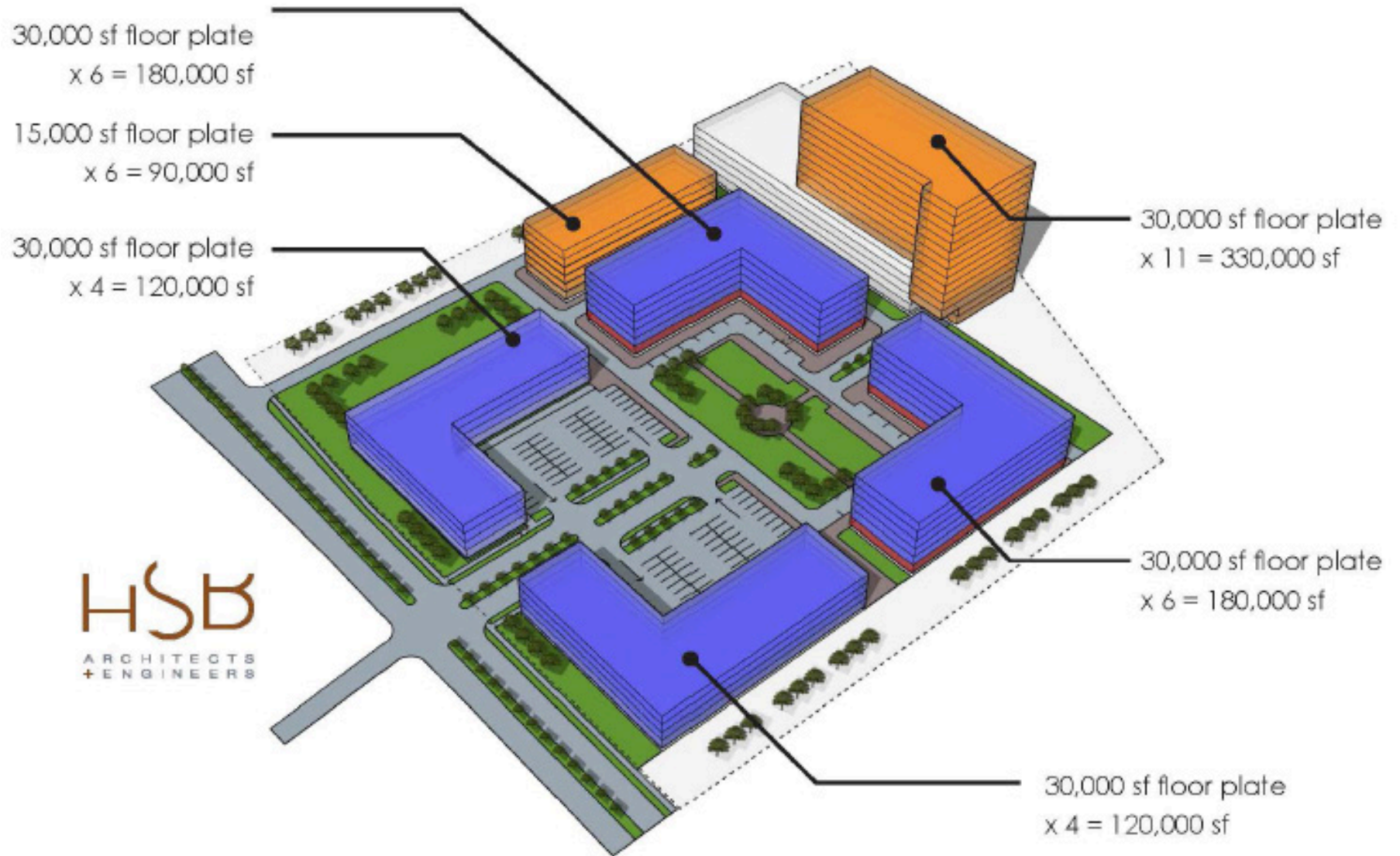
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WAKEFIELD

 CRESCO  
Real Estate





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## CONCEPT BUILDING PLAN

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Eaton

Aloft

176

University Hospitals  
Ahaja Medical Center

PINECREST

AC  
HOTELS  
MARKET

171,807 vpd

HARVARD RD

Marriott

COOPER'S HAWK

DRURY HOTELS

Cavalera  
Community  
College

RICHMOND RD

271

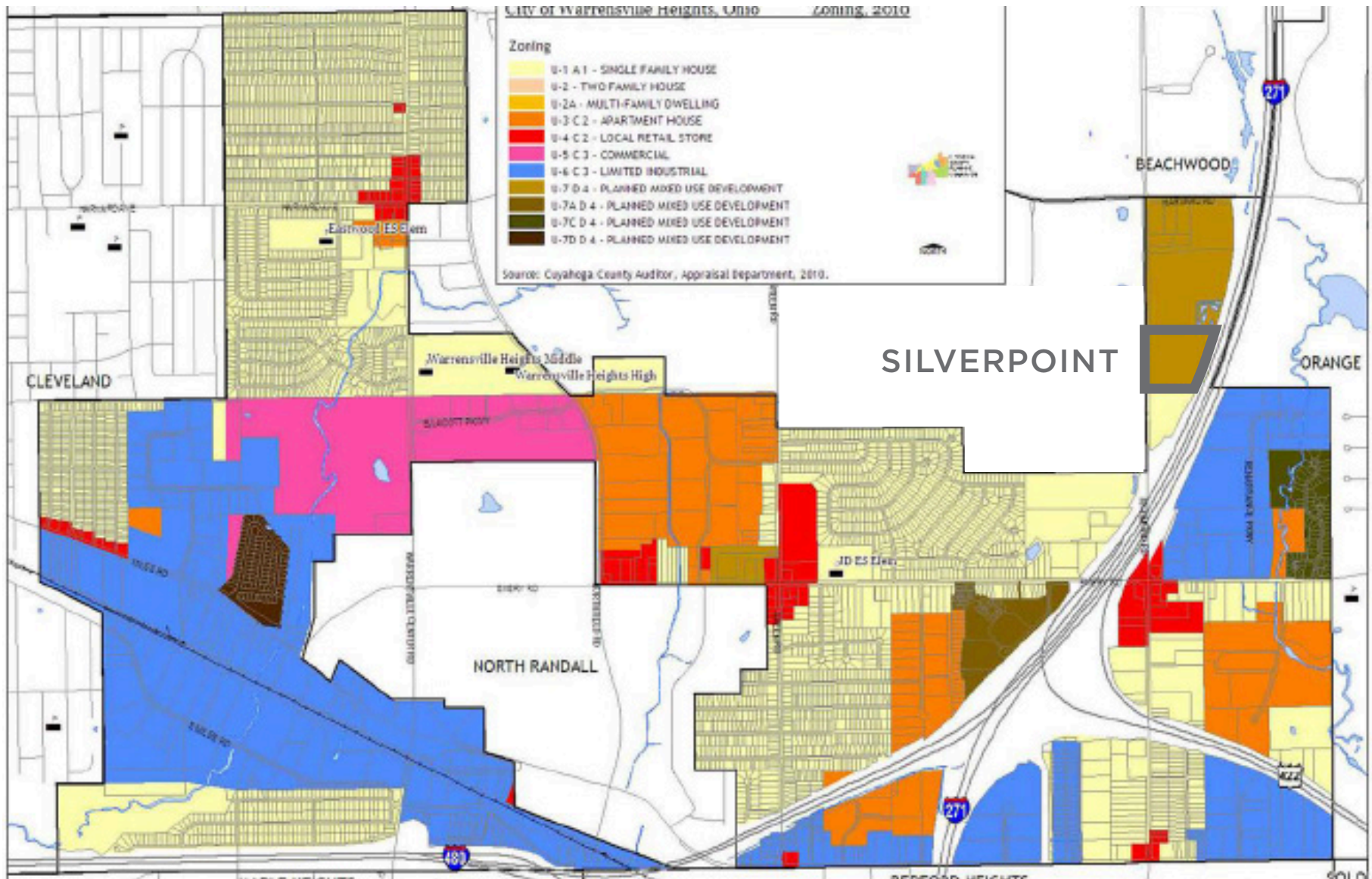


SILVERPOINT

SITE

185,231 vpd





# SILVERPOINT

## WARRENSVILLE HEIGHTS | ZONING MAP

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THE SILVERPOINT  
RESIDENCES

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# THE SILVERPOINT

FINE DINING

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HEALTH & WELLNESS

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# THE SILVERPOINT OFFICES

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# LOCAL AREA AMENITIES







# SILVERPOINT

## 45 MILE RADIUS PLAN & PROXIMITY

**POPULATION** 2019 Estimated Population: 3,299,284 | 2024 Projected Population: 3,290,102 | **AGE** 2019 Estimated Median Age: 40.8

**INCOME** 2019 Estimated Average Household Income: \$78,998 | 2019 Estimated Median Household Income: \$64,174

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CRESCO Real Estate





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# SILVERPOINT

NORTHEAST OHIO'S PRIME DEVELOPMENT SITE



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