

4.24 AC Commercial Development Opportunity

For Sale | Lost Nation Road, Willoughby, Ohio 44094

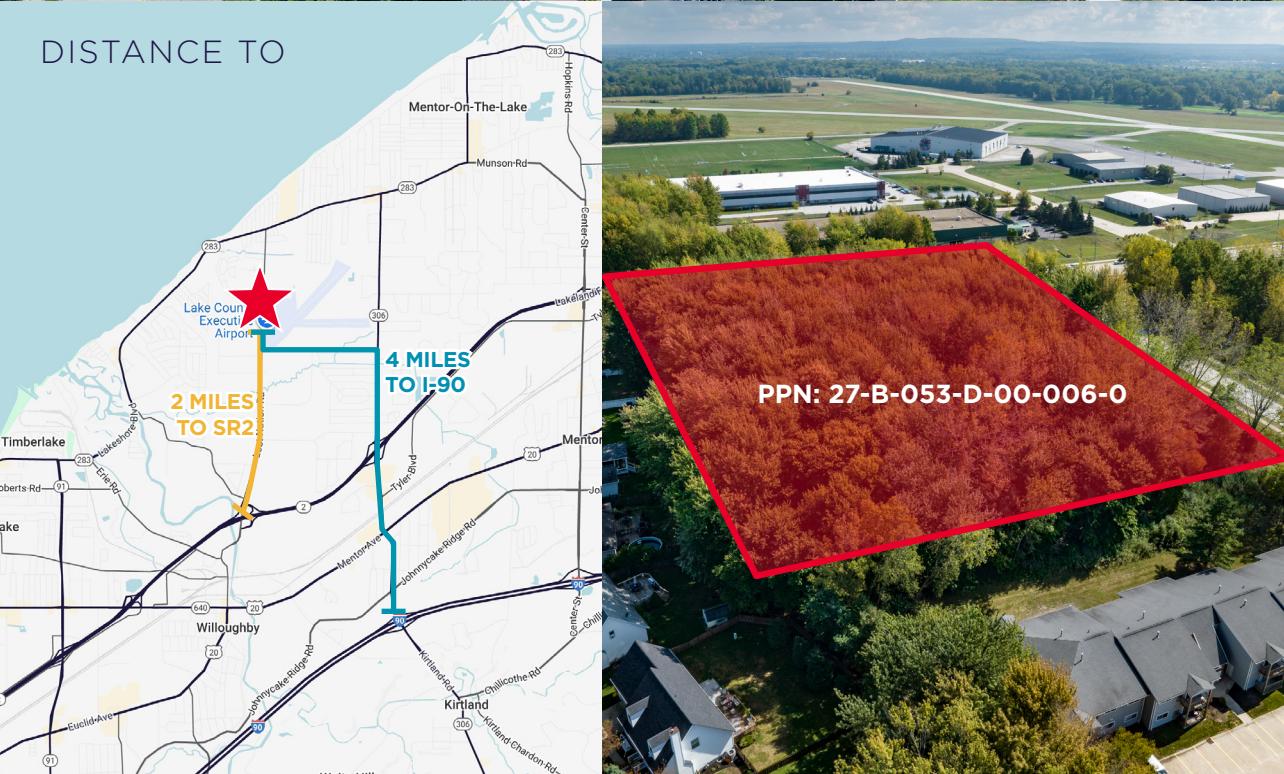


 CUSHMAN &
WAKEFIELD

 CRESKO
Real Estate



DISTANCE TO



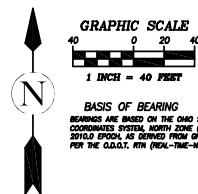
PROPERTY HIGHLIGHTS

- 4.24 acres measuring approximately 402' x 463' of clean commercial land, prime for development, and divisible
- Utilities in place - gas, water, and electric on site
- Conveniently positioned near Lake County Executive Airport, and major highways including I-90 and State Route 2
- Zoned (G-B General Business) allowing for a wide range of potential uses including Office, Medical, & Retail (Restaurants, Hotels, Gas Stations, and more)
- Located in a well established and business friendly community
- Located directly across from Lost Nation Sports Park, a year-round athletic destination featuring indoor and outdoor fields, courts, batting cages, virtual golf, and organized leagues that consistently draw strong local and regional attendance

SALE PRICE

\$400,000 (\$94,339/Acre)

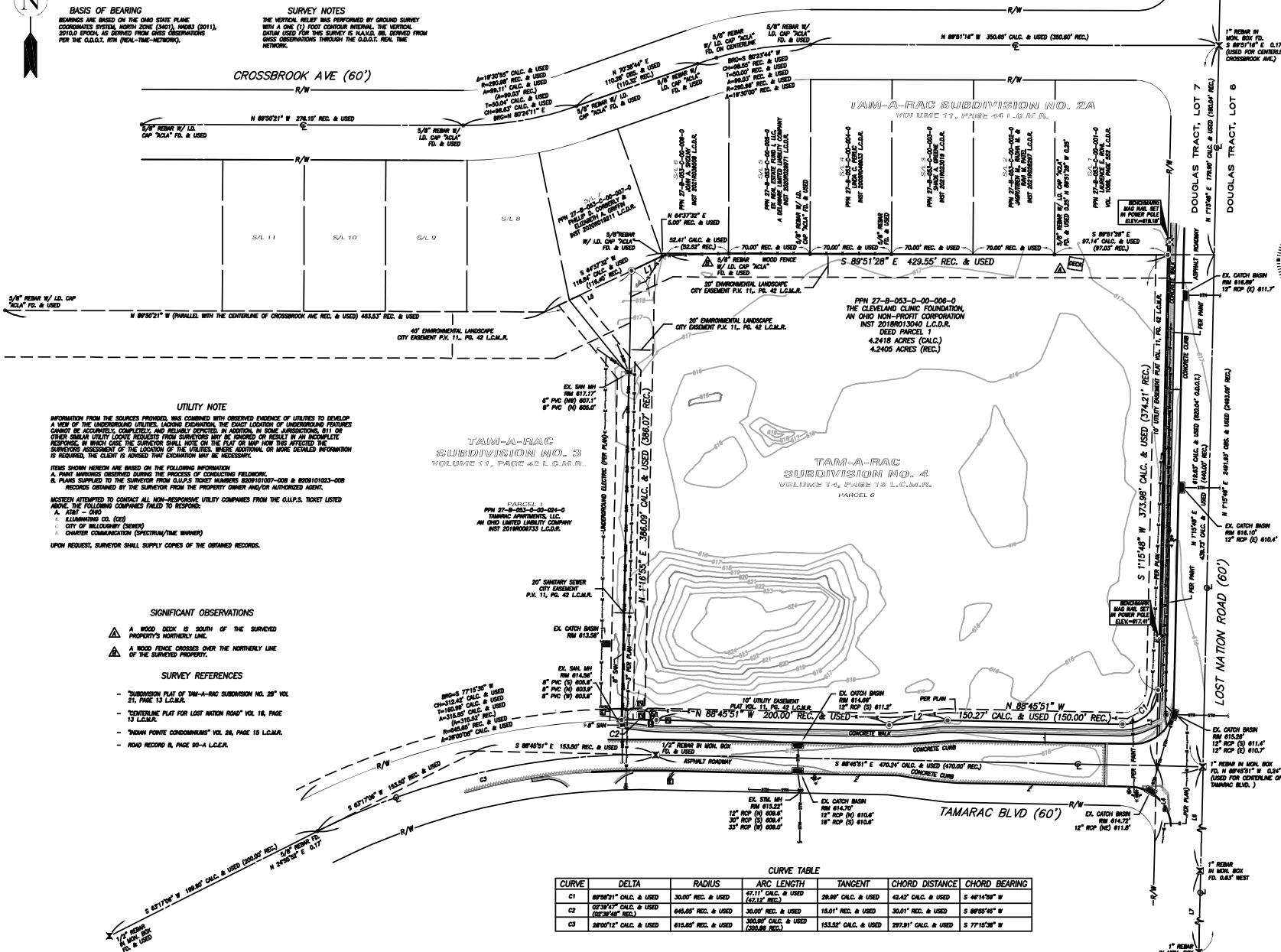
Survey



BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE
COORDINATES SYSTEM, NORTH ZONE (2401), MODEL (2011),
2010 EPOCH AS DERIVED FROM GNSS OBSERVATIONS
FOR THE OHIO ST. RTN (REAL-TIME-NETWORK).

SURVEY NOTES
THE VERTICAL RELIEF IS PERFORMED BY GROUND SURVEY
WITH A ONE (1) FOOT CONTOUR INTERVAL. THE VERTICAL
DATA USED FOR THIS SURVEY IS ALTA/VR, DERIVED FROM
GNSS OBSERVATIONS THROUGH THE OHIO ST. RTN
NETWORK.

CROSSBROOK AVE (60')



SITE PLAN
FOR

V/L LOST NATION ROAD
KNOWN AS BEING PART OF RANGE 10, TOWN 10 OF THE
CONTINUED PLAT FOR LOST NATION ROAD
WILLOUGHBY TOWNSHIP LOT 7, DOUGLASS TRACT, AND ALL OF
PARCEL 6 IN TAM-A-RAC SUBDIVISION NO. 4, NOW SITUATED IN THE
CITY OF WILLOUGHBY
COUNTY OF LAKE - STATE OF OHIO

McSteen
LAND SURVEYORS
1415 East 28th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

Kyle R. Daniels 5-16-2022
KYLE R. DANIELS REC. PROF. SURV. No. 8704



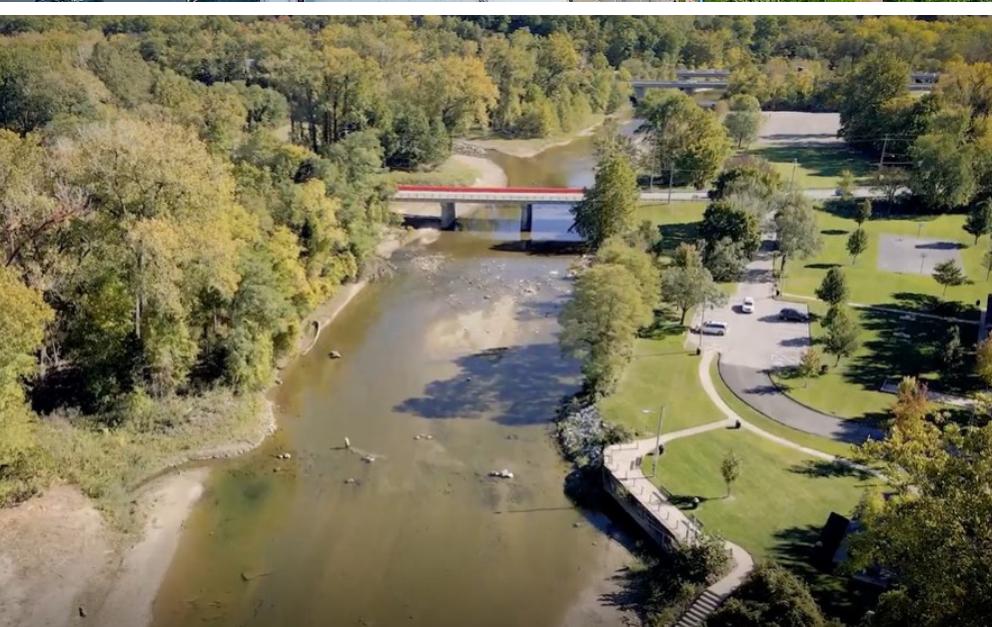
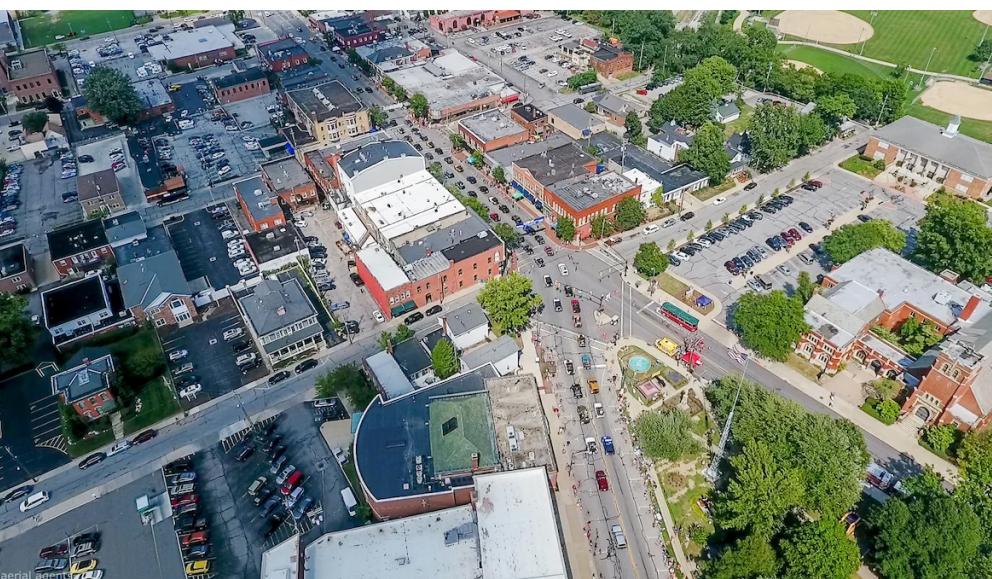
LEGEND

- 5'x8' SHEDDED X 3'x LONG
REMAIN W/ CAP SET
- REBAR FOUND AS NOTED
- × MAG. MAIL. FOUND AS NOTED
- MAG. MAIL. SET
- MONUMENT BOX FOUND AS NOTED
- CENTERLINE
- R/W
RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LAKESIDE COUNTY MAP RECORDS
- L.C.D.R. LAKESIDE COUNTY DEED RECORDS
- L.C.C.R. LAKESIDE COUNTY ENGINEER RECORDS
- ODOT OHIO DEPARTMENT OF TRANSPORTATION
- EX. CATCH BASIN
- CONCRETE INLET
- COMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- HYDRAULIC
- LIGHT POLE
- SEWER MANHOLE
- UNKNOWN MANHOLE
- GAS LINE MARKER
- SIgn
- WATER VALVE
- CHAIN LINE FENCE
- OVERHEAD UTILITY WIRES
- GAS LINES
- SANITARY LINES
- STORM LINES
- WATER LINES
- MAJOR CONTOURS
- MINOR CONTOURS
- GRANITE
- ASPHALT

LINE	BEARING	DISTANCE
L1	N 042°32' E	34.50' (CALC.) & USED (34.17' REC.)
L2	S 053°13' W	50.25' REC. & USED
L3	N 015°49' E	64.69' REC. & USED
L4	N 015°49' E	64.69' REC. & USED (64.69' CALC.)
L5	S 042°32' W	39.24' CALC. & USED (38.82' REC.)
L6	N 115°49' E	841.30' (CALC.) & USED (837.00' REC.)
L7	N 115°49' E	841.30' (CALC.) & USED (837.00' REC.)
L8	N 115°49' E	841.30' (CALC.) & USED (837.00' REC.)

High Density Residential and Commercial Location





About Willoughby

Willoughby, Ohio is a thriving community in Lake County, located just 20 miles northeast of downtown Cleveland. Nestled along the Chagrin River and minutes from Lake Erie, Willoughby offers the perfect balance of historic small-town charm and modern amenities. Its walkable downtown is filled with restaurants, shops, and entertainment, while the city's parks, schools, and neighborhoods contribute to a strong quality of life. With convenient access to major highways and regional markets, Willoughby is both a welcoming residential community and an attractive destination for business and development.

Top Employers

Companies in Willoughby:

- **Lake Health:** A leading regional healthcare provider offering comprehensive medical services and serving as one of the city's largest employers.
- **Willoughby-Eastlake City School District:** A cornerstone of the community, providing education and enrichment to thousands of students across the area.
- **Ohio Presbyterian Retirement Services:** A trusted senior living organization dedicated to high-quality care and vibrant residential communities.
- **Bowden Manufacturing:** An advanced precision machining company producing parts and assemblies for industries ranging from aerospace to defense.
- **Fusion, Inc.:** An innovation-driven manufacturer specializing in brazing and soldering automation solutions with a global client base.
- **Steel Technologies LLC:** A major steel processor delivering high-quality products and services to manufacturers across North America.
- **The News-Herald:** Northeast Ohio's leading regional newspaper, headquartered in Willoughby and providing trusted daily news coverage.

**LOST NATION ROAD
WILLOUGHBY, OHIO 44094**

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