



**BLOCK A - FOR SALE**  
17.686 AC

WARNER RD  
GREAT LAKES WAY

**GL POWER**

**Loves**

**MARATHON**

39,676 VPD

INTERSTATE  
**90**

SR 528 (S MADISON RD)  
8,683 VPD

**H** Holiday Inn Express  
**Hampton Inn**  
**McDonald's**  
**SHEETZ**

**FOR SALE**

# GRAND RIVER GATEWAY DEVELOPMENT SITE

17.686 ACRES AT INTERSTATE 90  
SR 528 & SR 307 AT GREAT LAKES WAY  
MADISON, OH 44057

EXCLUSIVE CONTACT:

**JOSEPH KHOURI**  
Senior Vice President  
+1 216 658 6120  
joseph.khour@cbre.com

**CBRE**



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17.686 AC

GREAT LAKES WAY

WARNER RD

SR 528 (S MADISON RD)  
8,683 VPD

## THE OPPORTUNITY

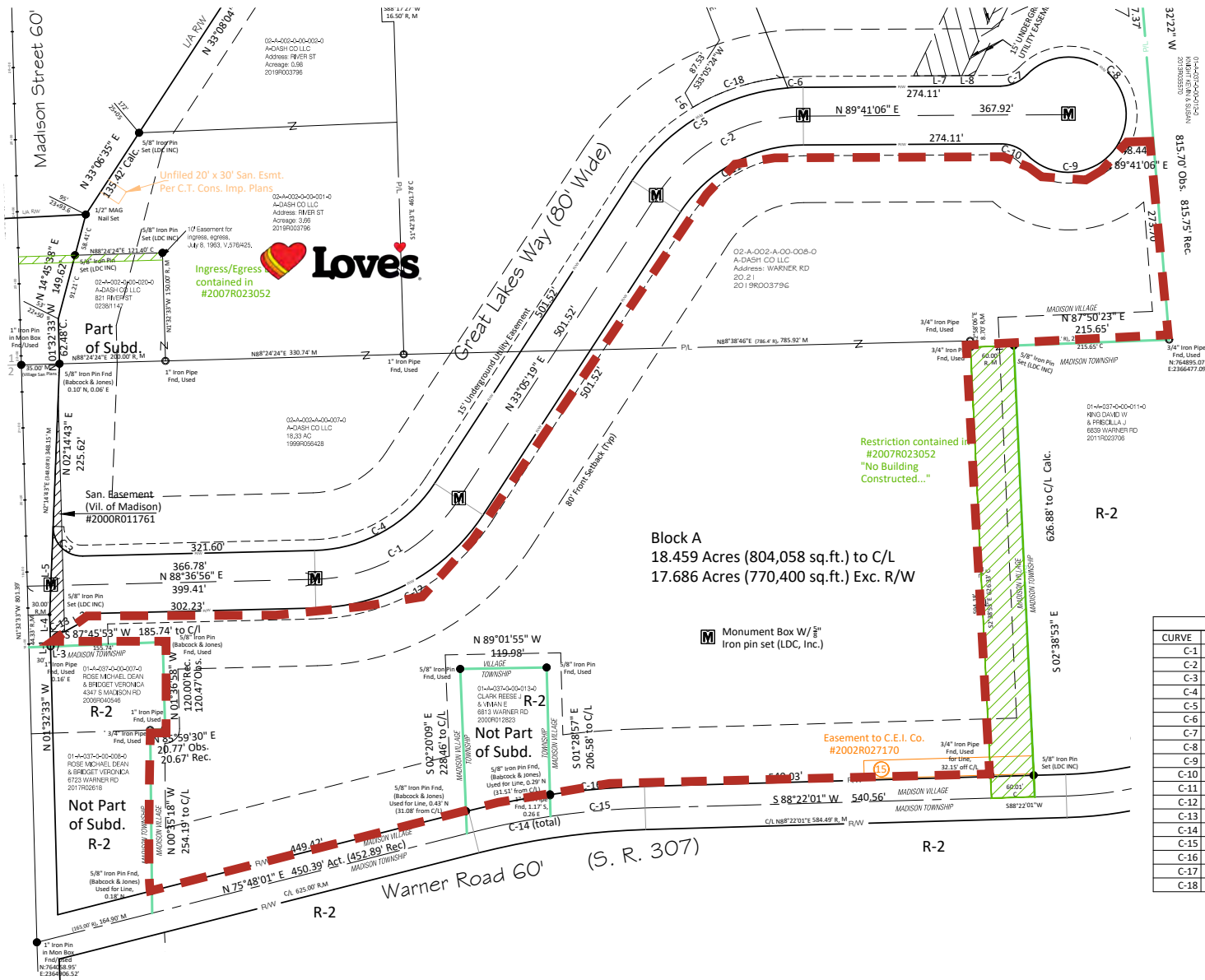
Block A - 17.686 Acres

- Price: \$2,564,470 (\$145,000 Per Acre)
- Parcel #: 02-A-002-A-00-008-0
- 1,745'± x 867.88'±
- Zoning: B-5 Highway Business - Industrial District
- Utilities are in place, located at the newly built road, Great Lakes Way.
- Millions in infrastructure have already been completed and construction is under way for Great Lakes Power and Love's Travel Stops & Country Stores.

### Area Information

- The new Great Lakes Power 110,000 SF Global HQ Building is adjacent to the site.
- 18 acre Love's Travel Stops & Country Store
- Located at the new Grand River Gateway development at Great Lakes Way (new roadway) with access off of SR 528 (S Madison Rd) with traffic counts of 7,383 VPD.
- Seconds from the I-90 interchange at Exit 212 with traffic counts of 36,551 VPD.
- Significant Economic Incentives Available (See page 7 of this marketing package)

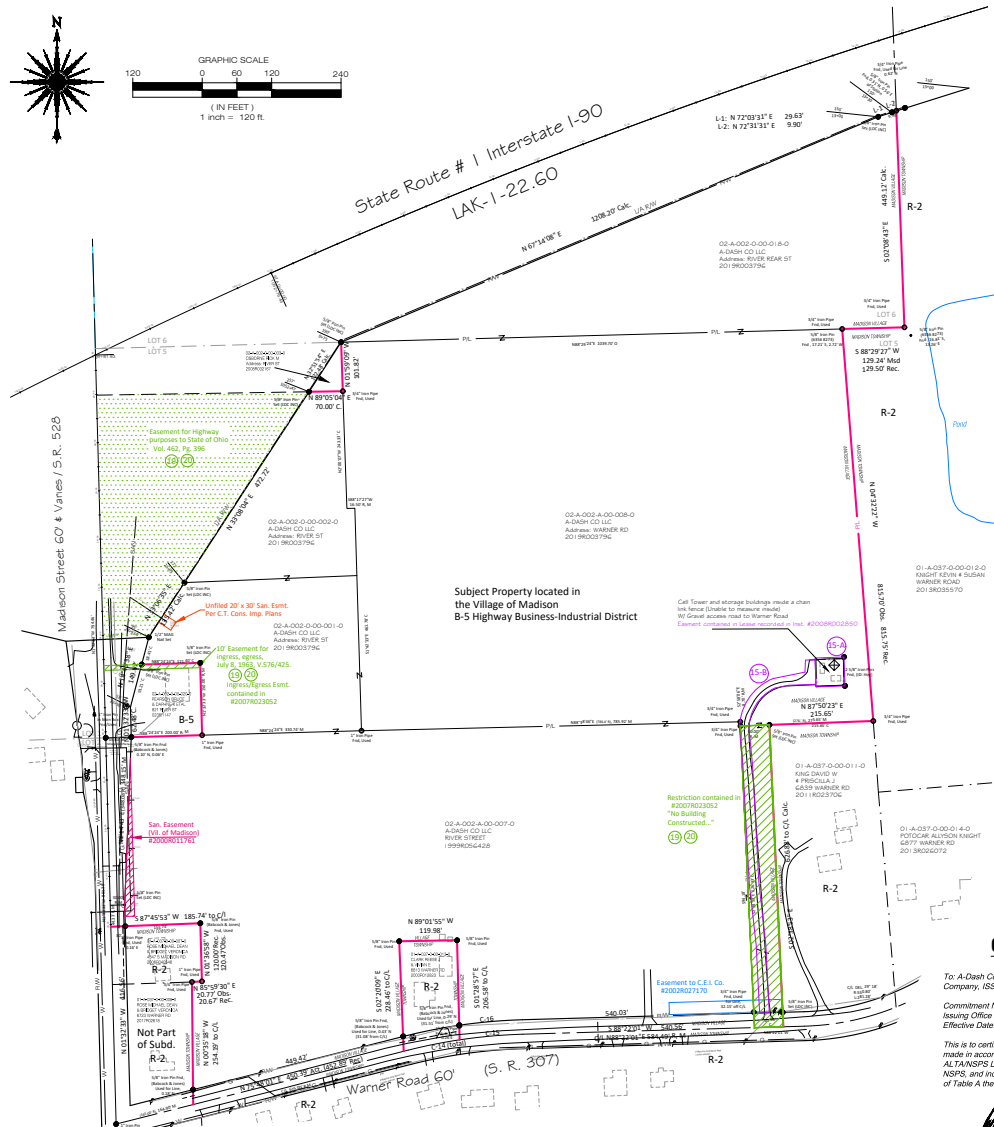
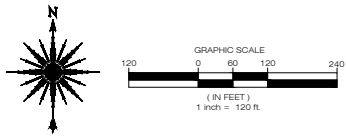
# SITE PARCEL MAP



**Block A**  
18.459 Acres (804,058 sq.ft.) to C/L  
17.686 Acres (770,400 sq.ft.) Exc. R/W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING
C-1	237.44	245.00	228.25	55°31'37"	N60°51'07"E
C-2	242.01	245.00	232.29	56°35'47"	S61°23'13"W
C-3	65.03	40.00	58.10	93°08'53"	N44°48'37"W
C-4	198.67	205.00	190.99	55°31'37"	N60°51'07"E
C-5	260.23	285.00	251.28	52°18'57"	N59°14'47"E
C-6	21.29	285.00	21.29	04°16'50"	S87°32'41"W
C-7	40.31	50.00	39.22	46°11'13"	N66°35'30"E
C-8	232.04	80.00	158.84	166°11'13"	N53°24'30"W
C-9	148.26	80.00	127.94	106°11'13"	N82°46'43"E
C-10	40.31	50.00	39.22	46°11'13"	N67°13'17"W
C-11	202.50	205.00	194.37	56°35'47"	S61°23'13"W
C-12	276.20	285.00	265.52	55°31'37"	N60°51'07"E
C-13	23.95	15.00	21.48	91°28'01"	S44°11'26"W
C-14	240.56	1096.80	240.08	12°34'00"	S82°05'01"W
C-15	131.81	1096.80	131.73	06°53'08"	S84°55'27"W
C-16	131.71	1126.80	131.64	06°41'50"	S85°01'05"W
C-17	448.87	1415.68	446.99	18°10'00"	N07°43'50"E
C-18	133.72	300.00	132.61	25°32'18"	S71°46'18"W

# ALTA SURVEY



## ALTA - NSPS LAND TITLE SURVEY

For: A-Dash Co., LLC

Situated in the Village of Madison, County of Lake, and State of Ohio:  
being in Lots 5 and 6, in Tract 9,  
T11N, R6W of The Connecticut Western Reserve,  
April 2021 - Scale: 1"=120'

### SCHEDULE "B" ITEMS

#### For Captioned Parcels

- Restrictive Covenant(s) recorded in July 12, 1963 in Volume 626, Page 350 Lake County Ohio Official Records. Covenants were for a period of fifty (50) years. Time has run out.
- Easement for Highway purposes recorded in August 15, 1958 in Volume 461, Page 213 "S-284" is located north of S; 90 does not affect.
- Memorandum of Lease between Lemmo-Laricca, LLC, an Ohio limited liability company (Lessor) and American Tower Asset Sub, LLC, a Delaware limited liability company (Lessee). **PLOTTED**  
A) Premises Area (containing tower and buildings inside a fence 60' x 60')  
B) Access & utility Easement  
Premises area and Access & utility easement may be replaced by an "As-Built" survey (None found)
- Resolution and Consent Affidavit recorded in January 31, 2008 and recorded in Instrument No. 2008020353 of Lake County Ohio Records. By and between Member, Partners, etc. of Lemmo-Laricca, LLC and American Tower Asset Sub, LLC, an amended lease for use of a portion of PPN: 02A-002A-00-0008-0.
- Limited Access Note: No access across the Limited Access Right of Way of I-90
- Access Note: entire property has access to either Madison Street or Warner Road
- Deed Reservation(s) and Ingress/Egress Easement(s) recorded July 2, 2007 in Instrument No. 2007020354 Names the following:  
Easement for Highway purposes to the State of Ohio (S-26 LA). **PLOTTED & Hatched**  
Easement & right of way for ingress/Egress and regress only July 8, 1963. **PLOTTED & Hatched**  
Reservation: "No Building shall be constructed on this property until and unless additional adjoining property is acquired in order to comply with requirements of zoning for the area" **PLOTTED & Hatched**
- Deed Reservation(s) and Ingress/Egress Easement(s) recorded July 2, 2007 in Instrument No. 2007020352 Names the following:  
Easement for Highway purposes to the State of Ohio (S-26 LA). **PLOTTED & Hatched** Same as 19 above  
Easement & right of way for ingress/Egress and regress only July 8, 1963. **PLOTTED & Hatched**, same as 19 above  
Reservation: "No Building shall be constructed on this property until and unless additional adjoining property is acquired in order to comply with requirements of zoning for the area" **PLOTTED & Hatched**
- There is a gravel access drive to a cell tower and storage buildings inside a locked chain link fence. No easement identified for any of it.

Un-Recorded 20' x 30' easement for Sanitary Sewer shown on improvement Plans done by CT Consultants.

### SCHEDULE "B" ITEMS

#### For Non-Captioned Parcels

PPN: 02A-002-A-00-007-0

Easement to the Cleveland Electric Illuminating Company filed in Instrument No. 20038027170 **PLOTTED**

Sanitary Sewer Easement to the Village of Madison recorded in Lake County Instrument No. 20090317961 **PLOTTED**

### CERTIFICATION

To: A-Dash Co., LLC, Huntington National Bank; First American Title Insurance Company, ISSUING AGENT, Lake County Attorney's Title Agency;  
Commitment No. 18-228  
Issuing Office File No. 18-228  
Effective Date: December 20, 2018 at 7:59 AM

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1; 2, 3, 4, 6(a), 7(b), 8, 9, 11, 12, 14, 16, 19 & 19.1 of Table A thereof. The fieldwork was completed on August 20th, 2020.

*William C. Vorndk, Jr.*  
Date: 04/16/2021 William C. Vorndk, Jr. P.S. 7478



### FLOOD NOTE

SURVEYED PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING). FOR FEDERAL FLOOD HAZARD MAP NO. 28990C-0004F, June 26 of 2008, WITH AN EFFECTIVE DATE OF 02/03/2010.

### APPARENT ENCROACHMENTS

None Apparent

### TABLE A NOTES

- MONUMENTS SHOWN
- ADDRESSES SHOWN
- FLOOD ZONE CLASSIFICATION SHOWN
- LAND AREA NOTED, ONLY
- TOPOGRAPHY FROM COUNTY GIS
- EXISTING RECORDS REFERRED BY LETTER PROVIDED TO L.C.D. ARE SHOWN BY STRIKES LISTED BELOW
- BOUNDARIES OF PARCELS UNABLE TO MEASURE W/INSTRUMENTS SHOWN INSIDE THE FENCE
- SUBSTANTIAL PLANTINGS SHOWN CODED, TOWER SITE (SEE NOTED) & PLANNING AREAS, NONE ON PROPERTY
- UTILITY(S) SHOWN
- ADJACENT OWNERS' SHOWN
- DETAICHES TO NEAREST ADJACENT STREET, SHOWN
- NO CURRENT EARTH MOVING FOUND ON PRESENT CONSTRUCTION
- OPPOSITE EASEMENTS

### SURVEY-ACREAGE

PPN: 02A-002-0-00-0002-0 1.8712 Acres - in Commitment  
PPN: 02A-002-0-00-0001-0 2.7413 Acres - in Commitment  
PPN: 02A-002-0-00-018-0 6.0729 Acres - in Commitment  
PPN: 02A-002-A-00-0008-0 18.5055 Acres - in Commitment  
PPN: 02A-002-A-00-0007-0 19.1154 Acres - NOT in Commitment  
Total Area: 49.3063 Acres

### ZONING

Parcel is Zoned B-5 Highway Business-Industrial District  
No Minimum Area  
- Min. Lot area: N/A  
- Max. Building Height: 50'  
- 80' Min. Front Setback from RW  
- 40' Min. Rear yard Setbacks  
- 20' Min. width of either side yard

Madison Twp.

**L&D DESIGN CONSULTANTS**  
ENGINEERS • ARCHITECTS • SURVEYORS  
14000 DUNDAS STREET, UNIT 104-10400  
SCARBORA, ONTARIO M1V 4P8  
L.C. No. 918

DATE: 4/16/2021  
SCALE: HOR. 1"=120'  
VERT. UNDEF.  
FILENAME: Survey  
COMPUTER: S  
TAB NAME: ALTA-AG

A-Dash Co., LLC  
ALTA-NSPS Land Survey  
Village of Madison - Lake County - Ohio

SHEET 1 OF 1  
CONTRACT NO. LAKEM3-2001

SR 528 (S MADISON RD)  
8,683 VPD



WARNER RD

**BLOCK A - FOR SALE**  
17.686 AC

GREAT LAKES WAY



## CONTACT US

**JOSEPH KHOURI**  
Senior Vice President  
+1 216 658 6120  
joseph.khour@cbre.com





## GRAND RIVER GATEWAY



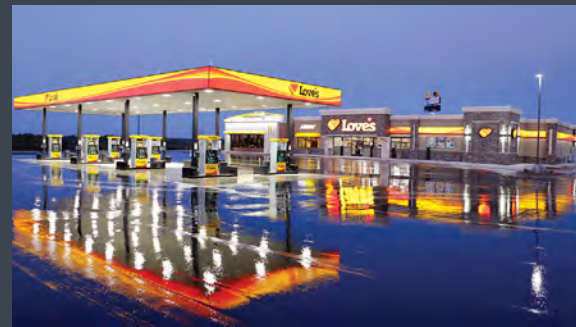
**GREAT LAKES POWER PRODUCTS**



- New Global HQ Building
- 110,000 SF on 15 Acres
- Adding 50 Full-time jobs and a total annual income of \$3M to Madison Village
- 2023 Completion

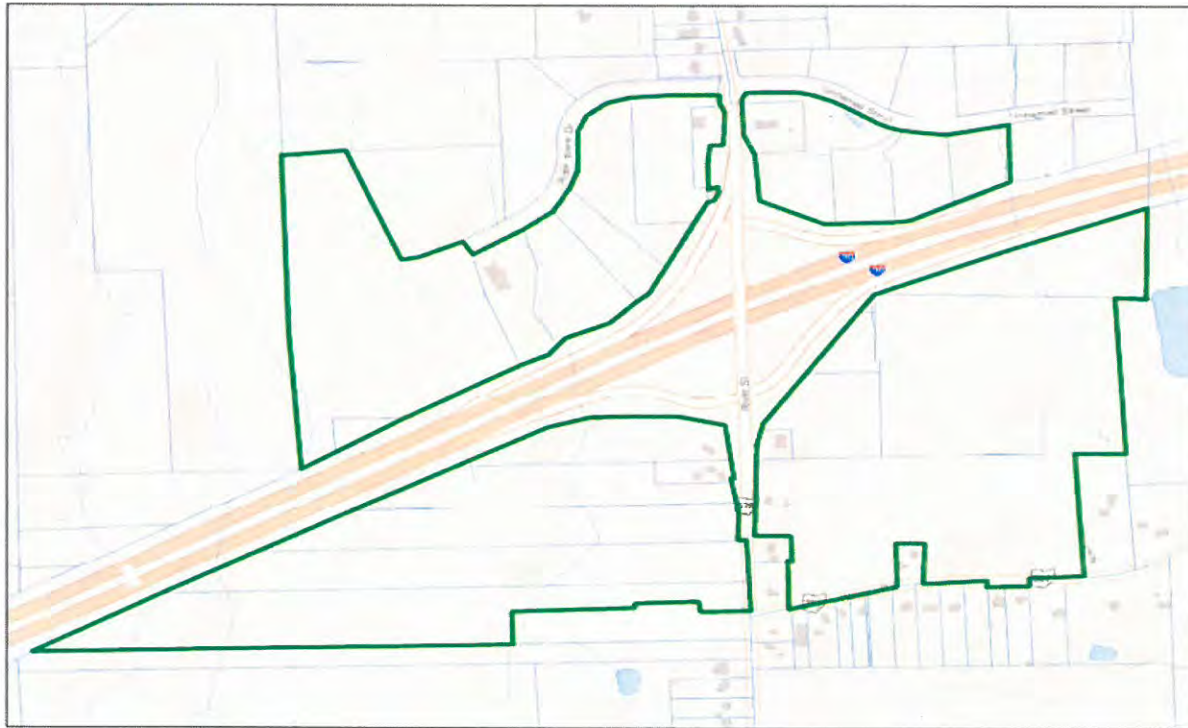


**LOVE'S TRAVEL STOPS & COUNTRY STORES**



- New Full size Travel Center Truck Stop & Country Store
- 18 Acres
- Built / Opened in 2022

## ECONOMIC INCENTIVES TAX INCENTIVE DISTRICT



The Economic Development Committee request staff review and recommendations for real property tax Incentives as a potential aid for economic development in the area of the I-90 / S.R. 528 interchange. The purpose of this Staff Report is to analyses this area for TID suitability in accordance with statutory criteria, per R.C. 5709.40.

The area in question is presently zoned B-5 immediately to the south of I-90 and B-4 to the immediate north of I-90 along Water Tower Drive and R.W. Parkway. The area under review is outlined to the right. (Note: Property lines adjacent to the I-90 right of way are shown to better illustrate the develop-able areas.

### Great Lakes Way Economic Incentives

The subject parcel is located in the Water Tower Tax Incentive District (see attached). This means that the completed value of a project minus the cost of the land is eligible for a 75% reduction in property taxes for 10 years and a 5% reduction for an additional 5 years this incentive goes with the land and does not have to be applied for. Additionally some projects may qualify for an additional incentive grant (for up to 10 years) based on jobs and payroll. These grants are applied for on a case by case basis and will have minimum standards that have to be met to maintain eligibility.

Contact Dwayne Bailey, Madison Village Administrator for more details:

Dwayne Bailey  
Administrator Madison Village  
(440)428-7526  
dbailey@madisonvillage.org

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2023 CURRENT POPULATION	5,973	19,051	64,674
DAYTIME POPULATION	4,673	15,463	50,059
PRJ. 2028 POPULATION	5,981	19,148	64,739
2023 HOUSEHOLDS	2,260	7,544	26,130
AVG. HOUSEHOLD INCOME	\$114,787	\$103,826	\$94,448
PRJ. 2028 AVG. HOUSEHOLD INCOME	\$131,671	\$118,637	\$107,220
MED. HOUSEHOLD INCOME	\$87,295	\$79,710	\$71,284
PRJ. 2028 MED. HOUSEHOLD INCOME	\$102,158	\$93,581	\$80,941
2023 POPULATION 25 AND OVER	4,374	14,037	47,066

## CONTACT US

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### CBRE, INC.

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**CBRE**