

FOR SALE

**13179 Smith Road
Middleburg Hts, Ohio**

Approximately 3,900 sf available



Description: Freestanding building located just off the SW corner of Smith and W. 130th Street, across from Southland Plaza. The building sits on .56 acres.

Nearby Tenants: Giant Eagle, Marc's, BJ's Wholesale, Joann Fabrics, Office Max, Dollar Tree, Marshalls, Party City, Goodwill, Petco, etc.

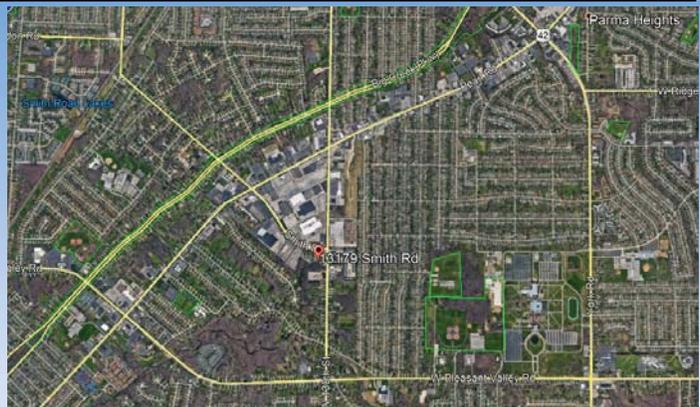
Demographics:

Population:

1 mile: 8,951
3 miles: 84,472
5 miles: 213,625

Median Household Income:

1 mile: \$55,295
3 miles: \$54,793
5 miles: \$54,612

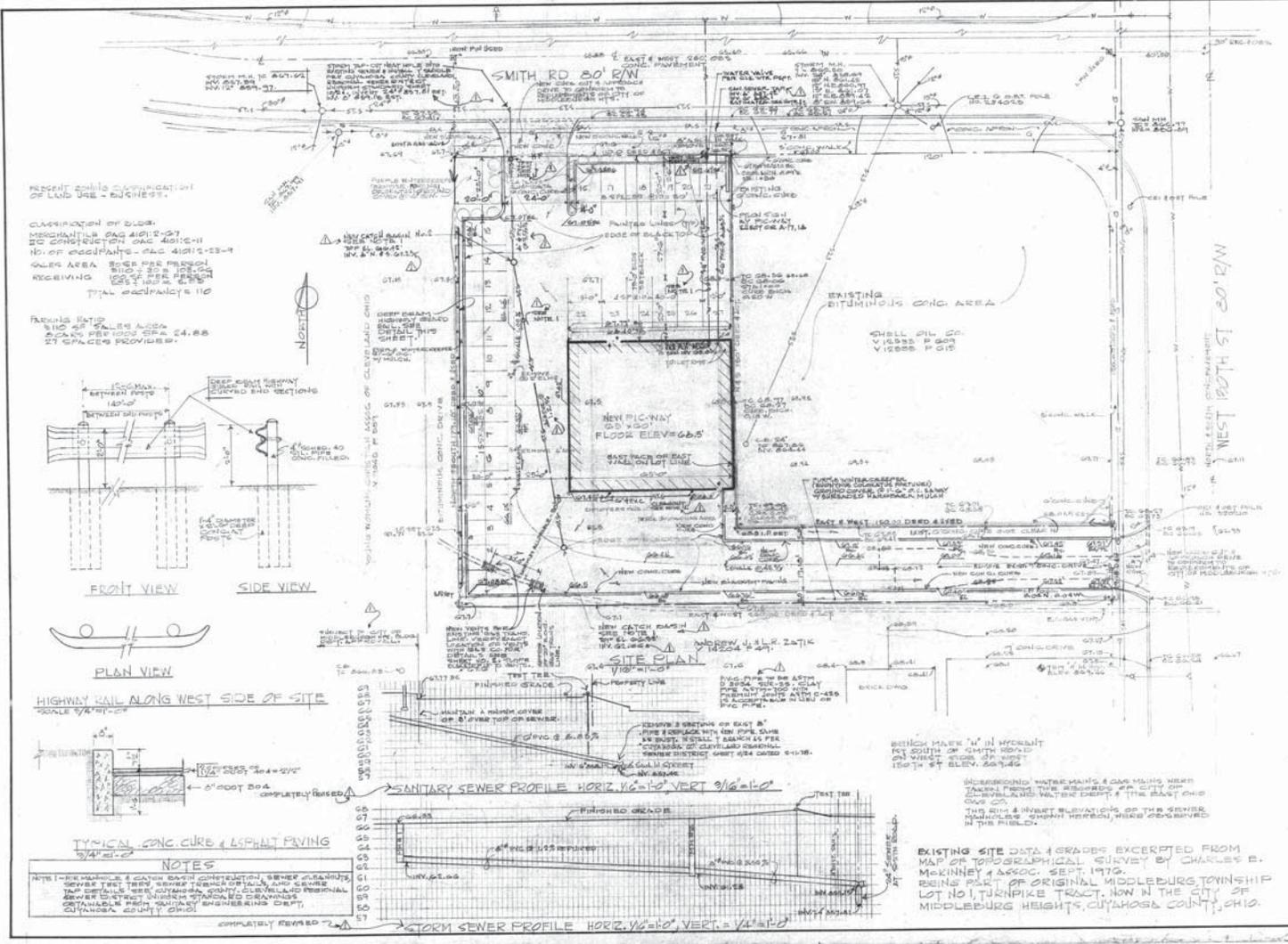


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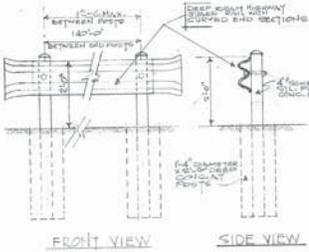
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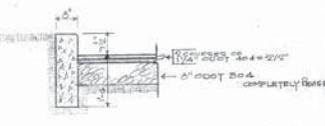
RECENT SOILS CLASSIFICATION OF LAND USE - RICHNESS.

CLASSIFICATION OF SOILS:
 MERCHANTS PAC 4101-2-27
 NO. OF OCCUPANTS - PAC 4101-2-27
 SLOPE AREA - SLOPE PER PERSON
 RECEIVING - SLOPE PER PERSON
 TOTAL OCCUPANTS 110

PAVING RATIO
 1100 SF PAVING AREA
 2.000 PER 1000 SF A 2.00
 27 SPACES PROVIDED.

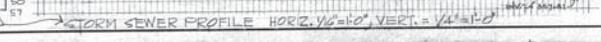
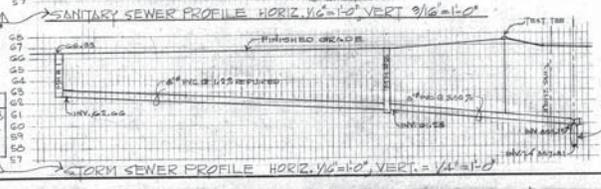


HIGHWAY RAIL ALONG WEST SIDE OF SITE
 SCALE 1/4" = 1'-0"



TYPICAL CONC CURB & ASPHALT FINING
 6" x 6" CURB
 2" ASPHALT
 6" BASE

NOTES
 1. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS SANITARY SEWER REGULATIONS AND THE OHIO SANITARY SEWER REGULATIONS.
 2. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS STORM SEWER REGULATIONS AND THE OHIO STORM SEWER REGULATIONS.
 3. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS GROUNDWATER PROTECTION REGULATIONS AND THE OHIO GROUNDWATER PROTECTION REGULATIONS.
 4. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS EROSION CONTROL REGULATIONS AND THE OHIO EROSION CONTROL REGULATIONS.
 5. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS TREE PROTECTION REGULATIONS AND THE OHIO TREE PROTECTION REGULATIONS.
 6. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS UTILITIES PROTECTION REGULATIONS AND THE OHIO UTILITIES PROTECTION REGULATIONS.
 7. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS TRAFFIC CONTROL REGULATIONS AND THE OHIO TRAFFIC CONTROL REGULATIONS.
 8. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS VISUAL QUALITY REGULATIONS AND THE OHIO VISUAL QUALITY REGULATIONS.
 9. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS HISTORIC PRESERVATION REGULATIONS AND THE OHIO HISTORIC PRESERVATION REGULATIONS.
 10. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS ENVIRONMENTAL REGULATIONS AND THE OHIO ENVIRONMENTAL REGULATIONS.
 11. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS PUBLIC SAFETY REGULATIONS AND THE OHIO PUBLIC SAFETY REGULATIONS.
 12. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS COMMUNITY DEVELOPMENT REGULATIONS AND THE OHIO COMMUNITY DEVELOPMENT REGULATIONS.
 13. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS ECONOMIC DEVELOPMENT REGULATIONS AND THE OHIO ECONOMIC DEVELOPMENT REGULATIONS.
 14. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS CULTURAL HERITAGE REGULATIONS AND THE OHIO CULTURAL HERITAGE REGULATIONS.
 15. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS RECREATION REGULATIONS AND THE OHIO RECREATION REGULATIONS.
 16. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS TOURISM REGULATIONS AND THE OHIO TOURISM REGULATIONS.
 17. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS ARTS AND CULTURE REGULATIONS AND THE OHIO ARTS AND CULTURE REGULATIONS.
 18. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS SCIENCE AND TECHNOLOGY REGULATIONS AND THE OHIO SCIENCE AND TECHNOLOGY REGULATIONS.
 19. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS HEALTH AND HUMAN SERVICES REGULATIONS AND THE OHIO HEALTH AND HUMAN SERVICES REGULATIONS.
 20. ALL SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBUS EDUCATION REGULATIONS AND THE OHIO EDUCATION REGULATIONS.



EXISTING SITE DATA & GRADES EXCERPTED FROM MAP OF TOPOGRAPHICAL SURVEY BY CHARLES E. MCKINNEY & ASSOC. SEPT. 1970. BEING PART OF ORIGINAL MIDDLEBURG TOWNSHIP LOT NO. 1, TURNPIKE TRACT, NOW IN THE CITY OF MIDDLEBURG HEIGHTS, CUYAHOGA COUNTY, OHIO.