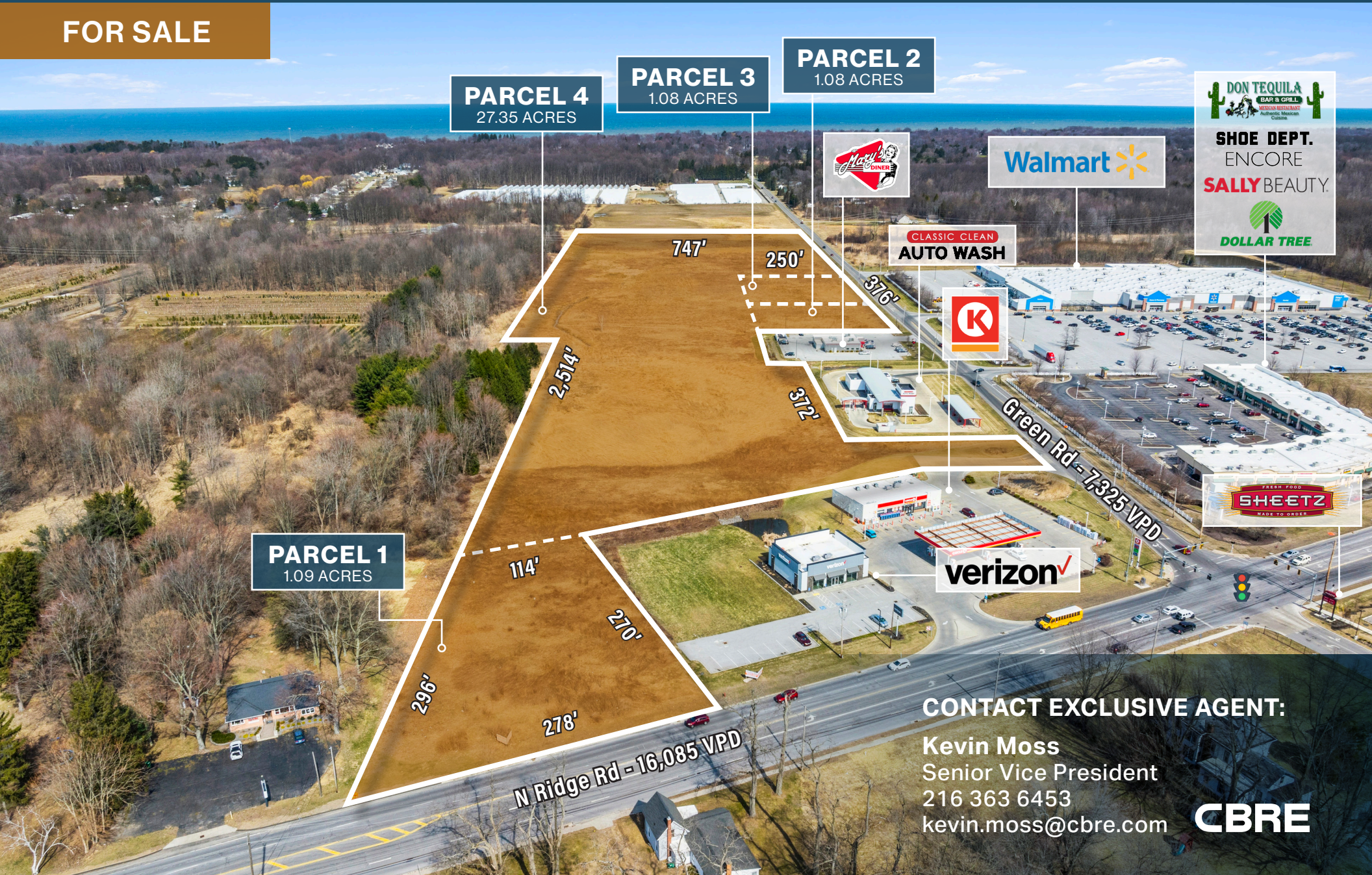


# 1.08 AC - 30.6 AC DEVELOPMENT SITE

30.6 AC COMMERCIAL DEVELOPMENT SITE ACROSS FROM WALMART

5977 N RIDGE ROAD, MADISON, OHIO 44057

FOR SALE



**PARCEL 4**  
27.35 ACRES

**PARCEL 3**  
1.08 ACRES

**PARCEL 2**  
1.08 ACRES

**PARCEL 1**  
1.09 ACRES

N Ridge Rd - 16,085 VPD

Walmart



CLASSIC CLEAN  
AUTO WASH



verizon

DON TEQUILA  
BAR & GRILL  
MEXICAN RESTAURANT  
Authentic Mexican Cuisine  
  
SHOE DEPT.  
ENCORE  
SALLY BEAUTY.  
  
DOLLAR TREE

FRESH FOOD  
SHEETZ  
MADE TO ORDER

CONTACT EXCLUSIVE AGENT:

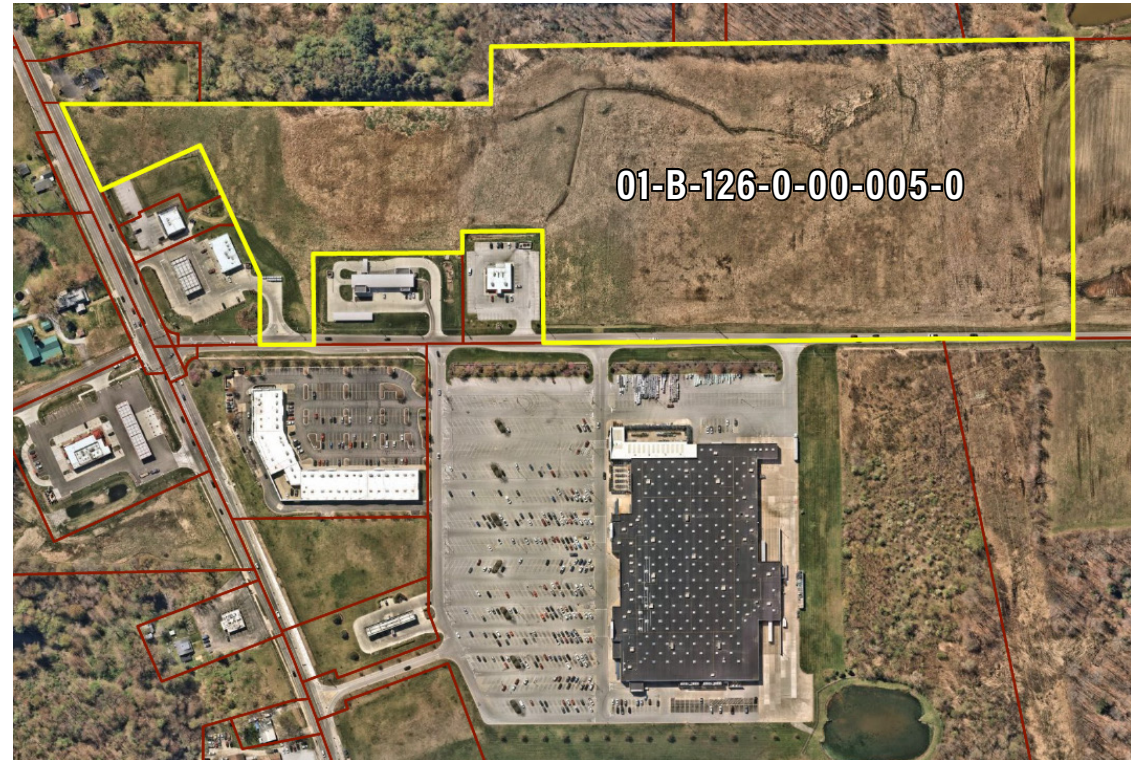
Kevin Moss  
Senior Vice President  
216 363 6453  
kevin.moss@cbre.com

CBRE



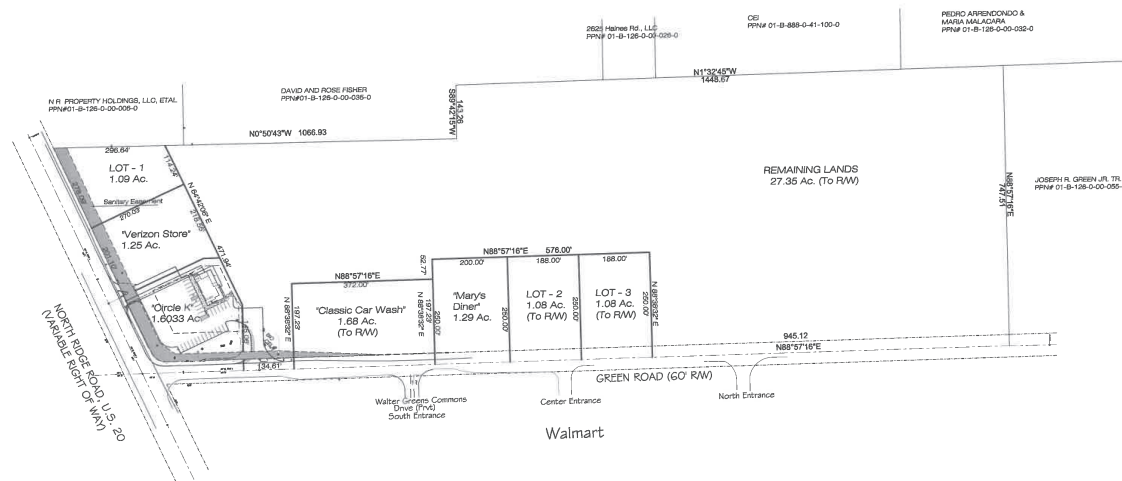
# THE OPPORTUNITY

- For Sale: 1.08 AC - 30.6 AC development site across from Walmart
- Lot sizes and pricing:
  - » Parcel 1 (1.09 AC): \$325,000
  - » Parcel 2 (1.08 AC): \$216,000
  - » Parcel 3 (1.08 AC): \$205,000
  - » Parcel 4 (27.35 AC): \$825,000
- The parcel is the last remaining large development site in the Madison retail corridor, which includes Walmart, Giant Eagle, Tractor Supply, Bealls, Family Farm and Home and more
- High traffic counts of 16,085 VPD on N Ridge and 7,325 VPD on Green
- Join Circle K, Verizon, Classic Auto Wash and Marie's Diner!
- Zoned B-2 Regional Business District
- All utilities on site
- Average household income of \$91,810 in a 20 minute radius with a 20 minute population of 82,671 people



Property is zoned B-2 Regional Business District and Retail Service Uses

Min Lot Area = 20,000 sq.ft.  
 Min Lot Frontage = 100'  
 Min Front Yard = 60'  
 Min Side yard (Sum) = 45'  
 Min side either Side = 20'  
 Min Rear Yard = 20'  
 Max. Impervious Surface area = 70%





**Green Rd - 7,325 VPD**

**Parcel 4**  
27.35 ACRES

747'  
2,514'

**Parcel 3**  
1.08 ACRES

376'  
250'

**Parcel 2**  
1.08 ACRES

372'

**Parcel 1**  
1.09 ACRES

114'  
270'  
296'  
278'

**N Ridge Rd - 16,085 VPD**

**Walmart**

**Don Tequila**  
BAR & GRILL  
MEXICAN RESTAURANT  
Authentic Mexican Cuisine

**SHOE DEPT. ENCORE**

**SALLY BEAUTY**

**DOLLAR TREE**

**CLASSIC CLEAN AUTO WASH**

**K**

**verizon**

**SHEETZ**  
FRESH FOOD  
MADE TO ORDER

**CBRE**



# AERIAL VIEW



Green Rd - 7,325 VPD

N Ridge Rd - 16,085 VPD

**PARCEL 4**  
27.35 ACRES

**PARCEL 3**  
1.08 ACRES

**PARCEL 2**  
1.08 ACRES

**PARCEL 1**  
1.09 ACRES



# DEMOGRAPHICS

	10 MINUTES	20 MINUTES	30 MINUTES
2024 Population - Current Year Estimate	18,061	82,671	235,801
2024 Daytime Population	14,411	74,651	224,143
2024 Households - Current Year Estimate	7,370	33,742	101,117
2024 Average Household Income	\$97,825	\$91,810	\$100,968
2029 Average Household Income Projection	\$114,677	\$107,380	\$116,780
2024 Median Household Income	\$75,643	\$68,393	\$77,456
2024 Population Over 25	12,996	58,655	173,102

## CONTACT EXCLUSIVE AGENT:

**Kevin Moss**

Senior Vice President

216 363 6453

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