



CITY OF *Beachwood*

**PINECREST**

REI COOP    WHOLE FOODS MARKET    POTTERY BARN    west elm    WILLIAMS SONOMA

PINSTRIPES    SILVERSPOT CINEMA    CITY WORKS    AC HOTELS

**Harvard Park**

VCF    buybuy BABY    Office Max

Marshalls    DSW

LABOY

FIVE GUYS BURGERS and FRIES    FAMOUS footwear

DiBella's Subs    five BELOW



79,200 VPD

**4.71 AC AVAILABLE**

HARVARD ROAD

27,709 VPD



# COMMERCIAL DEVELOPMENT OPPORTUNITY

25445 HARVARD ROAD  
BEACHWOOD, OHIO 44122

# OVERVIEW

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- 4.71 AC high-profile, shovel-ready development opportunity available adjacent in one of Northeast Ohio's fastest growing retail trade areas
- Wide range of uses welcomed, including office, medical, light industrial, R+D, and mixed-use
- Site is directly adjacent to 28 acres of developable land (Chagrin Highlands) for largest development potential in Beachwood
- All utilities on-site; driveway already on-site
- Prominent visibility from Richmond Road and Harvard Road intersection (27,708 VPD), great frontage/access from Harvard Road
- Immediate access to I-271 and the Chagrin Corridor



# DEMOGRAPHICS

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**1,912**

Population  
(2024 | 1 Mile)

**45.2**

Median Age  
(2024 | 1 Mile)

**906**

Households  
(2024 | 1 Mile)

**\$119,448**

Household Income  
(2024 | 1 Mile)

**1,087**

Total Businesses  
(2024 | 1 Mile)

**16,136**

Total Employees  
(2024 | 1 Mile)



**The Pavilion**

giant eagle | BIG lots | SALLY BEAUTY  
petco | Michaels | City BARBELLUE  
Huntington

BUICK  
INFINITI  
GMC

**ETON CHAGRIN BOULEVARD**

TIFFANY & Co.  
BARNES & NOBLE | Apple | TRADER JOE'S | MITCHELL'S FISH MARKET  
Citizens Bank | THE NORTH FACE | WALKER'S BBQ  
ANTHROPOLOGIE  
TARAZZI | STARBUCKS COFFEE | CUPOLE | TEXAS BOUTIQUE

**Landerwood Plaza North**

henners | ups  
SUBWAY | FLEET FEET

**Village Square**

Pet People | Coko's Lovers  
PNC | DXL | TJ-MAXX

Chagrin Blvd 19,478 VPD

MASTER BUILDERS SOLUTIONS

University Hospitals

Cadillac

MetroHealth  
Cleveland Clinic

Alson

CVS pharmacy

RITE AID



TREMCO

Green Rd 11,061 VPD

**EATON**  
Corp Headquarters

LIFETIME

ONE & TWO  
CLEVELAND HIGHLANDS

168,765 VPD

Additional Developable Land

University Hospitals  
Anuja Medical Center

**PINECREST**

REI | WHOLE FOODS | POTTERY BARN  
PINSTRIPES | SILVER STAR  
west elm  
WILLIAMS SONOMA  
CITY WORKS | AC HOTELS

25445 Harvard Rd

Harvard Rd 27,708 VPD

University Hospitals

University Hospitals

Cuyahoga Community College

Richmond Rd 12,454 VPD

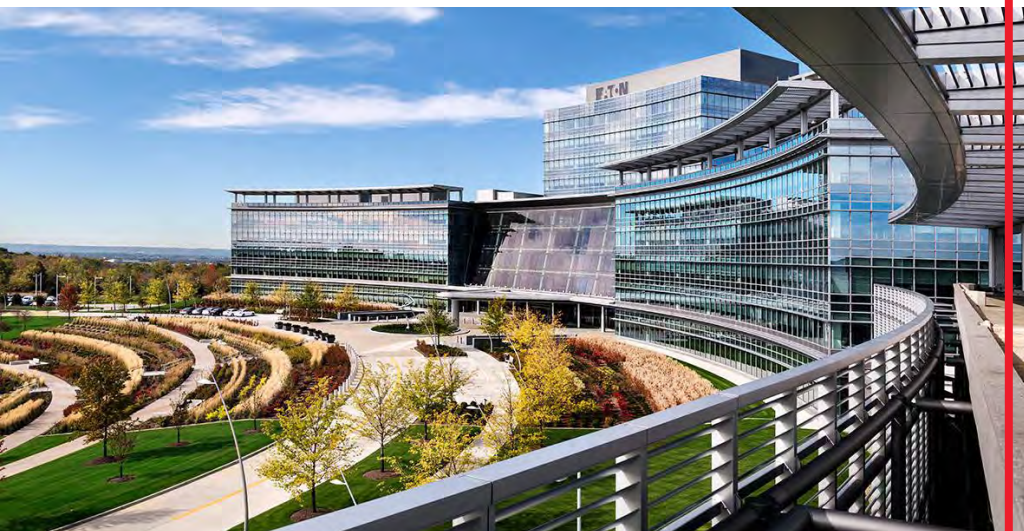
**Harvard Park**

VCF | buybuy BABY | Office Max  
Marshalls | DSW  
LABOY  
FIVE GUYS | FAMOUS  
D'Ball's Subs | five BELOW

1. HOMewood SUITES	9. Marriott
2. hotel GINDIGO	10. extended STAY AMERICA
3. Clarion	11. COURTYARD
4. HOME 2	12. Fairfield
5. Residence Inn	13. Hampton Inn & Suites
6. DOUBLETREE	14. extended STAY AMERICA
7. EMBASSY SUITES	15. DRURY HOTELS
8. Aloft	

1. STARBUCKS COFFEE	17. RED LOBSTER
2. SHUHEI	18. Bob Evans
3. BENIHANA	19. Waga
4. YOURS TRULY	20. SAMAN'S
5. Gump's	21. PIADA
6. La Botz	22. Olive Garden
7. Blue	23. BUFFALO WILD WINGS
8. Archie's Hough Bakeries	24. Chick-fil-e
9. PF. CHANG'S	25. CUPOLE
10. PINEAPPLE	26. TJ
11. HYDE PARK	27. Pancake House
12. CHELSEA	28. Davis Bakery
13. Taste of Kerala	29. Geraci's
14. Pie-O-Mine	30. Cooper's Hawk
15. Wendy's	31. BJS
16. McDonald's	

**GREAT LOCATION**



# CITY OF *Beachwood*

Beachwood, Ohio, offers a blend of suburban tranquility and vibrant commercial activity. Known for its upscale shopping centers like Beachwood Place and Legacy Village, it 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 healthcare, bio-medical, bio-technology, research & development, finance and other key 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](#)

[Beachwood, Driving Innovation](#)

[Beachwood, Game Changing](#)

[Elevate Your Business In Beachwood](#)



HARVARD ROAD

RICHMOND ROAD

**4.71 AC  
AVAILABLE**

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BEACHWOOD, OHIO 44122**

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