GENERAL BACKGROUND INFORMATION

(As available @ 10/2023 - subject to change without notice)

Receiver Directs Immediate Sale

7000 Cochran Road, Glenwillow, OH 44139

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Presented Exclusively by:

Ag REAL ESTATE GROUP, INC.

Eric M. Silver, President & Broker

Ag Real Estate Group, Inc.
3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
www.agrealestategroup.com / info@agrealestategroup.com

Ag Real Estate Group, Inc.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected Ag Real Estate Group, Inc. to help you with your real estate needs. Whether you are selling, buying or leasing real estate Ag Real Estate Group, Inc. can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you:

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

Representing the Sellers
Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers
When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and, account for any money they handle in the transaction.

Dual Agency
Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents", they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller
On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working With Ag Real Estate Group, Inc.
Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Ag Real Estate Group, Inc. and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Ag Real Estate Group, Inc. will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and Ag Real Estate Group, Inc. will act as a dual agent but only if both parties agree. As a dual agent they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties Ag Real Estate Group, Inc. has listed. In that instance Ag Real Estate Group, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages
When Ag Real Estate Group, Inc. lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Ag Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Ag Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Ag Real Estate Group, Inc. will be representing your interests. When acting as a buyer's agent, Ag Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement
It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.

_____	_____
Name (Please Print)	Name (Please Print)
_____	_____
Signature Date	Signature Date

REGISTRATION

7000 Cochran Road, Glenwillow, OH 44139

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as The *Ag* Real Estate Group, Inc.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee (via escrow) to a buyer's broker. **To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the *Ag* Real Estate Group, Inc. Brokers contacting the *Ag* Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 90 days after the later date below, after which time the registration becomes null and void.**

CIRCLE ONE CHOICE: ***I am*** / **am not** represented by a broker or agent.

_____

Buyer (print and sign) Phone # Date

_____

Buyer's Agent - Name and Phone # Date

_____

Ag Real Estate Group, Inc. Date
By: Eric M. Silver, President and Broker

The sole purpose of ***The General Background Information*** included herein is to provide ***general and not specific*** information regarding the real property described.

The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document specifically and intentionally creating such right of reliance.

The information included herein has been secured from sources that are usually reliable, however the accuracy of the information has not been verified by any of the following: The Broker, its agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the size, dimensions, details, quality, condition, suitability, and potential value of the property.

THE BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY, OR ANY ACTION(S) OR FAILURE OF OTHERS TO TAKE ANY ACTION(S).

TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION.

GENERAL BACKGROUND INFORMATION

(Included as of 10/2023)

- Market Information
- Data Sheets
- Drone Tour
- Property Photos
- Aerial Photos
- Location Maps
- Tax Information
- Demographics
- Zoning maps / Zoning information
- Flood Data / Flood Map

Market Information

Glenwillow - Solon Market

About the City

The Village of Glenwillow is a unique community located in the southeastern part of Cuyahoga County. The Village blends its history together with modern housing stock and industrial and commercial industries. Glenwillow's history began over 100 years ago with the relocation of the Austin Powder Company from the City of Cleveland. In the last 30 years, the Village has installed all utilities and infrastructure for residential growth as well as industrial development. Today, while the population is approximately 1,000, the workforce population exceeds 7,000 within the over 80 businesses who call Glenwillow home. Residents may take advantage of perks and special opportunities only found in a small community such as this.

Served by the Solon City Schools, a system consistently rated as one of the 100 best schools in the U.S. by publications such as Newsweek and U.S. News & World Report, the village has since experienced residential development. In the early 2000s, the village received significant investment through mixed-use development, including renovation of the former Austin Powder housing stock and general store into boutiques, a tavern, in conjunction with a new town center, village park and new housing in a town plan layout.

Econmonic Development Programs

The Village is home to approximately 70 businesses representing many different industries. These industries include customize packaging, beverage distributors, food equipment, batteries, convenience products, housewares and many others.

We are honored that our corporate partners have chosen to locate their business in Glenwillow and we work hard to provide resources to help make their businesses more efficient and productive. Some of the programs that the Village offers to assist businesses locating or growing here are:

Community Reinvestment Area (CRA) – This state-authorized program allows the Village to offer an exemption on real property taxes for up to 15 years based on the capital investment, job creation and annual payroll. Contact the Economic Development Director for an Application at 440-232-8788.

Job Creation Grant (JCG) – This Village-authorized program allows a rebate on income taxes, paid by employees, to the company based on new job creation or an increase in annual payroll. Contact the Economic Development Director for an Application at 440-232-8788.

Foreign Trade Zone (FTZ) – the Village is designated as a General Purpose Foreign Trade Zone which allows a business to be exempt from Custom duties or certain excise taxes. This program authorized by the U.S. Congress is an incentive to encourage companies to keep investment and jobs in the United States and not move production offshore. The program removes certain costs and barriers that do not exist in foreign locations. Contact the Economic Development Director, Jeremy Rowan, for more information at 440-232-8788.

Market Information

Glenwillow - Solon Market

Fiber Optic Program – The Village worked together with its industrial development partners to have Fiber Optic Cable installed in all Industrial Areas of the Village. This high-speed Internet cable is capable of up to 1 Gig of service. Our partners at Everstream® manage this program. Contact them at 216-923-2262 for more information.

Public Transportation – Cleveland Regional Transit Authority provides public transportation through Glenwillow approximately 21 hours per day which serves the Glenwillow businesses. During daytime hours, buses run about 30 minutes each direction and 60 minutes each way during pre-dawn and after dusk hours. RTA offers several programs to help riders with route directions, payment options and emergency rides home, when needed. For more information on the RTA service, please call 216-566-5100.

Other Resources – The Village works with other partners who provide assistance, programs and services to businesses. We are pleased to work with the following partners:

Greater Cleveland Partnership (GCP) – www.gcpartnership.com

TeamNEO-https://teamneo.org/

Cuyahoga County Deapartment of Development-https://cuyahogacounty.us/development

State of Ohio – Development Services Agency – https://development.ohio.gov

Solon Chamber of Commerce – www.solonchamber.com

The above content was found on: https://glenwillow-oh.gov/, https://en.wikipedia.org

Market Information

Glenwillow - Solon Market

Solon is a city in southeastern Cuyahoga County, Ohio, United States. A suburb of Cleveland, it is part of the Cleveland metropolitan area. According to the 2020 census, the population of Solon was 24,262.

Economy

Today, according to city government authorities, Solon has major clusters of businesses in five manufacturing industries: electronic and electrical equipment, industrial and commercial machinery, measuring and controlling devices and instruments, chemicals and allied products, and fabricated metal products. Over 8,000, or 75%, of Solon's 10,700 manufacturing jobs are concentrated in these five sectors.

Major employers include: Nestlé (headquarters of Stouffer Foods), Swagelok, Pentair, Signature of Solon Country Club, Keithley Instruments and Arrow Electronics. There is a branch of the Cleveland Clinic here as well.

The Robbins Company, a leading international manufacturer of tunnel boring machines founded in 1952, is headquartered in Solon. Robbins employs over 150 individuals in the city and has produced a number of industry innovations.

Econmonic Development - Solon

We welcomed 39 new businesses to Solon in 2022 and the City continues to do so in 2023 with many ribbon cuttings with the Solon Chamber of Commerce.

The above content was found on: https://www.solonohio.org

Ohio County Profiles

Ohio

Prepared by the Office of Research **2021 Edition**

Cuyahoga County

Established:	Act - June 7, 1807
2020 Population:	1,264,817
Land Area:	458.3 square miles
County Seat:	Cleveland City
Named for:	Native American word meaning "crooked"

Taxes

Taxable value of real property	$29,223,341,710
Residential	$20,822,599,030
Agriculture	$11,034,960
Industrial	$1,181,621,540
Commercial	$7,206,732,500
Mineral	$1,353,680
Ohio income tax liability	$994,221,116
Average per return	$1,689.15

Land Use/Land Cover

	Percent
Developed, Lower Intensity	55.95%
Developed, Higher Intensity	21.02%
Barren (strip mines, gravel pits, etc.)	0.18%
Forest	18.82%
Shrub/Scrub and Grasslands	1.02%
Pasture/Hay	1.39%
Cultivated Crops	0.12%
Wetlands	1.05%
Open Water	0.44%

Largest Places

	Census 2020	Census 2010
Cleveland city	372,624	396,815
Parma city	81,146	81,601
Lakewood city	50,942	52,131
Euclid city	49,692	48,920
Strongsville city	46,491	44,750
Cleveland Heights city	45,312	46,121
Westlake city	34,228	32,729
North Olmsted city	32,442	32,718
North Royalton city	31,322	30,444
Garfield Heights city	29,781	28,849

UB: Unincorporated balance.

Total Population

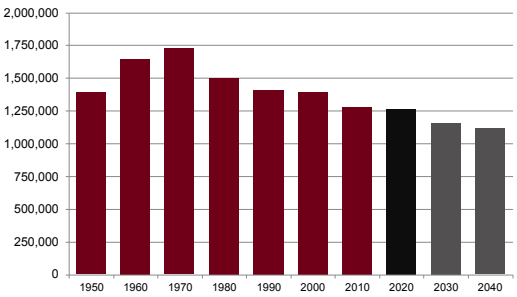
Census

1800		1910	637,425
1810	1,459	1920	943,495
1820	6,328	1930	1,201,455
1830	10,373	1940	1,217,250
1840	26,506	1950	1,389,532
1850	48,099	1960	1,647,895
1860	78,033	1970	1,721,300
1870	132,010	1980	1,498,400
1880	196,943	1990	1,412,140
1890	309,970	2000	1,393,978
1900	439,120	2010	1,280,122

2020	1,264,817

Projected

2030	1,154,210
2040	1,113,950



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Property For Sale - Glenwillow, OH

Ohio County Profiles

Cuyahoga County

Population by Race

	Number	Percent
ACS Total Population	1,247,451	100.0%
White	778,519	62.4%
African-American	368,969	29.6%
Native American	3,280	0.3%
Asian	37,879	3.0%
Pacific Islander	486	0.0%
Other	19,535	1.6%
Two or More Races	38,783	3.1%
Hispanic (may be of any race)	74,024	5.9%
Total Minority	512,500	41.1%

Educational Attainment

	Number	Percent
Persons 25 years and over	875,234	100.0%
No high school diploma	89,084	10.2%
High school graduate	242,977	27.8%
Some college, no degree	189,959	21.7%
Associate degree	68,506	7.8%
Bachelor's degree	166,610	19.0%
Master's degree or higher	118,098	13.5%

Family Type by Employment Status

	Number	Percent
Total Families	300,150	100.0%
Married couple, husband and wife in labor force	102,912	34.3%
Married couple, husband in labor force, wife not	36,431	12.1%
Married couple, wife in labor force, husband not	17,395	5.8%
Married couple, husband and wife not in labor force	35,762	11.9%
Male householder, in labor force	18,171	6.1%
Male householder, not in labor force	6,454	2.2%
Female householder, in labor force	57,832	19.3%
Female householder, not in labor force	25,193	8.4%

Household Income

	Number	Percent
Total Households	540,965	100.0%
Less than $10,000	51,457	9.5%
$10,000 to $19,999	61,620	11.4%
$20,000 to $29,999	55,476	10.3%
$30,000 to $39,999	53,272	9.8%
$40,000 to $49,999	47,048	8.7%
$50,000 to $59,999	41,759	7.7%
$60,000 to $74,999	48,865	9.0%
$75,000 to $99,999	60,846	11.2%
$100,000 to $149,999	65,127	12.0%
$150,000 to $199,999	25,783	4.8%
$200,000 or more	29,712	5.5%
Median household income	$50,366	

Population by Age

	Number	Percent
ACS Total Population	1,247,451	100.0%
Under 5 years	71,770	5.8%
5 to 17 years	189,384	15.2%
18 to 24 years	111,063	8.9%
25 to 44 years	315,871	25.3%
45 to 64 years	337,996	27.1%
65 years and more	221,367	17.7%
Median Age	40.4	

Family Type by Presence of Own Children Under 18

	Number	Percent
Total Families	301,861	100.0%
Married-couple families with own children	68,722	22.8%
Male householder, no wife present, with own children	10,750	3.6%
Female householder, no husband present, with own children	44,078	14.6%
Families with no own children	178,311	59.1%

Poverty Status of Families By Family Type by Presence Of Related Children

	Number	Percent
Total Families	301,861	100.0%
Family income above poverty level	262,644	87.0%
Family income below poverty level	39,217	13.0%
Married couple, with related children	4,658	1.5%
Male householder, no wife present, with related children	3,508	1.2%
Female householder, no husband present, with related children	21,495	7.1%
Families with no related children	9,556	3.2%

Ratio of Income To Poverty Level

	Number	Percent
Population for whom poverty status is determined	1,221,310	100.0%
Below 50% of poverty level	97,780	8.0%
50% to 99% of poverty level	115,429	9.5%
100% to 124% of poverty level	56,866	4.7%
125% to 149% of poverty level	54,353	4.5%
150% to 184% of poverty level	73,404	6.0%
185% to 199% of poverty level	32,843	2.7%
200% of poverty level or more	790,635	64.7%

Geographical Mobility

	Number	Percent
Population aged 1 year and older	1,233,279	100.0%
Same house as previous year	1,046,267	84.8%
Different house, same county	136,115	11.0%
Different county, same state	22,828	1.9%
Different state	20,552	1.7%
Abroad	7,517	0.6%

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Data Sheet

7000 Cochran Road
Glenwillow, OH 44139

Property Overview:

The subject is a 145 +/- bed Nursing Center with Assisted Living with 113 nursing beds and 32 AL beds, not currently licensed.

The Property

Zoning:	G-1 (General Industrial District)
Lot Area:	8.56 acres
Lot Shape:	Rectangular
Building Shape:	Irregular
Property Type	Seniors Housing (License expired)
Parcel Number:	39035C0351E

Building - Per County

Number of Buildings:	1
Number of Stories:	2 - Partial
Year Built:	2001
Square Footage:	101,564
Elevators:	2
Parking Spaces:	124 spaces including 6 handicap spaces

Construction

Construction Type:	Class D

Utilities

Building contains emergency generator

Electricity:	Public to site
Natural Gas:	Public to site
Water:	Public to site
Sewage Treatment:	Public to site
Telephone:	Public to site

HVAC

HVAC:	Central A/C & heat forced air

**All information to be verified by potential purchaser.*

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Data Sheet

7000 Cochran Road
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Accessibility and Visibility

Street Descrip. (Primary):	2 way, 2 lanes each way
Traffic Flow:	Moderate
Median:	No
Traffic Control at Entry:	None

Flood Zone Information

Zone:	Zone X
Flood Insurance:	Not required

Environmental

Known Hazards:	None
Earthquake Zone:	Not in earthquake prone area

Adjacent Properties

North:	Techtron Systems
East:	TTI Floor Care North America
South:	Custom Products Corp
West:	Land - Vacant
Nuisances or Hazards:	None

Easements and Other Legal Constraints

Access Easements:	See title commitments
Encroachments:	None known
Utility Easements:	Typical for improved properties to allow for the installation and maintenance of utility lines
Other Restrictions:	None known

Overall Ratings

Accessibility Rating:	Average
Visibility Rating:	Average
Functional Utility:	Average

Conclusion

The subject's site contains a total of 372,874 square feet. The shape of the site is rectangular and the topography is level. Overall, the site is considered to have average functional utility. It is physically suited for a wide range of uses and is well suited for the present use.

**All information to be verified by potential purchaser.*

Data Sheet

7000 Cochran Road
Glenwillow, OH 44139

Unit Mix - As Formerly licensed

Unit Type	Unit Square Feet	Number of Units	Beds Per Unit
Nursing - Private	N.A.	29	1
Nursing - Semi-Private	N.A.	42	2
Assisted - Private Studio	N.A.	32	1
Totals		**103**	**N.A.**

** The subject is formally licensed for 177 beds (64 assisted living and 113 skilled nursing) and operated with 145 beds as shown above. It is noted that the subject is was licensed for double occupancy for AL but operated as 32 units with 32 beds.*

**The subject is licensed for 113 nursing beds and operated with 113 nursing beds. It is noted that the subject's nursing component was previously licensed for 153 beds, but the previous seller sold the license for 40 beds prior to closing so the licensed nursing capacity will be 113 beds.*

Living Unit Finish and Mechanicals

Floor Surfaces: Vinyl
Bathrooms: One bathroom per unit with sink, toilet and walk-in shower, or one half-bathroom per unit with sink and toilet
Kitchen: None
Closets: One per resident

Common Area Finish and Mechanicals

Common Area Room Types: Offices, lounge areas, activity room, dining room and therapy room
Floor Surfaces: Carpet and vinyl
Elevators: Two

**All information to be verified by potential purchaser.*

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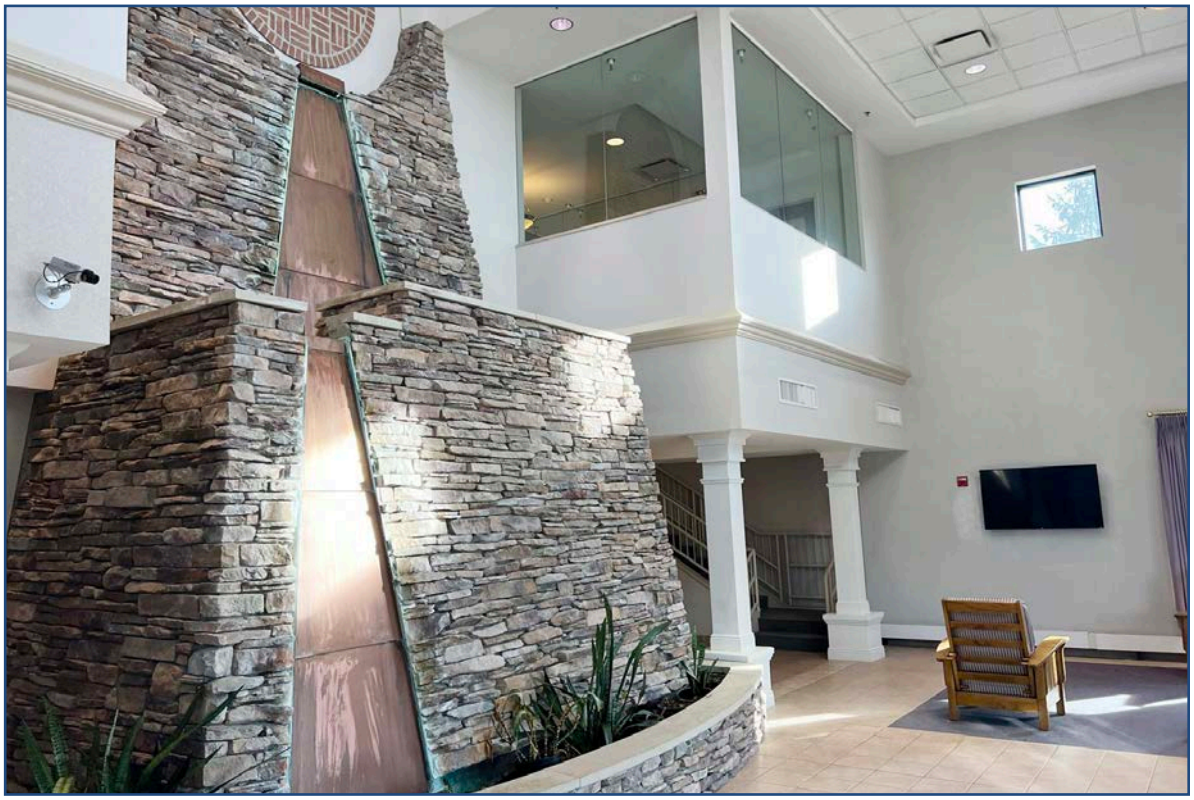

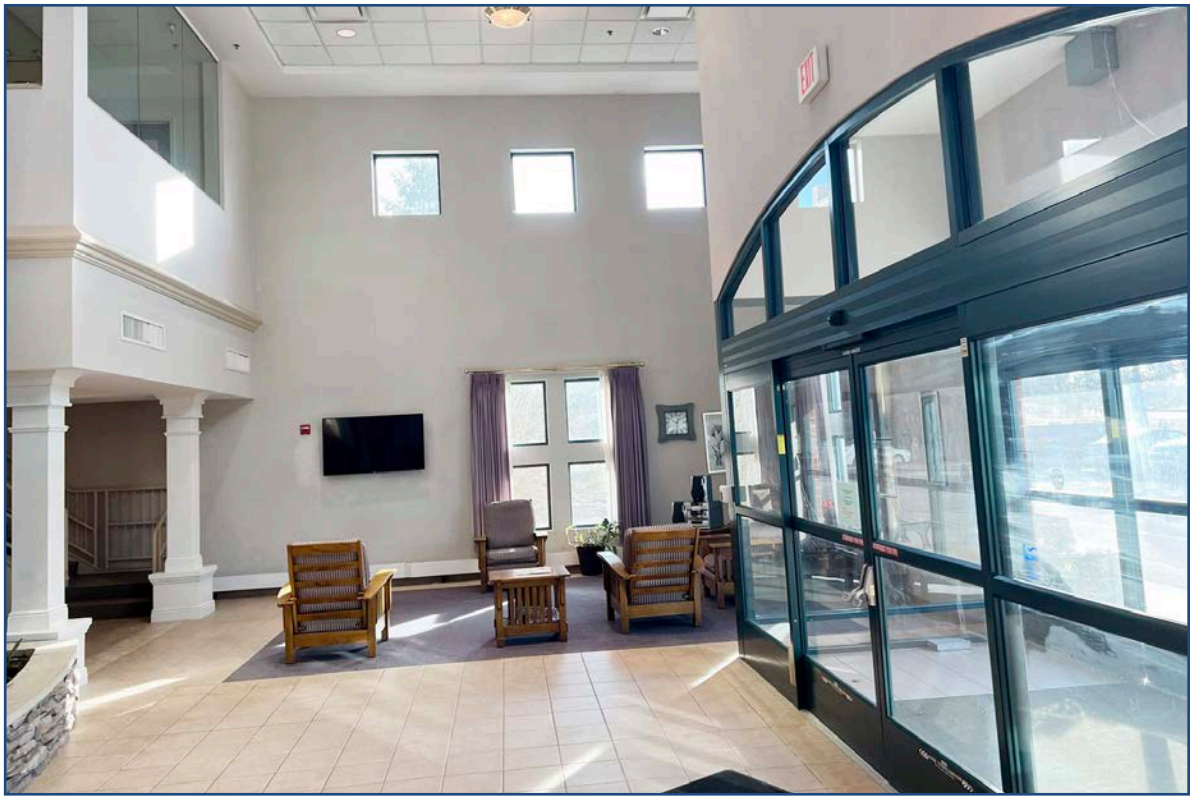

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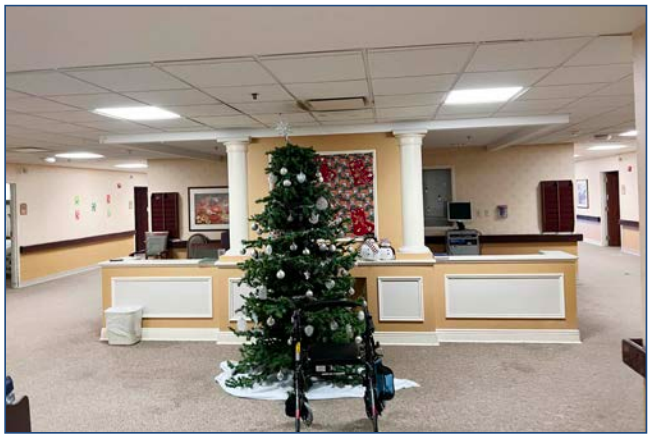

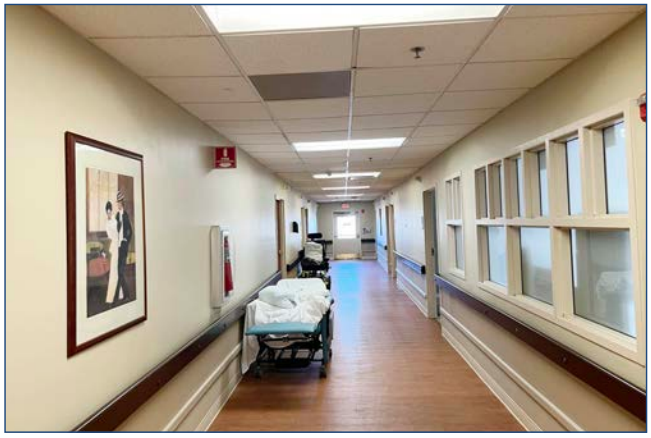

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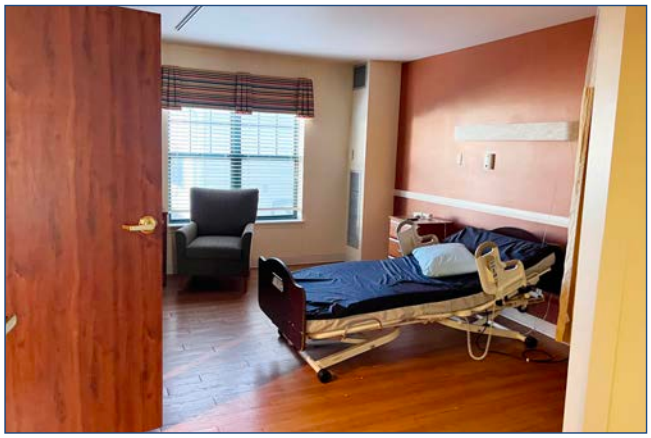

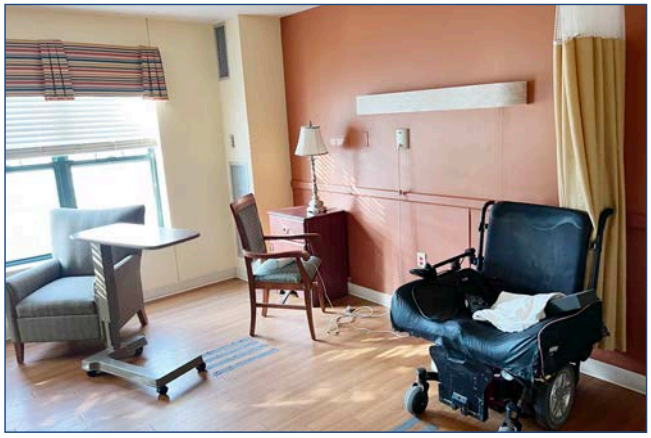

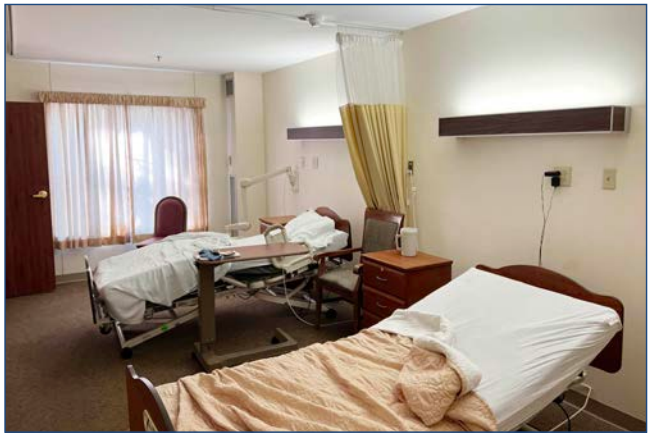

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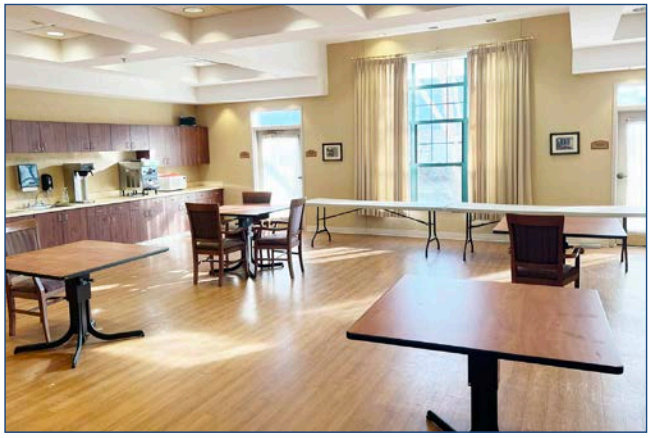
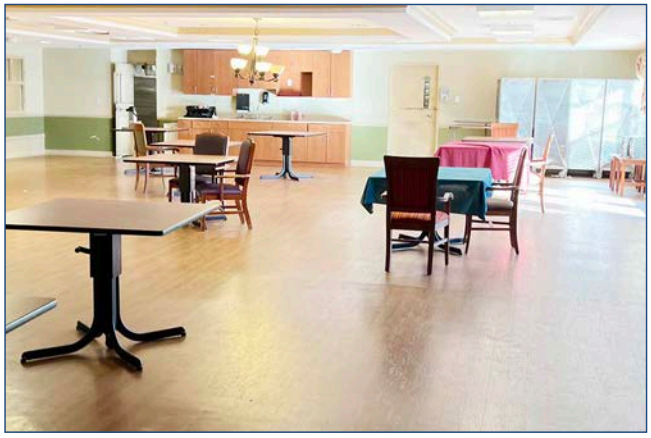
Property For Sale - Glenwillow, OH





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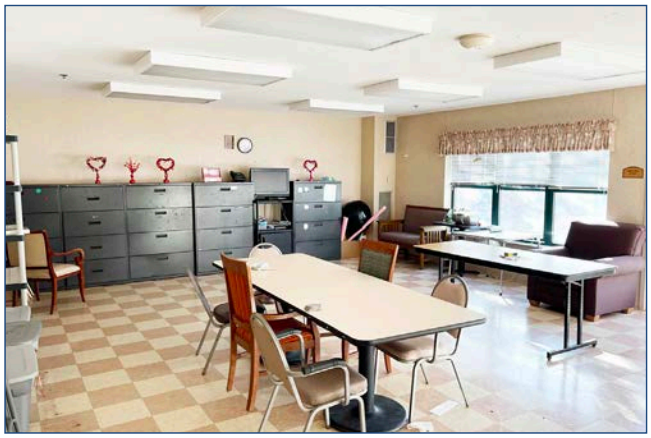
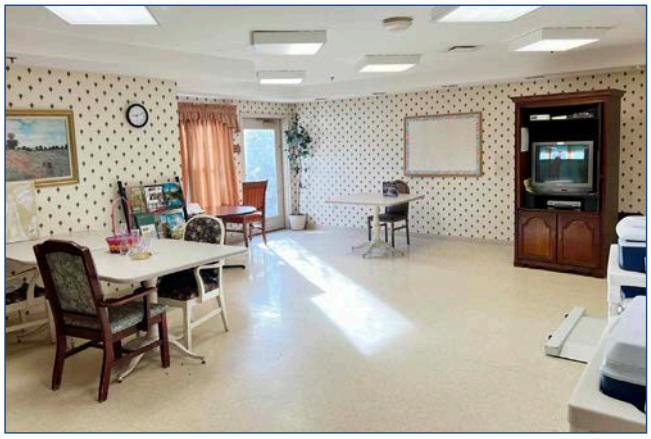
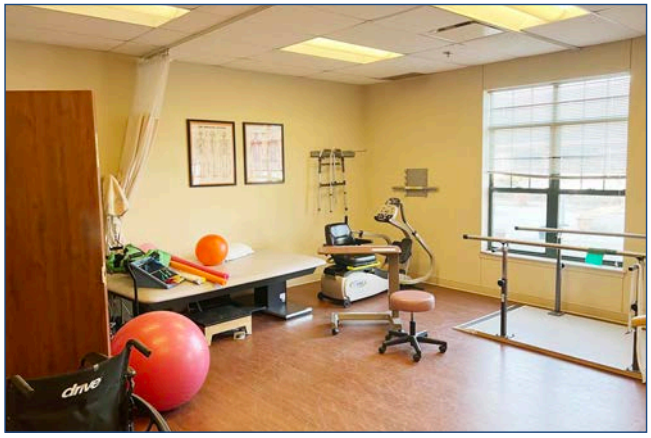
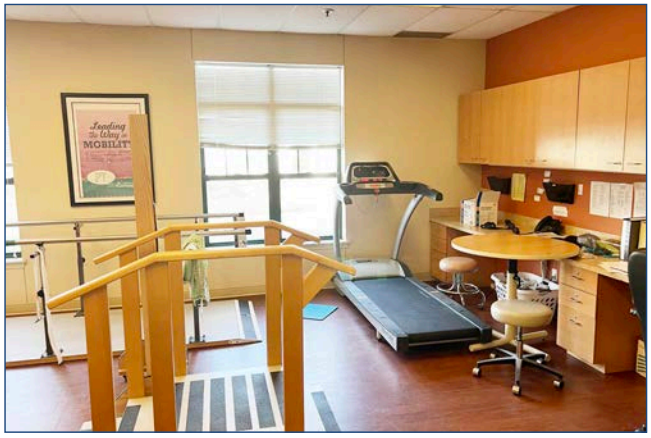
Property For Sale - Glenwillow, OH









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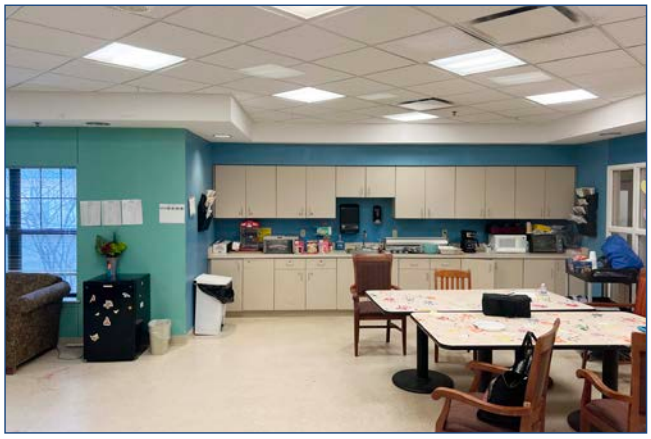

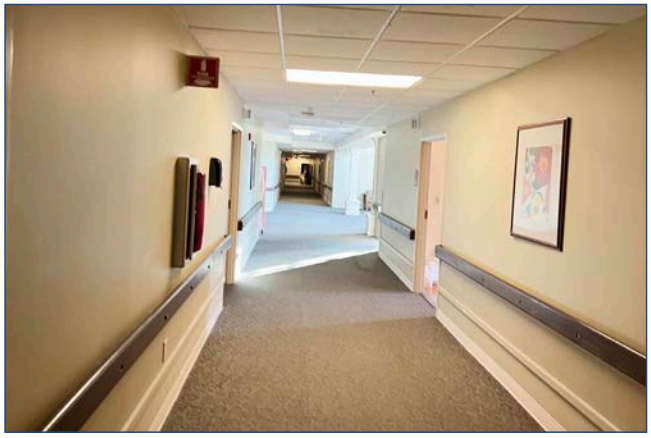

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Aerial Photos

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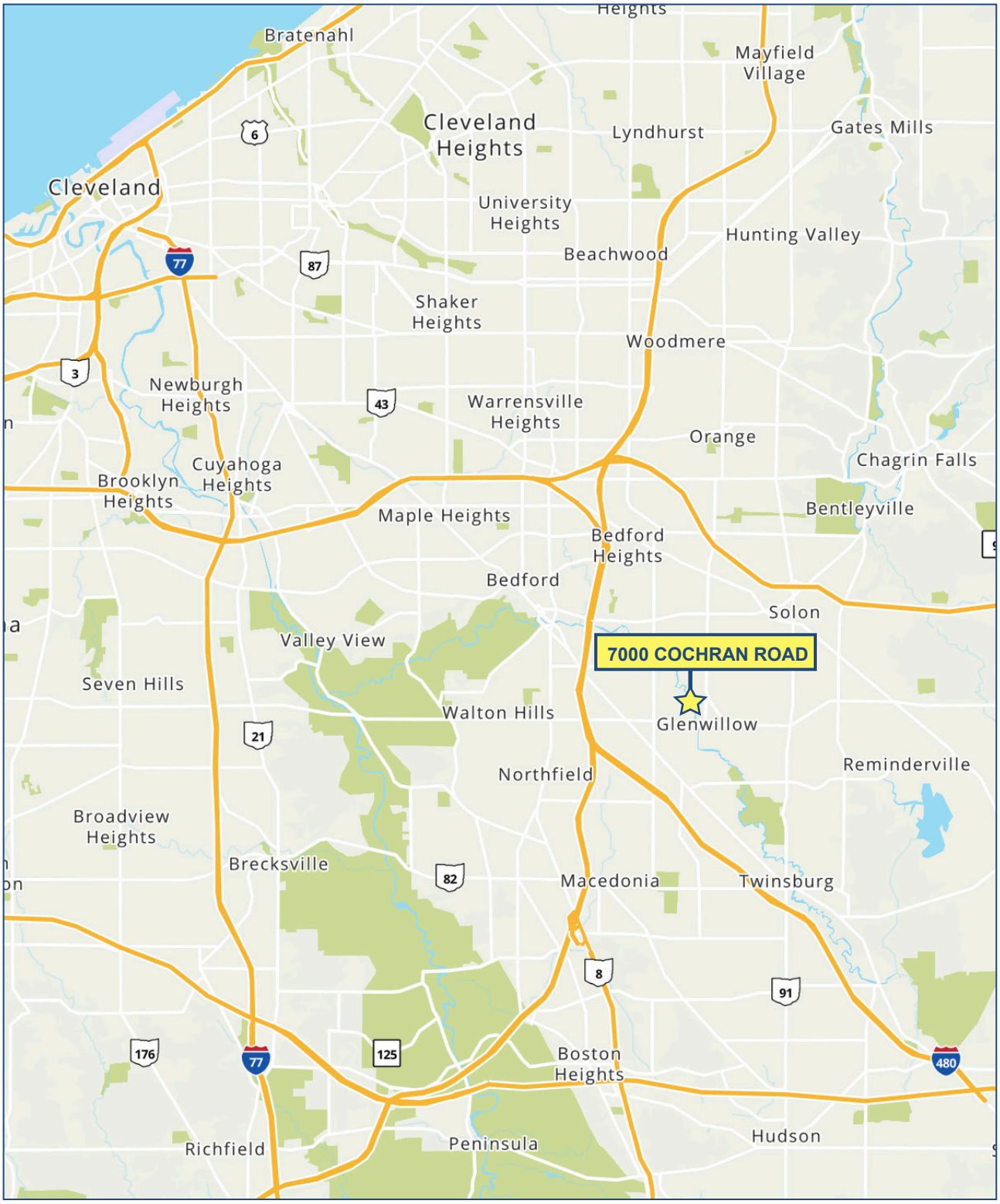
Location Map



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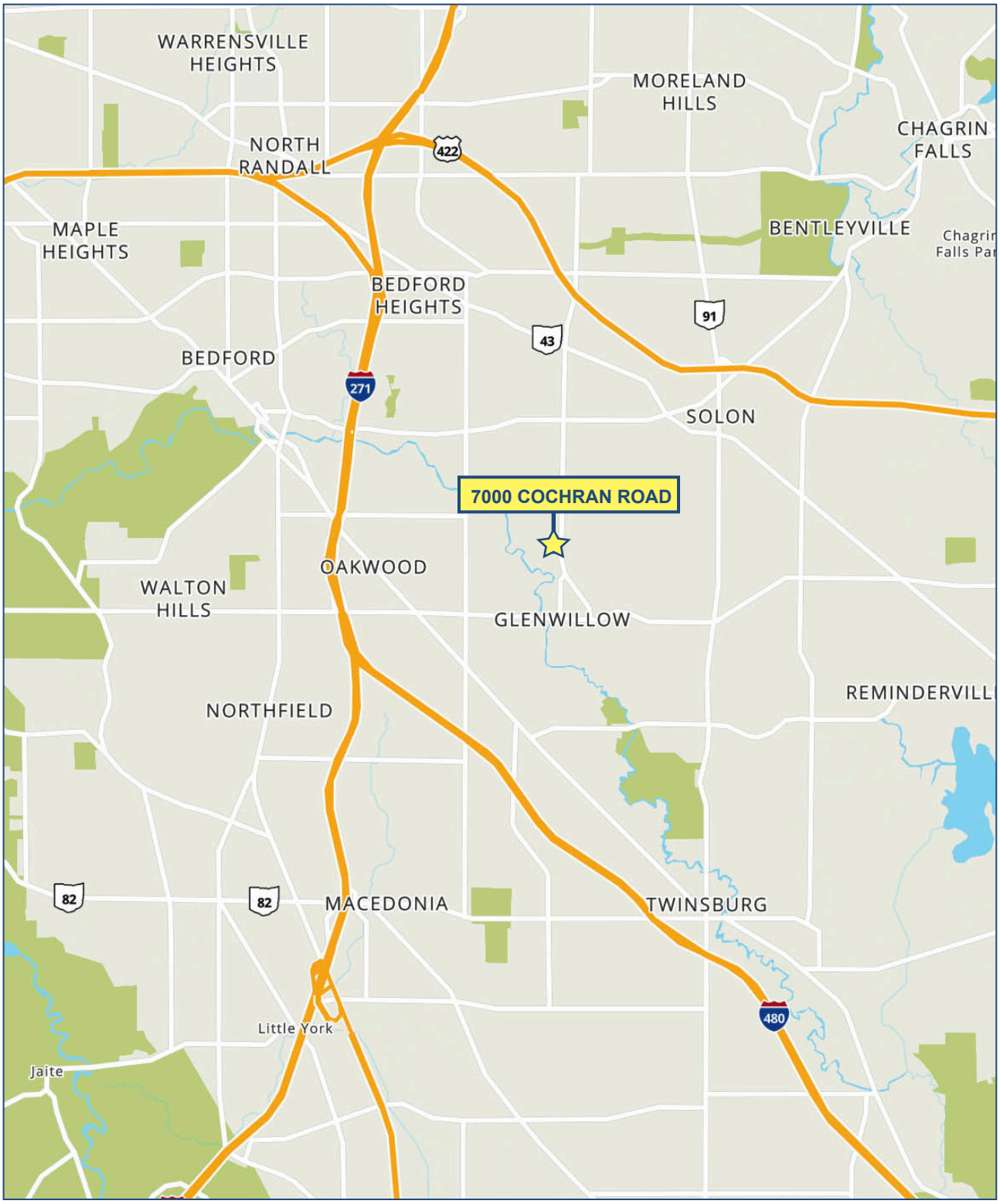

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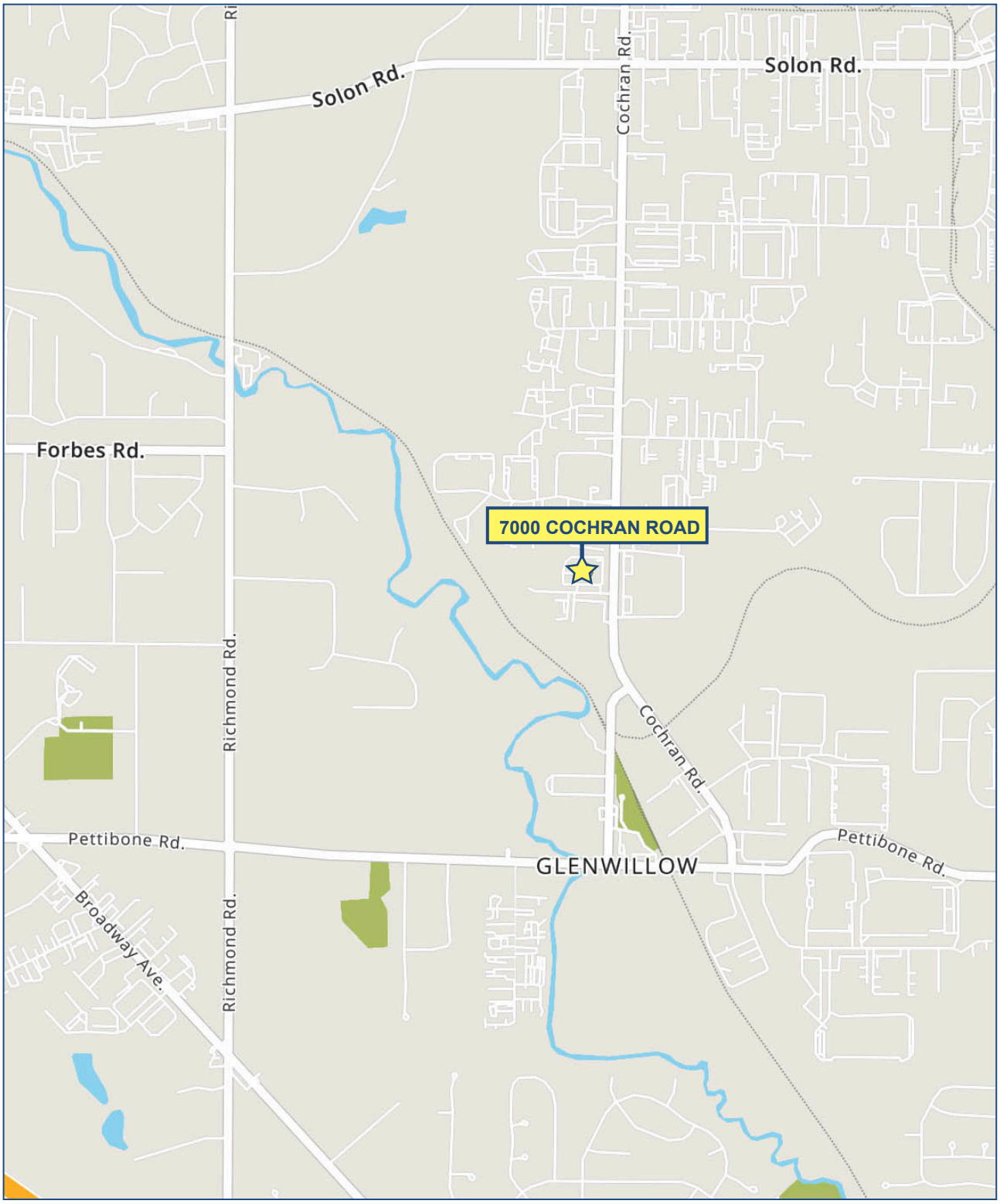

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Tax Information

MyPLACE

Cuyahoga County, Ohio - Property Summary Report
Parcel: 991-17-004

Owner	STRAT PROPERTIES LLC
Address	7000 COCHRAN RD GLENWILLOW, OH. 44139
Land Use	(4120) C - NURSING HOME
Description	19 PCLA
Neighborhood Code	46461

SKETCH

Building 1

If this is a residential property the sketch is unavailable.
Commercial building sketches are not available at this time.
Please contact us at EMcGoldrick@cuyahogacounty.us
or call (216) 443-4663 for a copy of the building card.

Building 2

If this is a residential property the sketch is unavailable.
Commercial building sketches are not available at this time.
Please contact us at EMcGoldrick@cuyahogacounty.us
or call (216) 443-4663 for a copy of the building card.

MAP VIEW

BUILDING INFORMATION

Building ID	1	Construction Class	CLASS D	Basement Type	SLAB
Total Story Height	2	Usable Area	46,036	Condition	GOOD
Date Built	2001	Date Remodeled		Exterior Walls	BR & WD
Framing	WOOD / TIMBER	Roof Type	GABLE	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	9	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	
Building ID	2	Construction Class	CLASS D	Basement Type	SLAB
Total Story Height	1	Usable Area	56,467	Condition	GOOD
Date Built	2001	Date Remodeled		Exterior Walls	BR & WD
Framing	WOOD / TIMBER	Roof Type	GABLE	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	10	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM			8.56	372,874

VALUATION

2022 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	$894,500	$0	$0	$313,080
Building Value	$5,334,500	$0	$0	$1,867,080
Total Value	$6,229,000	$0	$0	$2,180,160
Land Use	4120			NURSING HOME

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2021	120 - ReAppraise	($327,900)	$	100%	No	INTERIOR ALTERATIONS COMPLETE NO VALUE EFFECT 1-1-2021. APPLY UPDATE FACTORS = .95 [TAXBLD -47100][TAXLND -280800]
2020	30 - New Construction	$	$	0%	Yes	NOTHING FOR 1-1-2020. CORONAVIRUS EFFECT. REINSPECT: 2021 FOR DIALYSIS AREA INTIERIOR ALTERATIONS AND EQUALIZATION.
2016	30 - New Construction	$	$	100%	No	2016 NEW CONSTRUCTION - PERMIT#PL000178 - STORAGE TANKS, PERSONAL PROPERTY. NO CONTRIBUTORY VALUE. (DTM)
2012	30 - New Construction	$	$	100%	No	A/C - INTERIOR ALTERTATIONS 100% COMPLETE NO VALUE ADDED 1-1-2012
2004	30 - New Construction	$2,411,300	$	100%	No	ECONOMIC ADJ FOR LEASE UP PERIOD REMOVED 100% COMP 1-1-2004

IMPROVEMENTS

Type	Description	Size	Height Depth
200	PAVING	60,000 SQUARE FEET	

SALES

Date	Buyer	Seller	Price
3/27/2021	STRAT PROPERTIES LLC	7000 COCHRAN HOLDINGS LLC	$6,250,000
10/30/2017	7000 COCHRAN HOLDINGS LLC	KND REAL ESTATE 15, LLC	$6,556,877

Information included on this report is believed to be accurate, but is not guaranteed. Cuyahoga County is not liable for errors or omissions.

Tax Information

4/7/2010	KND REAL ESTATE 15, LLC	KND REAL ESTATE 15, LLC	$0
4/1/2010	KND REAL ESTATE 15, LLC	Glenwillow, Healthcare, Llc	$13,600,000
1/1/1998	Glenwillow, Healthcare, Llc		$0

Taxes

2022 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	**$196,850.18**	**$196,850.18**	**$.00**

Demographics

Traffic Count Report

Stratford Commons
7000 Cochran Rd, Solon, OH 44139

Building Type: **Health Care**
Class: **-**
RBA: **102,503 SF**
Typical Floor: **51,251 SF**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Cochran Rd	Fountain Pkwy	0.05 S	2022	13,140	MPSI	.24
2	Cochran Road	Fountain Pkwy	0.05 S	2020	14,179	MPSI	.24
3	Austin Powder Dr	Towne Centre Dr	0.00 S	2022	5,727	MPSI	.67
4	Pettibone Rd	Austin Powder Dr	0.09 E	2022	7,434	MPSI	.76
5	Pettibone Rd	Towne Centre Dr	0.01 E	2018	5,797	MPSI	.79
6	Pettibone Rd	Towne Centre Dr	0.01 E	2022	5,992	MPSI	.79
7	Pettibone Road	Pinecrest Ln	0.02 E	2020	9,699	MPSI	.89
8	Pettibone Rd	Pinecrest Ln	0.02 E	2022	8,932	MPSI	.89
9	Richmond Road	Pergl Rd	0.05 N	2020	6,504	MPSI	.93
10	Richmond Rd	Pergl Rd	0.05 N	2022	5,910	MPSI	.93

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10/11/2023

Consumer Spending Report

Stratford Commons
7000 Cochran Rd, Solon, OH 44139

Building Type: **Health Care**
Class: **-**
RBA: **102,503 SF**
Typical Floor: **51,251 SF**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**

2023 Annual Spending ($000s)	1 Mile	2 Mile	3 Mile
Total Specified Consumer Spending	**$15,219**	**$212,602**	**$560,777**
Total Apparel	**$783**	**$11,193**	**$28,924**
Women's Apparel	314	4,515	11,706
Men's Apparel	165	2,331	6,016
Girl's Apparel	51	745	1,906
Boy's Apparel	38	536	1,377
Infant Apparel	33	476	1,234
Footwear	182	2,590	6,685
Total Entertainment & Hobbies	**$2,187**	**$30,874**	**$82,907**
Entertainment	219	3,066	8,665
Audio & Visual Equipment/Service	480	6,662	17,783
Reading Materials	37	534	1,408
Pets, Toys, & Hobbies	364	5,298	14,210
Personal Items	1,087	15,314	40,840
Total Food and Alcohol	**$3,884**	**$56,256**	**$147,662**
Food At Home	1,998	29,027	76,138
Food Away From Home	1,615	23,319	61,118
Alcoholic Beverages	270	3,909	10,406
Total Household	**$2,652**	**$36,451**	**$96,890**
House Maintenance & Repair	632	8,402	22,548
Household Equip & Furnishings	993	13,721	36,164
Household Operations	720	10,022	26,805
Housing Costs	307	4,306	11,372

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10/11/2023

Consumer Spending Report

Stratford Commons
7000 Cochran Rd, Solon, OH 44139

2023 Annual Spending (000s)	1 Mile	2 Mile	3 Mile
Total Transportation/Maint.	**$3,974**	**$52,756**	**$138,695**
Vehicle Purchases	2,054	26,034	68,488
Gasoline	944	13,240	34,764
Vehicle Expenses	96	1,313	3,632
Transportation	418	5,741	14,856
Automotive Repair & Maintenance	463	6,428	16,955
Total Health Care	**$716**	**$10,403**	**$27,955**
Medical Services	423	6,140	16,442
Prescription Drugs	209	3,060	8,334
Medical Supplies	85	1,204	3,179
Total Education/Day Care	**$1,023**	**$14,669**	**$37,745**
Education	672	9,672	24,568
Fees & Admissions	351	4,997	13,177

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Daytime Employment Report

1 Mile Radius

Stratford Commons

7000 Cochran Rd, Solon, OH 44139

Building Type: **Health Care**
Class: **-**
RBA: **102,503 SF**
Typical Floor: **51,251 SF**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	**182**	**8,444**	**46**
Retail & Wholesale Trade	47	1,009	21
Hospitality & Food Service	3	56	19
Real Estate, Renting, Leasing	1	4	4
Finance & Insurance	8	70	9
Information	6	326	54
Scientific & Technology Services	27	249	9
Management of Companies	1	3	3
Health Care & Social Assistance	5	230	46
Educational Services	2	16	8
Public Administration & Sales	2	43	22
Arts, Entertainment, Recreation	2	9	5
Utilities & Waste Management	14	106	8
Construction	12	204	17
Manufacturing	45	5,979	133
Agriculture, Mining, Fishing	0	0	0
Other Services	7	140	20

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Property For Sale - Glenwillow, OH

Demographic Market Comparison Report — **1 mile radius**

Stratford Commons
7000 Cochran Rd, Solon, OH 44139

Type: **Health Care/Skilled Nursing Facility**
County: **Cuyahoga**

1 Mile
County

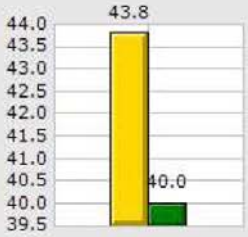
Population Growth

Household Growth

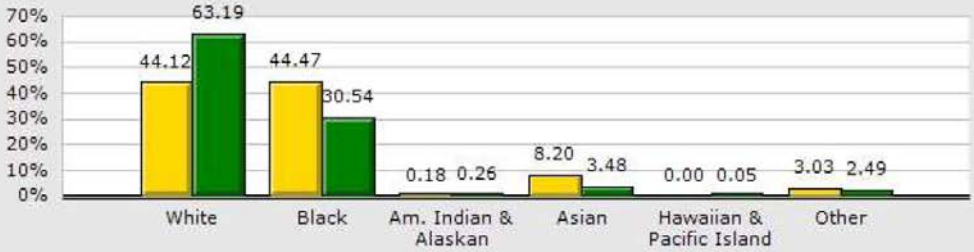
2023 Med Household Inc

2023 Households by Household Income

2023 Median Age

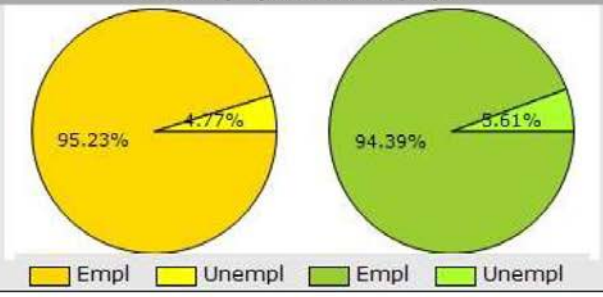


2023 Population by Race



2023 Renter vs. Owner

2023 Employed vs. Unemployed



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Demographic Market Comparison Report — **1 mile radius**

Stratford Commons
7000 Cochran Rd, Solon, OH 44139

Type: **Health Care/Skilled Nursing Facility**
County: **Cuyahoga**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	-2.09%		-2.26%	
Growth 2023 - 2028	0.62%		0.54%	
Empl	559	95.23%	612,197	94.39%
Unempl	28	4.77%	36,411	5.61%
2023 Population by Race	**1,122**		**1,251,250**	
White	495	44.12%	790,613	63.19%
Black	499	44.47%	382,082	30.54%
Am. Indian & Alaskan	2	0.18%	3,297	0.26%
Asian	92	8.20%	43,512	3.48%
Hawaiian & Pacific Island	0	0.00%	594	0.05%
Other	34	3.03%	31,152	2.49%
Household Growth				
Growth 2010 - 2023	-1.83%		-2.48%	
Growth 2023 - 2028	0.70%		0.58%	
Renter Occupied	76	17.76%	210,298	39.56%
Owner Occupied	352	82.24%	321,255	60.44%
2023 Households by Household Income	**428**		**531,553**	
Income <$25K	54	12.62%	128,074	24.09%
Income $25K - $50K	53	12.38%	118,677	22.33%
Income $50K - $75K	82	19.16%	94,450	17.77%
Income $75K - $100K	39	9.11%	60,641	11.41%
Income $100K - $125K	49	11.45%	40,768	7.67%
Income $125K - $150K	43	10.05%	30,841	5.80%
Income $150K - $200K	63	14.72%	27,439	5.16%
Income $200K+	45	10.51%	30,663	5.77%
2023 Med Household Inc	$91,025		$54,278	
2023 Median Age	43.80		40.00	

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Demographic Summary Report

Stratford Commons
7000 Cochran Rd, Solon, OH 44139

Building Type:	**Health Care**	Total Available:	**0 SF**
Class:	**-**	% Leased:	**100%**
RBA:	**102,503 SF**	Rent/SF/Yr:	**-**
Typical Floor:	**51,251 SF**		

Radius	1 Mile		2 Mile		3 Mile	
Population						
2028 Projection	1,131		16,291		41,797	
2023 Estimate	1,124		16,084		41,327	
2010 Census	1,148		15,617		40,080	
Growth 2023 - 2028	0.62%		1.29%		1.14%	
Growth 2010 - 2023	-2.09%		2.99%		3.11%	
2023 Population by Hispanic Origin	37		400		970	
2023 Population	1,124		16,084		41,327	
White	495	44.04%	8,659	53.84%	24,510	59.31%
Black	500	44.48%	5,115	31.80%	11,628	28.14%
Am. Indian & Alaskan	2	0.18%	21	0.13%	53	0.13%
Asian	92	8.19%	1,857	11.55%	4,097	9.91%
Hawaiian & Pacific Island	0	0.00%	3	0.02%	7	0.02%
Other	35	3.11%	428	2.66%	1,033	2.50%
U.S. Armed Forces	1		13		18	
Households						
2028 Projection	432		6,105		16,456	
2023 Estimate	429		6,014		16,267	
2010 Census	437		5,798		15,785	
Growth 2023 - 2028	0.70%		1.51%		1.16%	
Growth 2010 - 2023	-1.83%		3.73%		3.05%	
Owner Occupied	352	82.05%	4,662	77.52%	12,465	76.63%
Renter Occupied	76	17.72%	1,352	22.48%	3,802	23.37%
2023 Households by HH Income	428		6,014		16,266	
Income: <$25,000	54	12.62%	718	11.94%	1,919	11.80%
Income: $25,000 - $50,000	53	12.38%	634	10.54%	2,356	14.48%
Income: $50,000 - $75,000	82	19.16%	1,114	18.52%	2,860	17.58%
Income: $75,000 - $100,000	39	9.11%	834	13.87%	2,186	13.44%
Income: $100,000 - $125,000	49	11.45%	706	11.74%	1,887	11.60%
Income: $125,000 - $150,000	43	10.05%	644	10.71%	1,466	9.01%
Income: $150,000 - $200,000	63	14.72%	717	11.92%	1,647	10.13%
Income: $200,000+	45	10.51%	647	10.76%	1,945	11.96%
2023 Avg Household Income	$110,994		$111,266		$110,031	
2023 Med Household Income	$91,025		$91,216		$86,413	

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10/11/2023

Demographic Detail Report

Stratford Commons
7000 Cochran Rd, Solon, OH 44139

Building Type:	**Health Care**	Total Available:	**0 SF**
Class:	**-**	% Leased:	**100%**
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Typical Floor:	**51,251 SF**		

Radius	1 Mile		2 Mile		3 Mile	
Population						
2028 Projection	1,131		16,291		41,797	
2023 Estimate	1,124		16,084		41,327	
2010 Census	1,148		15,617		40,080	
Growth 2023 - 2028	0.62%		1.29%		1.14%	
Growth 2010 - 2023	-2.09%		2.99%		3.11%	
2023 Population by Age	**1,124**		**16,084**		**41,327**	
Age 0 - 4	57	5.07%	830	5.16%	2,107	5.10%
Age 5 - 9	55	4.89%	815	5.07%	2,085	5.05%
Age 10 - 14	61	5.43%	920	5.72%	2,315	5.60%
Age 15 - 19	68	6.05%	1,050	6.53%	2,568	6.21%
Age 20 - 24	71	6.32%	1,096	6.81%	2,640	6.39%
Age 25 - 29	75	6.67%	1,111	6.91%	2,706	6.55%
Age 30 - 34	70	6.23%	999	6.21%	2,512	6.08%
Age 35 - 39	61	5.43%	861	5.35%	2,234	5.41%
Age 40 - 44	59	5.25%	853	5.30%	2,200	5.32%
Age 45 - 49	61	5.43%	917	5.70%	2,322	5.62%
Age 50 - 54	69	6.14%	1,063	6.61%	2,689	6.51%
Age 55 - 59	78	6.94%	1,167	7.26%	2,991	7.24%
Age 60 - 64	85	7.56%	1,215	7.55%	3,156	7.64%
Age 65 - 69	81	7.21%	1,096	6.81%	2,909	7.04%
Age 70 - 74	69	6.14%	877	5.45%	2,390	5.78%
Age 75 - 79	47	4.18%	567	3.53%	1,602	3.88%
Age 80 - 84	29	2.58%	333	2.07%	979	2.37%
Age 85+	29	2.58%	310	1.93%	925	2.24%
Age 65+	255	22.69%	3,183	19.79%	8,805	21.31%
Median Age	**43.80**		**42.10**		**43.40**	
Average Age	**42.70**		**41.40**		**42.20**	

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10/11/2023

Demographic Detail Report

Stratford Commons
7000 Cochran Rd, Solon, OH 44139

Radius	1 Mile		2 Mile		3 Mile	
2023 Population By Race	**1,124**		**16,084**		**41,327**	
White	495	44.04%	8,659	53.84%	24,510	59.31%
Black	500	44.48%	5,115	31.80%	11,628	28.14%
Am. Indian & Alaskan	2	0.18%	21	0.13%	53	0.13%
Asian	92	8.19%	1,857	11.55%	4,097	9.91%
Hawaiian & Pacific Island	0	0.00%	3	0.02%	7	0.02%
Other	35	3.11%	428	2.66%	1,033	2.50%
Population by Hispanic Origin	**1,124**		**16,084**		**41,327**	
Non-Hispanic Origin	1,086	96.62%	15,683	97.51%	40,357	97.65%
Hispanic Origin	38	3.38%	400	2.49%	970	2.35%
2023 Median Age, Male	**42.20**		**40.30**		**41.40**	
2023 Average Age, Male	**41.70**		**40.40**		**41.00**	
2023 Median Age, Female	**45.40**		**43.70**		**45.20**	
2023 Average Age, Female	**43.80**		**42.40**		**43.40**	
2023 Population by Occupation Classification	**938**		**13,308**		**34,306**	
Civilian Employed	559	59.59%	8,905	66.91%	22,592	65.85%
Civilian Unemployed	28	2.99%	297	2.23%	671	1.96%
Civilian Non-Labor Force	350	37.31%	4,093	30.76%	11,025	32.14%
Armed Forces	1	0.11%	13	0.10%	18	0.05%
Households by Marital Status						
Married	230		3,368		8,737	
Married No Children	136		1,772		4,876	
Married w/Children	94		1,596		3,861	
2023 Population by Education	**853**		**11,920**		**31,375**	
Some High School, No Diploma	37	4.34%	385	3.23%	1,527	4.87%
High School Grad (Incl Equivalency)	181	21.22%	2,383	19.99%	7,168	22.85%
Some College, No Degree	202	23.68%	2,838	23.81%	7,833	24.97%
Associate Degree	40	4.69%	549	4.61%	1,762	5.62%
Bachelor Degree	165	19.34%	3,122	26.19%	7,471	23.81%
Advanced Degree	228	26.73%	2,643	22.17%	5,614	17.89%

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Demographic Detail Report

Stratford Commons
7000 Cochran Rd, Solon, OH 44139

Radius	1 Mile		2 Mile		3 Mile	
2023 Population by Occupation	**1,070**		**17,179**		**43,027**	
Real Estate & Finance	46	4.30%	736	4.28%	2,219	5.16%
Professional & Management	345	32.24%	5,273	30.69%	12,951	30.10%
Public Administration	20	1.87%	451	2.63%	793	1.84%
Education & Health	179	16.73%	2,688	15.65%	5,940	13.81%
Services	64	5.98%	1,073	6.25%	3,052	7.09%
Information	25	2.34%	294	1.71%	481	1.12%
Sales	122	11.40%	2,041	11.88%	5,517	12.82%
Transportation	5	0.47%	83	0.48%	217	0.50%
Retail	28	2.62%	786	4.58%	2,093	4.86%
Wholesale	13	1.21%	318	1.85%	990	2.30%
Manufacturing	94	8.79%	1,616	9.41%	3,813	8.86%
Production	67	6.26%	1,027	5.98%	2,544	5.91%
Construction	23	2.15%	238	1.39%	861	2.00%
Utilities	25	2.34%	261	1.52%	723	1.68%
Agriculture & Mining	0	0.00%	2	0.01%	8	0.02%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	1	0.00%
Other Services	14	1.31%	292	1.70%	824	1.92%
2023 Worker Travel Time to Job	**549**		**8,574**		**21,629**	
<30 Minutes	261	47.54%	4,770	55.63%	13,046	60.32%
30-60 Minutes	263	47.91%	3,267	38.10%	7,727	35.73%
60+ Minutes	25	4.55%	537	6.26%	856	3.96%
2010 Households by HH Size	**436**		**5,798**		**15,786**	
1-Person Households	112	25.69%	1,265	21.82%	4,025	25.50%
2-Person Households	138	31.65%	1,857	32.03%	5,230	33.13%
3-Person Households	80	18.35%	1,089	18.78%	2,761	17.49%
4-Person Households	67	15.37%	1,022	17.63%	2,464	15.61%
5-Person Households	27	6.19%	392	6.76%	929	5.88%
6-Person Households	6	1.38%	117	2.02%	265	1.68%
7 or more Person Households	6	1.38%	56	0.97%	112	0.71%
2023 Average Household Size	**2.60**		**2.60**		**2.50**	
Households						
2028 Projection	432		6,105		16,456	
2023 Estimate	429		6,014		16,267	
2010 Census	437		5,798		15,785	
Growth 2023 - 2028	0.70%		1.51%		1.16%	
Growth 2010 - 2023	-1.83%		3.73%		3.05%	

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10/11/2023

Demographic Detail Report

Stratford Commons
7000 Cochran Rd, Solon, OH 44139

Radius	1 Mile		2 Mile		3 Mile	
2023 Households by HH Income	**428**		**6,014**		**16,266**	
<$25,000	54	12.62%	718	11.94%	1,919	11.80%
$25,000 - $50,000	53	12.38%	634	10.54%	2,356	14.48%
$50,000 - $75,000	82	19.16%	1,114	18.52%	2,860	17.58%
$75,000 - $100,000	39	9.11%	834	13.87%	2,186	13.44%
$100,000 - $125,000	49	11.45%	706	11.74%	1,887	11.60%
$125,000 - $150,000	43	10.05%	644	10.71%	1,466	9.01%
$150,000 - $200,000	63	14.72%	717	11.92%	1,647	10.13%
$200,000+	45	10.51%	647	10.76%	1,945	11.96%
2023 Avg Household Income	**$110,994**		**$111,266**		**$110,031**	
2023 Med Household Income	**$91,025**		**$91,216**		**$86,413**	
2023 Occupied Housing	**428**		**6,014**		**16,267**	
Owner Occupied	352	82.24%	4,662	77.52%	12,465	76.63%
Renter Occupied	76	17.76%	1,352	22.48%	3,802	23.37%
2010 Housing Units	**455**		**6,426**		**17,386**	
1 Unit	396	87.03%	5,234	81.45%	13,775	79.23%
2 - 4 Units	2	0.44%	170	2.65%	568	3.27%
5 - 19 Units	1	0.22%	721	11.22%	1,517	8.73%
20+ Units	56	12.31%	301	4.68%	1,526	8.78%
2023 Housing Value	**352**		**4,662**		**12,464**	
<$100,000	60	17.05%	527	11.30%	1,624	13.03%
$100,000 - $200,000	48	13.64%	1,264	27.11%	3,710	29.77%
$200,000 - $300,000	76	21.59%	1,652	35.44%	3,851	30.90%
$300,000 - $400,000	141	40.06%	913	19.58%	1,803	14.47%
$400,000 - $500,000	26	7.39%	234	5.02%	748	6.00%
$500,000 - $1,000,000	1	0.28%	72	1.54%	683	5.48%
$1,000,000+	0	0.00%	0	0.00%	45	0.36%
2023 Median Home Value	**$289,473**		**$232,687**		**$223,318**	
2023 Housing Units by Yr Built	**475**		**6,554**		**17,632**	
Built 2010+	9	1.89%	484	7.38%	994	5.64%
Built 2000 - 2010	81	17.05%	481	7.34%	1,330	7.54%
Built 1990 - 1999	70	14.74%	1,365	20.83%	3,348	18.99%
Built 1980 - 1989	64	13.47%	964	14.71%	2,285	12.96%
Built 1970 - 1979	87	18.32%	1,104	16.84%	2,610	14.80%
Built 1960 - 1969	79	16.63%	1,131	17.26%	3,480	19.74%
Built 1950 - 1959	45	9.47%	561	8.56%	2,010	11.40%
Built <1949	40	8.42%	464	7.08%	1,575	8.93%
2023 Median Year Built	**1977**		**1979**		**1976**	

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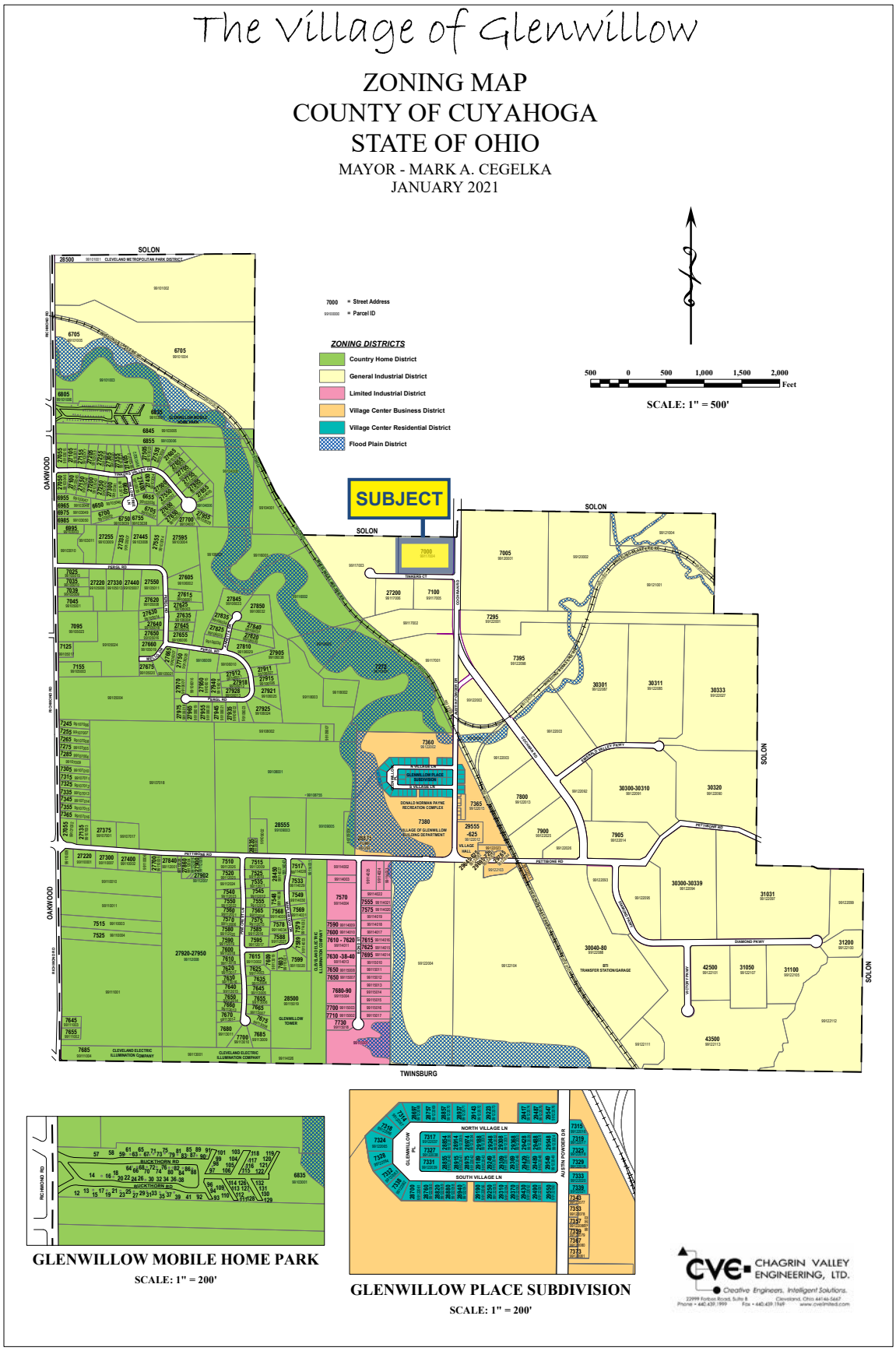
Property For Sale - Glenwillow, OH



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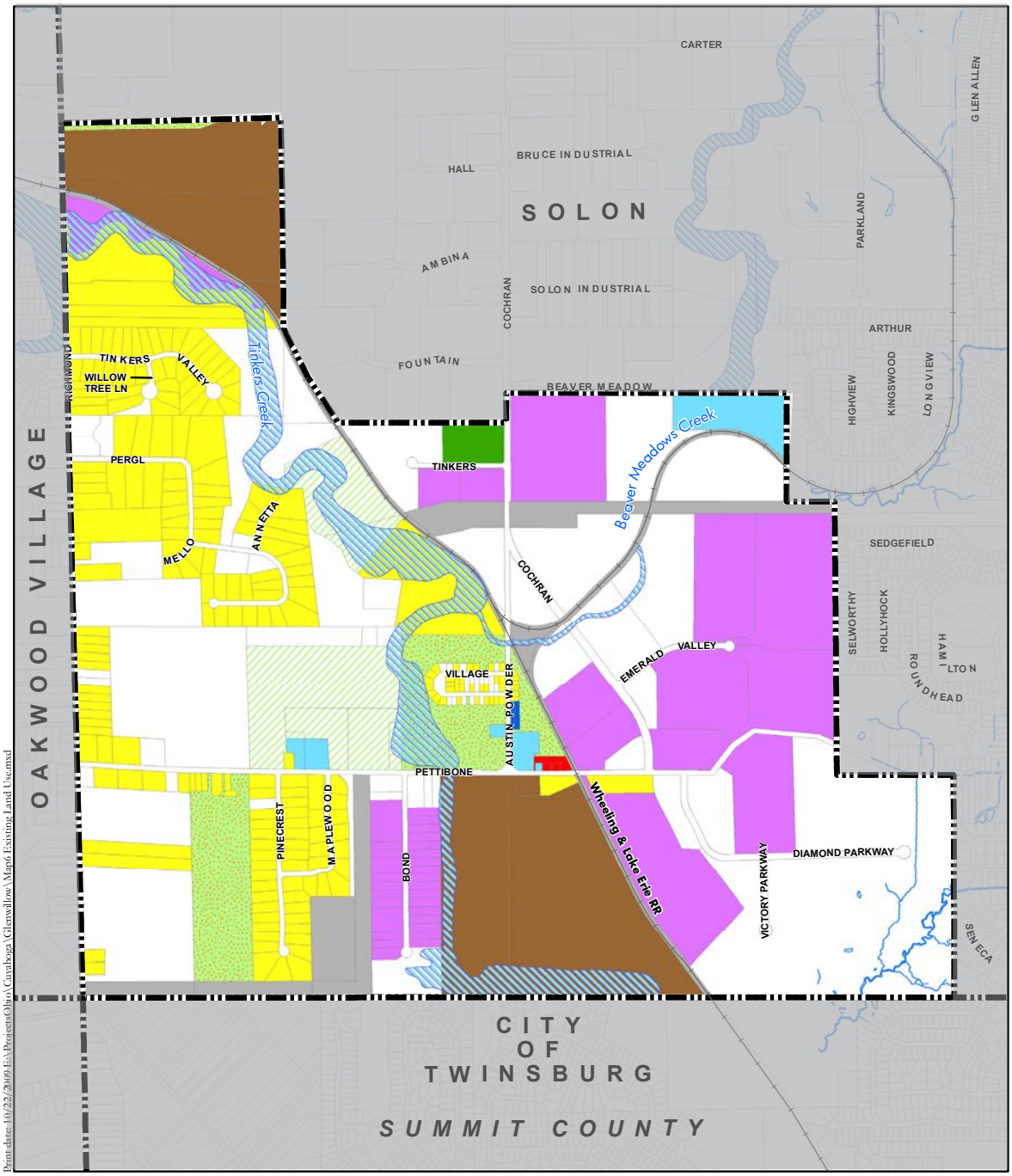
Existing Land Use - Village of Glenwillow



Print date: 10/22/2009 E:\Projects\Ohio\Cuyahoga\Glenwillow\Map6 Existing Land Use.mxd

Map 6
Existing Land Use

Village of Glenwillow, Ohio

Legend

- Residential
- Commercial
- Office
- Industrial
- Utilities
- Closed Landfill
- Governmental
- Institutional
- Park
- Village-Owned/Vacant
- Vacant
- 100 Year Floodplain

Base Map Source: Cuyahoga County, 2008
Data Source: McKenna Associates, 2/2009

0 1,000 2,000 Feet

McKenna Associates Incorporated

10/29/09

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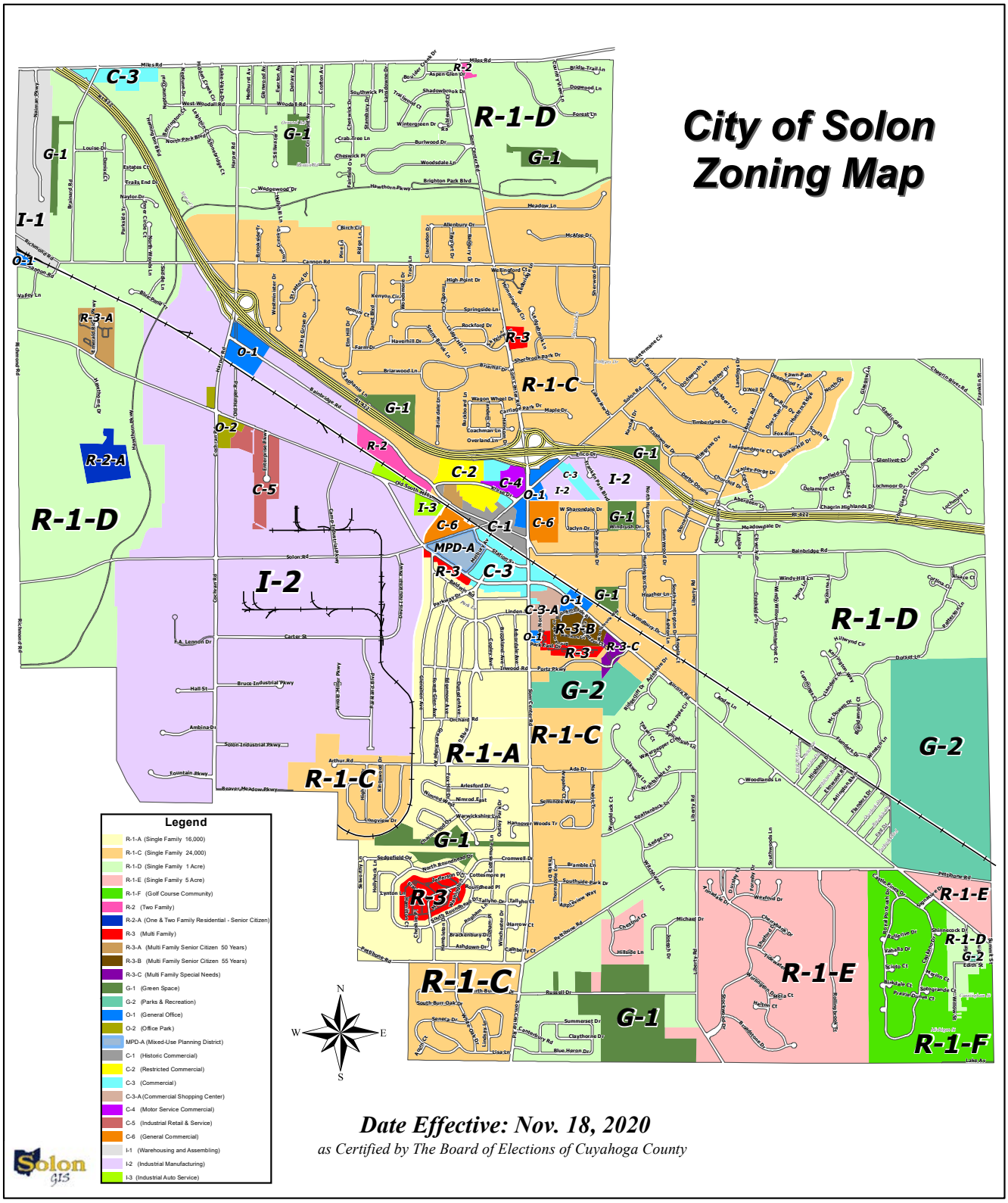
Property For Sale - Glenwillow, OH



Date Effective: Nov. 18, 2020

as Certified by The Board of Elections of Cuyahoga County

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3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.350.2394
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Zoning Information-Selected Sections

1131.01 DISTRICTS ESTABLISHED
In order to carry out the purpose of this Code, the Village of Glenwillow is hereby divided into the following zoning districts:

Residential Districts
CH Country Home District
VC-R Village Center Residential District

Business and Industrial Districts
VC-B Village Center Business District
L-I Limited Industrial District
G-I General Industrial District

1131.03 DISTRICT BOUNDARY LINES
(a) Boundary Interpretation. All zoning district boundary lines shown on the Zone Map shall be interpreted and determined as follows:

(1) Where boundaries apparently follow lot lines and are not more than ten (10) feet therefrom, the lot lines shall be construed to be such boundaries;

(2) Where boundaries apparently follow streets or alleys, the center lines of such streets or alleys shall be construed to be such boundaries;

(3) Where boundaries approximately follow municipal corporation limits, such boundaries shall be construed as following such limits.

(4) In all other cases, the location of any boundary line, unless indicated by dimensions of the Zone Map, shall be determined by the use of the scale appearing thereon.

(b) Vacation of Public Ways. Whenever any street or public way is vacated in the manner authorized by law, the zoning districts adjoining each side of the street or public way shall be automatically extended to the center of such vacations and all area included in the vacation shall thereafter be subject to all regulations of the extended districts.

(c) Dispute Concerning Location of Boundaries. All disputes concerning the exact location of zoning district boundaries shall be resolved by the Planning Commission.

(Ord. 2016-07-24. Passed 8-3-16.)

CHAPTER 1139 Business and Industrial Districts

1139.01 INTENT

Business and Industrial Districts (Village Center Business District (VC-B) and Limited Industrial (L-I) and General Industrial (G-I) Districts) and their regulations are established in order to achieve, among others, the following purposes:

(a) To promote the most desirable and beneficial use of the land in accordance with the objectives and goals of the Village of Glenwillow;

(b) To provide appropriate and convenient districts of sufficient size to carry on the exchange of goods and services, manufacturing processes, and distribution activities to serve the community, and thereby promote employment and strengthen the economy of the community;

(c) To protect nonresidential development from congestion by requiring setbacks and limiting the bulk and density of development in relation to adjacent buildings and available land and by requiring sufficient off-street parking and loading facilities;

(d) The Village Center Business District (VC-B) is established to achieve, among others, the following purposes:

(1) To preserve the distinctive “Company Town” character of the District and foster a sense of community identification and civic pride by stimulating the rehabilitation and redesign of old buildings and encouraging new construction that complements the small-scale character of the Village’s present or contemplated business community;

(2) To provide design standards that will assure the coordination of development within the District so as to add to the distinctive “Company Town” character and to facilitate easy vehicular and pedestrian movement with an emphasis on the pedestrian oriented retail character of the retail street frontage.

(3) To enhance green space, park areas and recreational amenities for public enjoyment and enhancement of the Village Center Business District.

(4) To protect property values within the Village by preventing environmental changes which diminish the area’s unique character.

(e) Limited Industrial District (L-I) is established to accommodate the continuation and reasonable expansion of existing industries located along Bond Street, and to enable the establishment of new industries within this existing industrial area which can locate here in compliance with performance and development standards, in ways that minimize impacts on nearby residential districts.

(f) General Industrial District (G-I) is established to accommodate industrial activities in areas suitable for such development, that are adequately served by major streets and utilities, to encourage the grouping of large-scale industrial establishments that have a generally clean character and which normally generate only limited outdoor activities.

(Ord. 2016-07-24. Passed 8-3-16.)

1139.02 PERMITTED USES

(a) Permitted Use Table Summary. Table 1139.02 sets forth the uses allowed in nonresidential districts. The abbreviations used in the table are described as follows:

(1) Uses Permitted By Right. A “P” in a cell indicates that the use is allowed by-right as a principal use in the respective district provided that all requirements of other Village ordinances and this Planning and Zoning Code have been met;

(2) Conditional Uses. A “C” in a cell indicates that the use is regulated as a conditional use. The use may be permitted in the respective district if approved through the conditional use review process in compliance with Chapter 1117, provided that all requirements of other Village ordinances and this Planning and Zoning Code have been met.

(3) Accessory Uses. An “A” in a cell indicates that the use is a permitted accessory use, provided it is clearly incidental and subordinate to a permitted principal or conditional use listed in Table 1139.02 and that the requirements of all other Village ordinances and this Planning and Zoning Code have been met.

(4) Prohibited Use.

A. A “NP” in a cell indicates that a use is not permitted in the respective district.

B. Any use not specifically listed in Table 1139.02 shall be a prohibited use in these zoning districts and shall only be permitted upon amendment of this Code and/or the Zoning Map as provided in Chapter 1121 or approval as a similar use as provided in Section 1117.11.

(b) Compliance with Standards. Although a use may be indicated as a permitted use in a particular district, it shall not be approved on a lot unless it can be located thereon in full compliance with all of the standards and other regulations of this Code applicable to the specific use and lot in question, including but not limited to any supplemental use-specific standards referenced in Table 1139.02.

(c) Table 1139.02 Permitted Use Table.

Table 1139.02 BUSINESS AND INDUSTRIAL DISTRICT PERMITTED USE TABLE				
	Zoning Districts			Use-Specific Standards See Section:
	Village Center Business District	Limited Industrial District	General Industrial District	
(1) Offices				
A. Administrative, professional, business, government offices	P	P	P	
B. Hospital, similar large-scale medical facility	NP	NP	C	1147.02(e)
C. Medical and dental offices	P	NP	NP	
D. Sales office	P	NP	NP	
(2) Retail /Services				
A. Art galleries and instructional studios	C	NP	NP	
B. Banks, other financial establishments	P	NP	C	1147.02(k)
C. Business services	P	NP	C	1147.02(k)
D. Intentionally omitted	N/A	N/A	N/A	
E. Mobile food facility	C	C	C	1147.02(g)
F. Personal services establishments	P	NP	C	1147.02(k)
G. Restaurants, taverns and other retail food services	P	NP	C	1147.02(k)
H. Retail uses within enclosed buildings	P	NP	C	1147.02(k)
I. Work/live units	C	NP	NP	1147.02(q)
J. Adult entertainment uses	NP	NP	C	1147.02(b)
(3) General Commercial Uses				
A. Business equipment and maintenance services	NP	NP	P	
B. Construction trade, contractor's facility within enclosed building	NP	P	P	
C. Printing and publishing	NP	P	P	
(4) Manufacturing, Packaging, Fabrication, Assembly, Distribution, Storage				
A. Assembly/ processing facility	NP	P	P	
B. Distribution facilities, warehousing and wholesale trade	NP	C	C	1147.02(d)
C. Light manufacturing and production within enclosed building	NP	P	P	
D. Scientific research, development, training and testing facility	NP	P	P	
(5) Community Services and Facilities				
A. Assembly hall, meeting place	NP	C	NP	1147.02(c)
B. Place of worship/church	NP	C	NP	1147.02(c)
C. Glenwillow Village facilities, including buildings, structures and grounds	P	P	P	
D. Public park, playground	P	NP	NP	
E. Skilled nursing, rehabilitation facility	NP	NP	C	1147.02(p)
(6) Residential occupancy of an existing structure along Austin Powder Drive	P	NP	NP	1147.02(n)
(7) Accessory Uses				
A. Accessory medical clinics, lunchrooms, cafeterias, and recreational facilities in association with a permitted use	NP	A	A	
B. Limited retail accessory to an office or industrial use	A	NP	A	1147.02(o)
C. Off-street parking and loading facilities	A	A	A	
D. Outdoor dining associated with a permitted restaurant	C	NP	NP	1147.02(h)
E. Outdoor storage of fleet vehicles	NP	C	P	1147.02(i)
F. Outdoor storage of materials and equipment	NP	C	NP	1147.02(j)
P = Permitted by right C = Conditional A= Accessory NP = Use not permitted in district				

1147.01 INTENT.
This Chapter establishes supplement standards that apply to specific uses which are in addition to the general district requirements and conditional use criteria set forth in Chapter 1117.
(Ord. 2016-07-24. Passed 8-3-16.)

1147.02 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES.
This section contains additional standards and requirements that apply to the use type listed, and apply to all zoning districts in which the use is permitted, unless otherwise expressly stated. Any use in this section that is regulated as a conditional use in the district in which it proposed shall also comply with the conditional use approval criteria set forth in Chapter 1117.

(e) Hospitals and Similar Large-Scale Medical Facilities.
(1) Development Standards:
A. Unless otherwise specified below or altered by the Planning Commission, the use shall comply with the development standards of the district in which it is located.
B. The minimum lot area shall be five (5) acres, and the minimum lot width shall be 500 feet.
C. All buildings shall be set back a minimum of 100 feet from all lot lines.
D. All parking areas shall be set back a minimum of fifty (50) feet from all lot lines.
(2) Such uses shall be located on an arterial or collector street (as determined by the Glenwillow Village Engineer) or have direct access to an arterial or collector street to minimize impacts on local streets and residential neighborhoods.
(3) Ambulances and other vehicles used in the operation of the principal use shall be stored in an enclosed building.
(4) The inclusion of such land use shall not discourage the appropriate development or impair the value of existing or proposed industrial development in the area surrounding the subject development.

InterFlood

Instant flood maps and data

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Flood Data

USPS Address:	7000 Cochran Rd Solon OH 44139-4304
Community Name:	GLENWILLOW, VILLAGE OF
Community #:	390735
County:	Cuyahoga
Census Tract:	1957.00
Flood Zone:	X
Map Date:	2010-12-03

Flood Map Type and Color Options

Type: Aerial Zone Color: Blue

APPLY MAP OPTIONS

Flood Map

To Save your flood map, use your **right** mouse button and **click** directly on it. Then, depending on what you want to do, select:

- **Save Picture As...** to copy the flood map to your hard drive
- **Copy** to place the flood map in Windows memory so you can paste into another program
- **Print Picture ...** to print the flood map immediately

Property For Sale - Glenwillow, OH

InterFlood by a la mode

Prepared for: JLL
7000 Cochran Rd
Solon, OH 44139-4304

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MAP DATA

FEMA Special Flood Hazard Area: **NO**
Map Number: **39035C0351E**
Zone: **X**
Map Date: **December 03, 2010**
FIPS: **39035**

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

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