



FOLTZ PARKWAY  
STRONGVILLE, OHIO

FOLTZ PARKWAY

# SITES FOR SALE

10 ACRES UP TO 87.5 ACRES INDUSTRIAL DEVELOPMENT OPPORTUNITY

**CBRE**

CBRE is pleased to present the opportunity to acquire up to 87.5 acres of shovel ready industrial property in the City of Strongsville. The property is located in an active industrial corridor and positioned near key highways. Zoned General Industrial, the property is located within a Community Reinvestment Area (CRA) allowing for a 100% tax abatement for 15 years. The City of Strongsville invites you to be a part of this exciting industrial corridor.

# FOLTZ PARKWAY

STELFAST INC

CCL DESIGN

STELFAST PARKWAY

SGL CARBON TECHNIC

CCL INDUSTRIES

INSTRUMENTORS

FOLTZ PARKWAY

DRAKE ROAD

SCRANTON ASSOCIATES

# PROPERTY HIGHLIGHTS

## 10 ACRES UP TO 87.5 ACRES, SHOVEL READY DEVELOPMENT LAND

### RARE OPPORTUNITY

Ranked #6 on *Hottest 2025 Zip Codes* list. Among the largest improved, shovel ready parcels in Cuyahoga County.

### NON-DEVELOPER CONTROLLED

City owned land with wetland delineation completed, offering speed to sale.

### ACCESS TO MAJOR HIGHWAYS

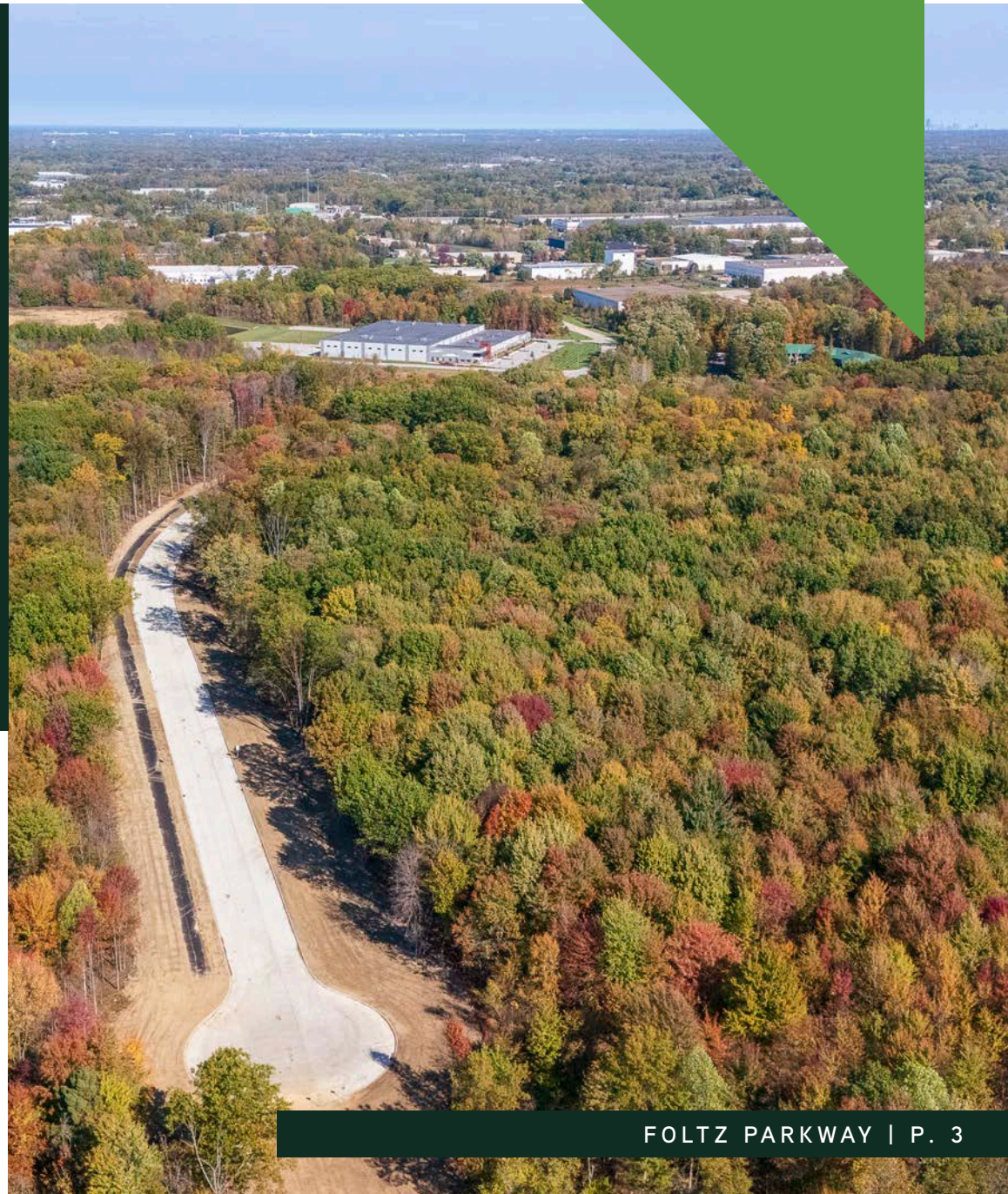
Conveniently positioned near key highways - 4 Miles to I-71, 6 Miles to I-80/Ohio Turnpike.

### COMMUNITY REINVESTMENT AREA (CRA)

Up to 100% tax abatement for 15 years. Additional incentives may be available.

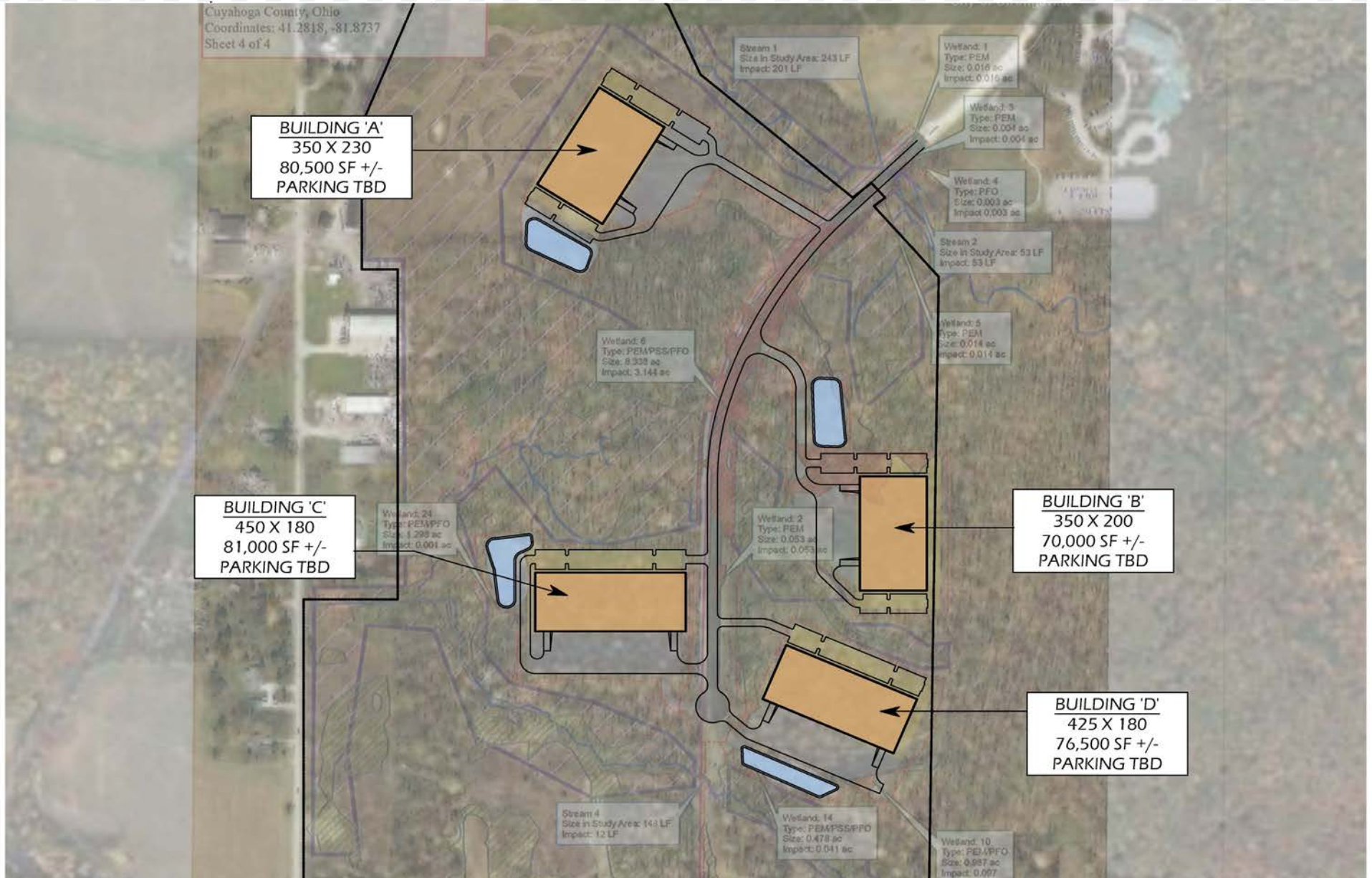
## PROPERTY FEATURES

- › Property is divisible
- › Zoned General Industrial
- › Access made easy with parkway extension, 2,000 feet of new roadway directly into site with full infrastructure.
- › Positioned in high growth, 97% occupied industrial node
- › Sites ideal for new construction from 30,000 SF up to 80,000 SF



# SITE PLAN RENDERING

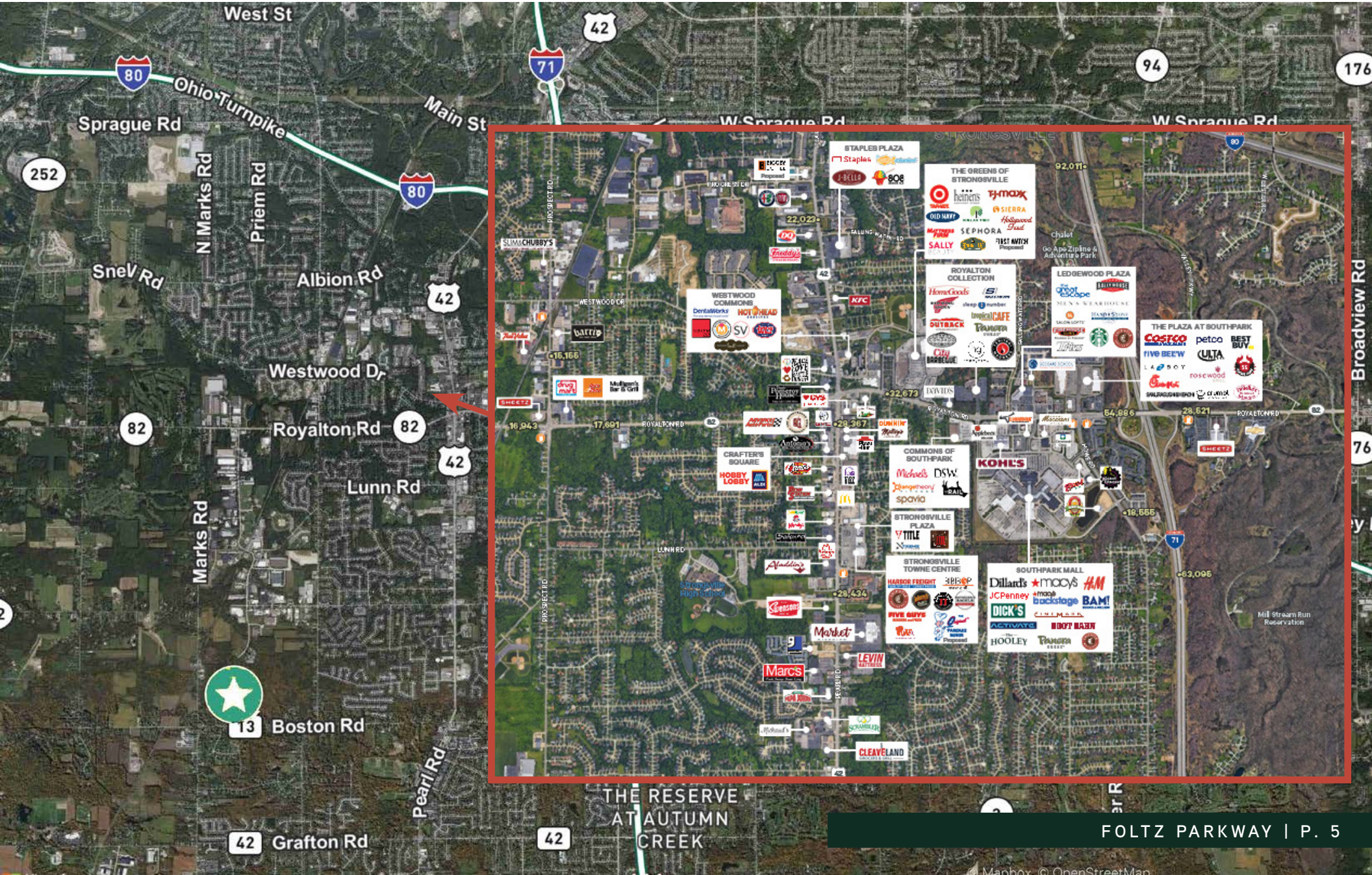
THE SAMPLE RENDERING BELOW HAS BEEN PROVIDED FOR GUIDANCE PURPOSES ONLY.



CONCEPT PLANS  
COURTESY OF:



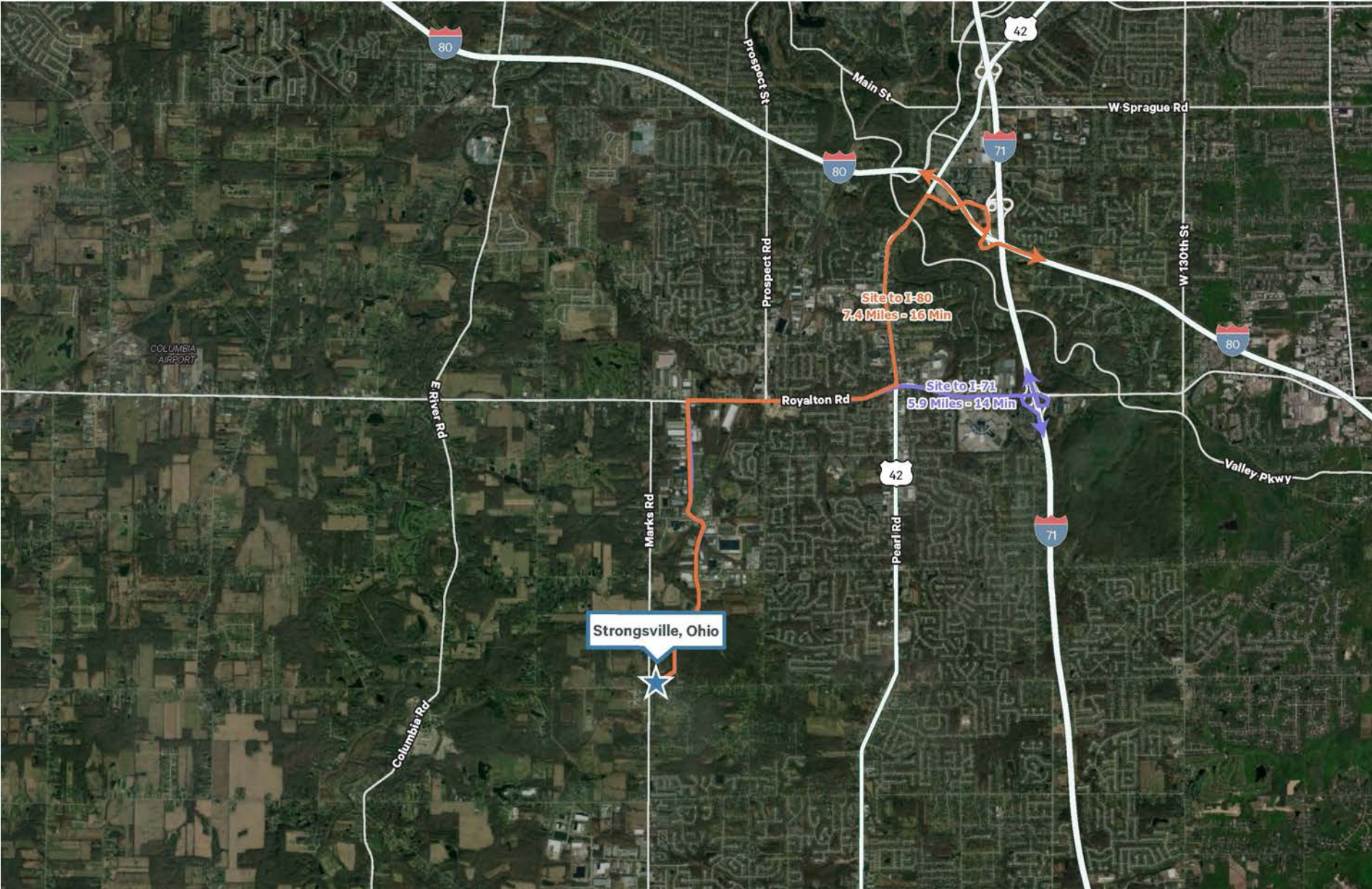
# TRADE AREA MAP



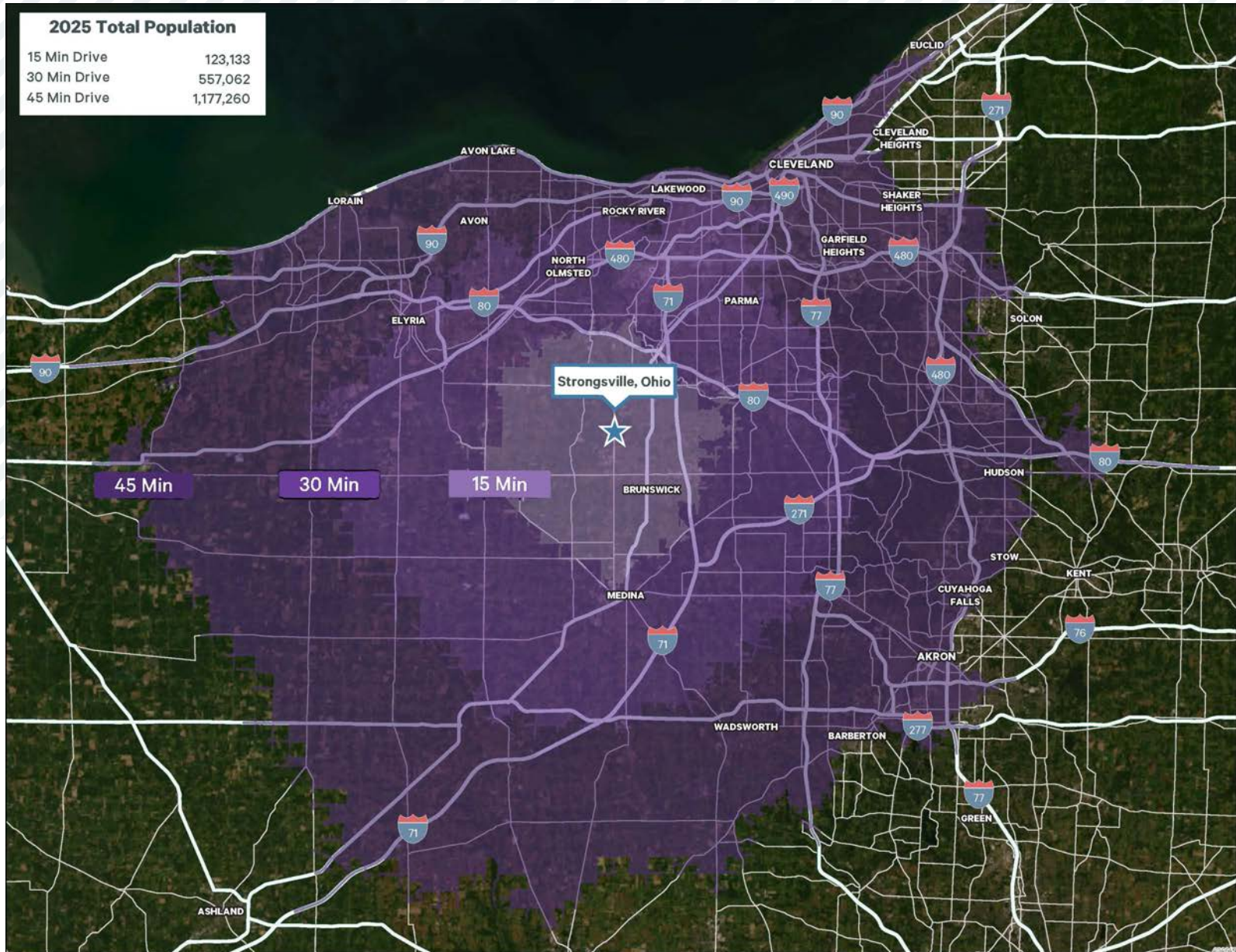
# STRONGSVILLE BUSINESS PARK COMPANIES



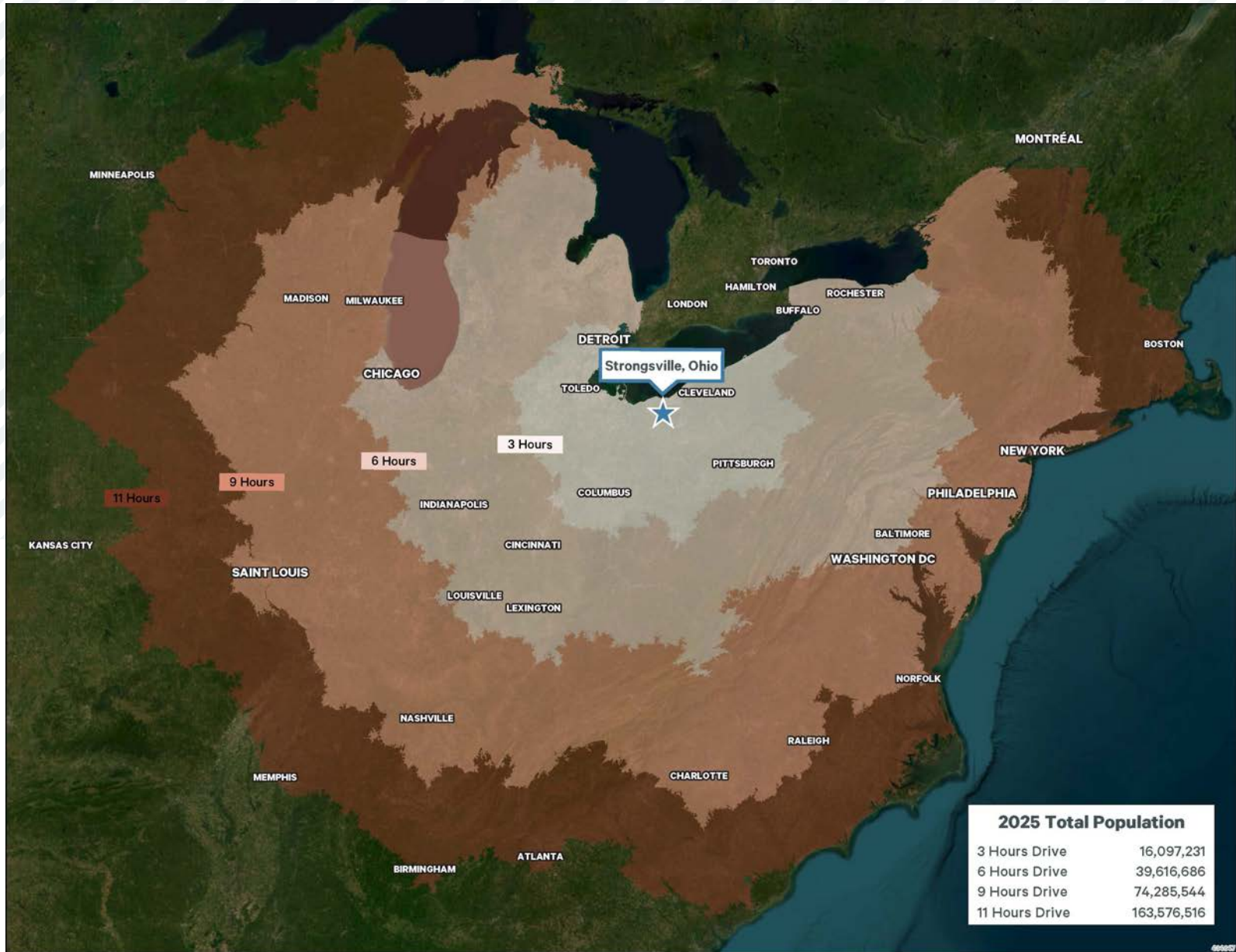
# HIGHWAY CONNECTIVITY MAP



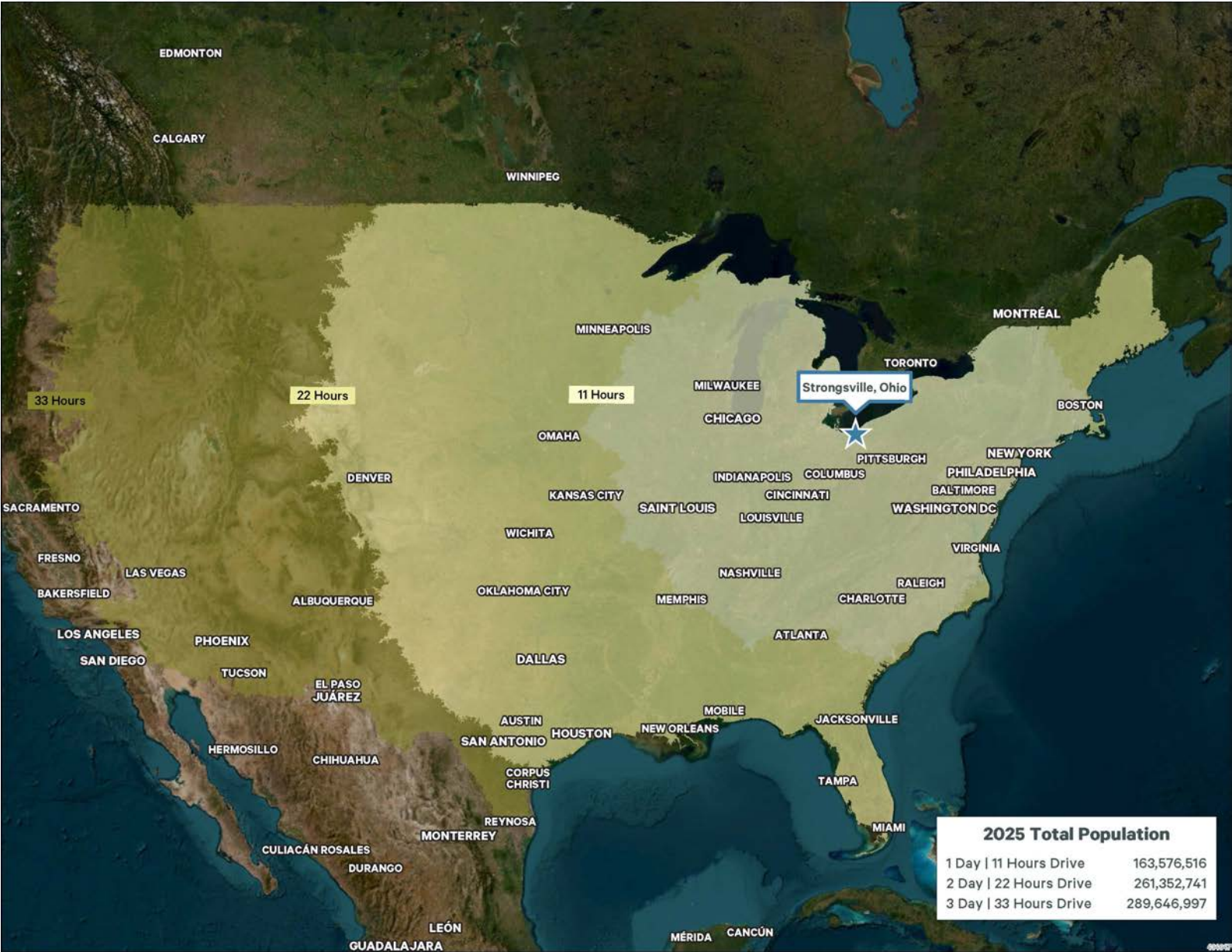
# LABOR REACH MAP



# SAME DAY DISTRIBUTION REACH



# COAST TO COAST ACCESS





# AREA DEMOGRAPHICS

Market: Cleveland

Submarket: Southwest

## DEMOGRAPHIC COMPREHENSIVE 5 MILES

### POPULATION

2024 Population - Current Estimate	89,875
2029 Population - Projection	89,293
2020-2024 Annual Population	0.01%

### GENERATIONS

Generation Alpha	8.2%
Generation Z	20.3%
Millennials	21.1%
Generation X	20.8%
Baby Boomers	23.5%
Greatest Generations	6.1%

### HOUSEHOLD INCOME

2024 Average Household Income	\$125,323
2024 Median Household Income	\$99,694

### HOUSING VALUE

2024 Median Home Price	\$285,865
2024 Average Home Price	\$313,581

### EMPLOYMENT STATUS

2024 Employed Civilian Population 16+	98.0%
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# ABOUT STRONGSVILLE

Strongsville is a vibrant suburb of Cleveland, Ohio that blends a bustling business community with small-town charm. Here you'll find distinctive neighborhoods, abundant shopping, 2,400 acres of green space, excellent services, top-notch schools and active civic groups – a mix that makes Strongsville an ideal place for families to live, work and thrive.

Strongsville offers a prime location just 15 miles southwest of Cleveland, with excellent highway access via I-71, the Ohio Turnpike, and other major routes. As the largest Cleveland suburb, it provides exceptional connectivity.

The city provides diverse recreational options, including nine city parks, the Cleveland Metroparks, and the Ehrnfelt Recreation Center with its event space. Strongsville also provides comprehensive municipal services, including police, fire-medics, and robust recreation programs.

Strongsville fosters a strong business environment with four established business parks. Numerous retail and dining options, including SouthPark Mall, enhance the community. Various civic organizations, such as the Chamber of Commerce, contribute to a strong community.



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