



A CITY FACING FORWARD

WARRENSVILLE CENTER SITES

ANNETTE M. BLACKWELL, MAYOR

JOSEPH DUFFY, DIRECTOR

CITY CONTEXT

The City of Maple Heights is ideally situated just 9 miles from both Downtown Cleveland, Ohio and University Circle employment hubs, with optimal access to Interstate Highways I-480, 271, and 77 each in very close proximity. Maple Heights is also home to the Norfolk Southern Intermodal rail yard, which serves as a direct pipeline for freight traffic to and from the Port of Cleveland; connecting both commercial trucking and interstate rail traffic with the Great Lakes Seaway and international markets.

Nearly 25,000 residents call Maple Heights home and frequent the City’s busy shopping centers – which host a diverse range of locally owned shops, eateries and national chains. Commercial activity is most prominent on Broadway Avenue, Warrensville Center Road, Dunham Road, Rockside Road, Lee Road, and Northfield Road.

Maple Heights shares borders with the Cities of Bedford, Bedford Heights, Cleveland, Garfield Heights, Valley View, and Warrensville Heights.

The Cleveland-Akron-Canton Combined Statistical Area is home to over 3.6 million people, over 1.2 million of which reside in Cuyahoga County.



ABOUT THE SITES

Warrensville Center Road bisects Maple Heights, and is a major throughway connecting North-South to the Cities of Warrensville Heights and Bedford. Daily traffic counts obtained by the Ohio Department of Transportation averaged just under 17,000 vehicles in daily volume (measured November, 2022). Other features proximate to the corridor include the 19, 19-A, 19-B, 40, 41, 41-F and 90 Greater Cleveland Regional Transit Authority bus lines (anchored by the Southgate Transit Center), Southgate USA Shopping Center, Stafford Park, Milkovich Middle School, various employers, and a unique mid-century architectural character North of Libby Road.

All sites listed below are zoned [Neighborhood Commercial](#).

1. AVAILABLE FOR SALE

Address: 5121 Warrensville Center Road

Owner: Maple Heights Land Reutilization Program (City of Maple Heights)

PPN: 782-12-013

County Valuation: \$94,500

Square Footage: 18,900 (lot)

Notes: Vacant land, 0.2 miles from I-480

Contact: Joe Duffy (jduffy@mapleheightsohio.com / 216-587-9031)



2. APPROACHABLE FOR SALE

Address: 5105 Warrensville Center Road

Owner: MARABLE, ROBERT LESTER SR. & WILLIE MAE CO-TRS

PPN: 782-12-015

County Valuation: \$345,500

Square Footage: 21,290 (lot), 6,054 (building)

Notes: Ro Mae's Food Carry Out & Mini Mart + parking

Contact: Existing Business Phone (216-587-2727)



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3. APPROACHABLE FOR SALE

Address: 5160 Warrensville Center Road

Owner: KINYON PROPERTIES, LTD

PPN: 782-22-029

County Valuation: \$371,000

Square Footage: 15,424 (building), 14,852 (lot size)

Notes: Multi-tenant storefront with parking in rear

Contact: Janah or Scheinbumm (216-761-9628)



4. APPROACHABLE FOR SALE

Address: 5200-5204 Warrensville Center Road

Owner: 5204 WARRENSVILLE ASSOCIATES

PPN: 782-22-023, 782-22-022

County Valuation: \$272,000 (building), \$46,400 (corner lot)

Square Footage: 28,012 (combined lot size), 13,423 (building)

Notes: ABC Rental Center—building includes easily convertible show room, abundant warehousing space, and a second story residential apartment

Contact: Molly, Existing Business Phone (216-475-8240)

MARKET CONDITIONS

Surrounding residential neighborhoods have seen consistently increasing property values over the last 10 years.

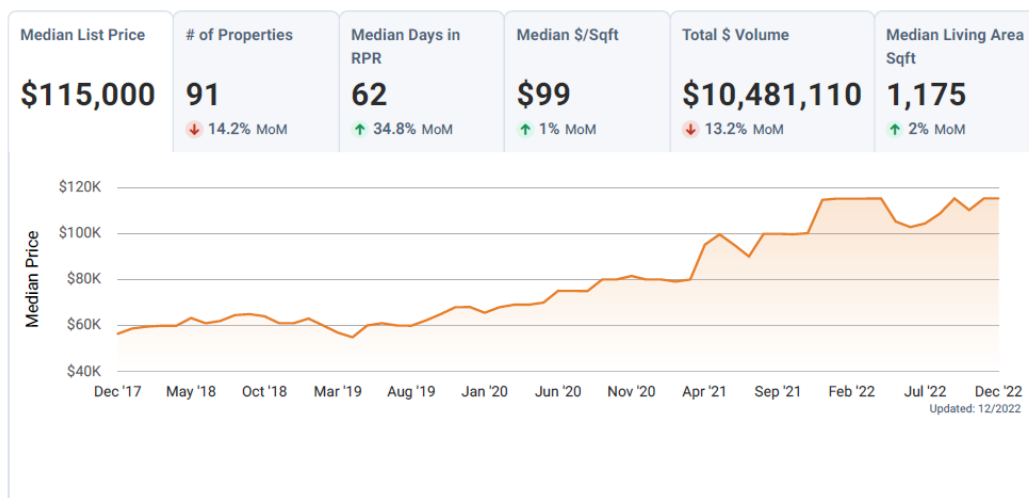
Maple Heights' median home sale price in 2022 was approximately **\$115,000** according to an analysis generated by the Akron Cleveland Association of Realtors (ACAR). Home sale prices have also increased **12.5%** over the last year, according to a rookethomes.com analysis of sales data (and **8.7%** according to ACAR).

The City previously showed the highest rate of property appreciation in Cuyahoga County at **29%** according to County appraisals in 2021. Trends are expected to continue in a positive direction in response to a lattice work of new housing and commercial products being introduced into the local market, diversifying from the largely single-family residential composition of the City. At the close of 2022, Maple Heights' Median Estimated Home Value was **\$122,000**.

The City's most recently constructed home also sold for **\$240,000** in 2022.

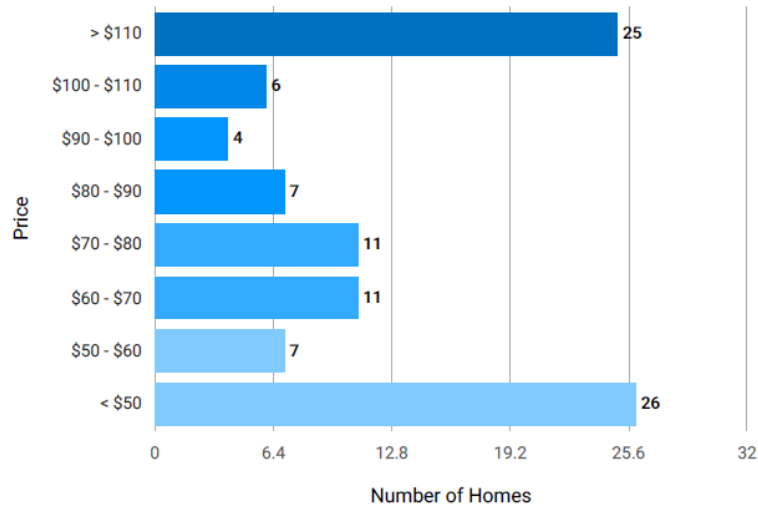


Source: Listings

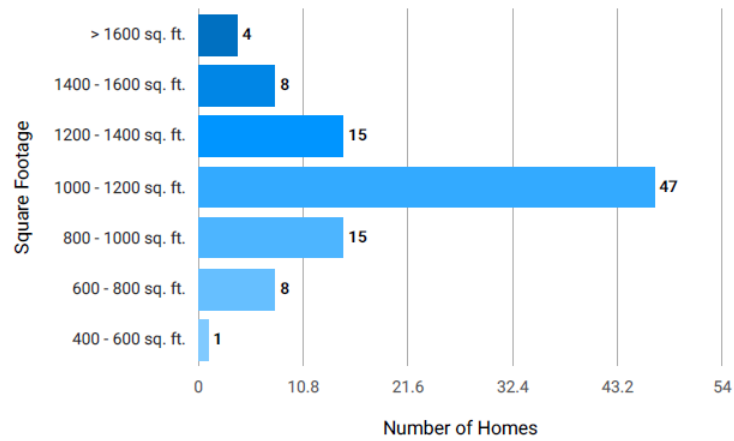


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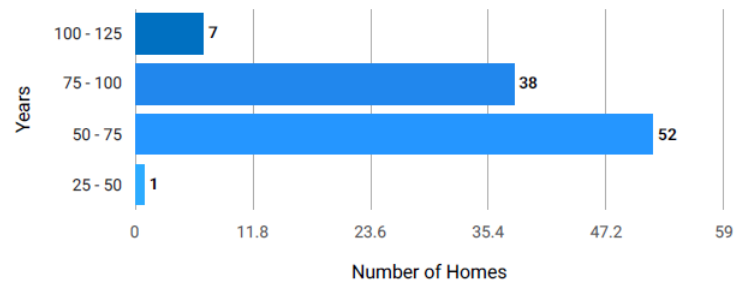
Price per Square Foot of Comps Sold



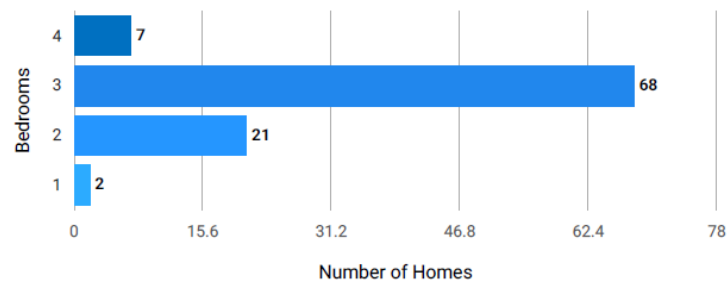
Size of Homes Sold



Age Range of Comps Sold



Number of Bedrooms in Homes Sold



CONTACT US

Questions?

Reach out to the Department of Planning and Development today!

Director Joseph Duffy

jduffy@mapleheightsohio.com

216-587-9031

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