



NOVELLA
REALTY

DEVELOPMENT LAND FOR SALE

St. Rt 7 & Under Ridge Rd Conneaut, OH

I-90 Exit 241



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BRKP. 2016001879 | Broker



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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Prime Commercial Land for Development located 1,000 ft South of the I-90 interchange with Route 7 in Conneaut, OH. This is a corner lot with 4.974 acres zoned B-1, Highway Service Business District. Frontage on 3 roads includes: approximately 302 ft on Route 7, about 665 ft on West Under Ridge Road, and the back of the property borders Center Rd for 381 ft. Great accessibility and visibility for this property.

PROPERTY HIGHLIGHTS

- I-90 Corridor, exit 241, last exit in Ohio heading East before PA
- Access from 3 roads
- Great potential for Restaurant, Fast Food, or Hospitality
- Substantial nearby development over past few years
- Neighbors Love's Travel Stop, McDonald's & Subway
- Across from Truck World and Burger King
- All Utilities Available at Street
- Great Visibility and Easy Access



ACREAGE:
4.87



LOT DIMENSION:
302' x 661'



ZONING:
B-1 Highway Service Business District



Property Details

I-90 Exit 241 has seen substantial development over the past few years, including a Love's Travel Stop, McDonald's, Subway, Truck World, and Burger King. This site would be a great opportunity for various interstate commercial uses, especially a restaurant or hotel. A new Wetlands Delineation was just completed along with a Jurisdictional Determination, to get any potential buyer one step closer to determining if this would be a good development opportunity. The center of the property, with road access, approximately 2.36 Acres, is all usable without the need for a wetland permit or mitigation. In addition, the wetlands that were identified have also been reviewed by the Buffalo District of the Army Corps of Engineers. Based on the Preliminary Jurisdictional Determination, provided upon request, conditions exist to obtain a permit to impact a portion of the wetlands (if desired). Ask for the UPDATED WETLANDS DELINIATION REPORT THAT HAS ALREADY BEEN COMPLETED! CAD file also available for site plan overlays.

Conneaut is located in Ohio's northeastern most corner along Lake Erie in Ashtabula County. The area has good linkages with nearby major communities via State and Interstate highways, as well as water and rail access. It's centrally located between Cleveland to the west, Erie, PA to the east and Warren/Youngstown to the south. Conneaut is a coastal community with a progressive industrial base & an international shipping port with direct access to the Great Lakes. Conneaut is also home to world-class fishing in the Conneaut Creek and Lake Erie. It's a great place to visit with some fantastic wineries, covered bridges, and parks.

A restrictive covenant prohibits the following potential uses: retail convenience store, truck stop, gas station, fuel processing, wholesale, distribution facility, or any combination of those.





CONNEAUT

Conneaut Port

City Auction House

LAKE ERIE
CORRECTIONAL
INSTITUTE

Conneaut
High School

UH CONNEAUT
MEDICAL CENTER



Ace Midwest Fireworks



STATE ROAD
COVERED BRIDGE



Save
a Lot
Food Stores

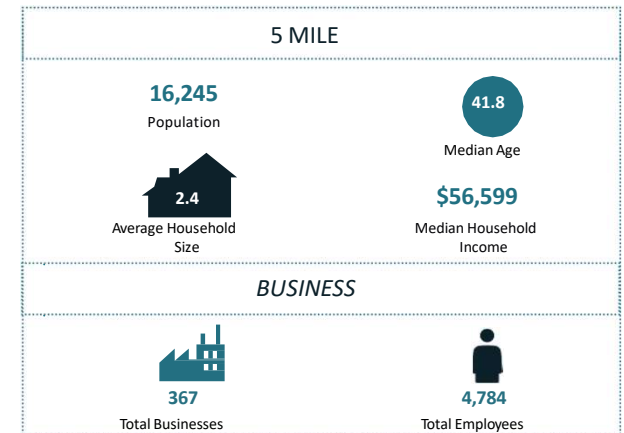
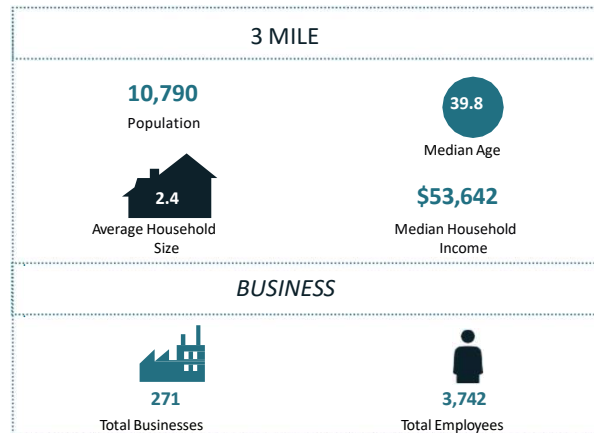
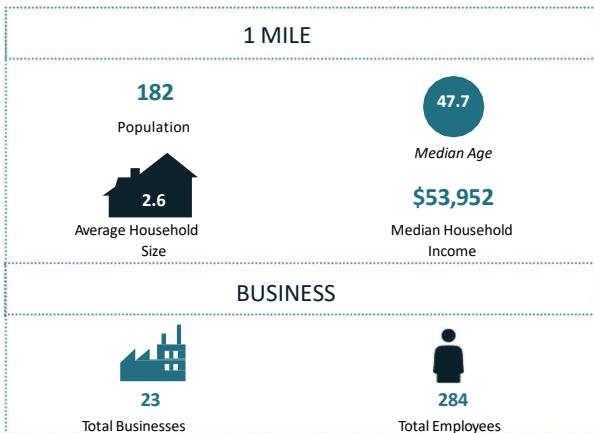
W MAIN ROAD

DEMOGRAPHICS



2021 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	182	10,790	16,245
Households	71	3,815	6,041
Families	50	2,387	3,907
Average Household Size	2.56	2.38	2.40
Owner Occupied Housing Units	55	2,453	4,169
Renter Occupied Housing Units	17	1,362	1,872
Median Age	47.7	39.8	41.8
Median Household Income	\$39,624	\$41,915	\$44,474
Average Household Income	\$53,952	\$53,642	\$56,599

2026 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	179	10,612	15,971
Households	70	3,751	5,945
Families	49	2,327	3,814
Average Household Size	2.56	2.38	2.40
Owner Occupied Housing Units	54	2,444	4,153
Renter Occupied Housing Units	16	1,308	1,792
Median Age	48.3	40.0	42.0
Median Household Income	\$43,658	\$48,654	\$50,699
Average Household Income	\$60,144	\$60,071	\$63,676



AREA OVERVIEW

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Ashtabula County, OH is known for its many covered bridges and location in Ohio's Wine Country. It has nineteen total covered bridges, including the longest and shortest in the United States. Over half of Ohio's grapes are grown in Ashtabula County due to its microclimate. There's over two dozen wineries in the county.



The 1950's brought major transportation routes to serve Conneaut via Interstate 90, which bisects the city, along with three major railroads connecting the city to Chicago and New York and points south. These railroads are Norfolk & Southern, CSX (formerly known as the Nickel Plate Railroad) and the Bessemer and Lake Erie. U.S. Route 20 also bisects the city and Ohio State Route 7 has its northern terminus in Conneaut from Youngstown, Ohio.



Conneaut's lakefront has a large public beach access, dock, marina, and boat launch. The marina has dockage for boats up to 30'. The Port of Conneaut is an international shipping port & continues to be the northern loading point for train cars bearing iron ore for Pittsburgh, Pa.



Conneaut is host to a handful of unique events annually including the largest D-Day (June 6, 1944) living history reenactment in the country. Spectators witness a living tribute to the veterans of WWII at the Conneaut Beach with over 1,800 reenactors and mock battles.

ABOUT THE BROKER



WHO WE ARE

Novella Realty is the premiere resource for Ashtabula County, Ohio real estate sales and service. We are the go-to local experts and pride ourselves on delivering an exceptional client experience.



BROKERAGE

As a boutique real estate brokerage centrally located in our main service area, we use extensive research and the latest technologies in real estate to drive results in sales and customer service. We offer completely tailored marketing plans for our listings, thereby maximizing property exposure. Our clients benefit from access to our extensive local professional network and affiliations, helping to ensure seamless transactions.



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