

RETAIL FOR SALE

2606 GREEN RD

Madison, OH 44057



PROPERTY DESCRIPTION

State of the art full-service drive thru carwash. Built in 2022 by Classic Automotive with increasing revenue year after year. Modern equipment and the ability to stack over 20 cars on site. 3,700 SF building the washes, dries, and cleans cars in only a few minutes. 8 vacuum stalls are for customers. Limited staff required to run operation and easy access in and out of carwash along Green Road. Across the street from Wal-Mart Supercenter and many other retailers in Walter Green Commons. Adjacent to Mary's Diner, Verizon, Sheetz, and Mapco (gas station). Great long term investment as eastern Lake County continues to grow and expand.

PROPERTY HIGHLIGHTS

- Great investment opportunity
- Built in 2022
- Commercial Zone
- Spacious parking lot

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	1.94 Acres
Building Size:	3,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	111	538
Total Population	76	262	1,200
Average HH Income	\$94,059	\$93,627	\$88,767

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RICK OSBORNE JR.

Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

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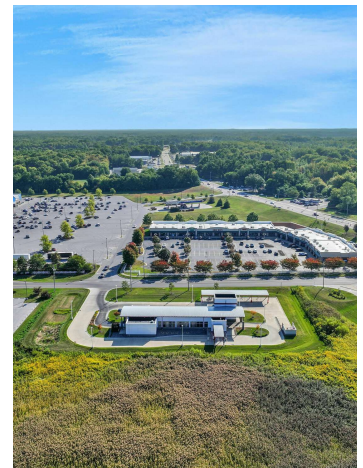
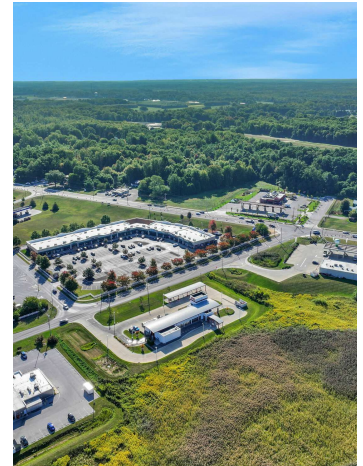
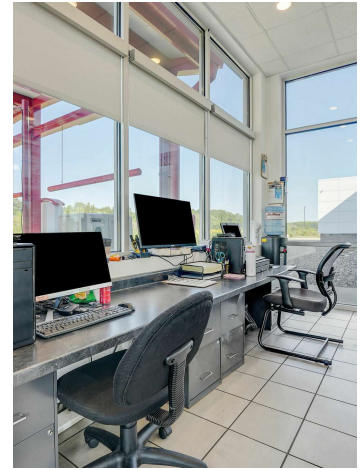
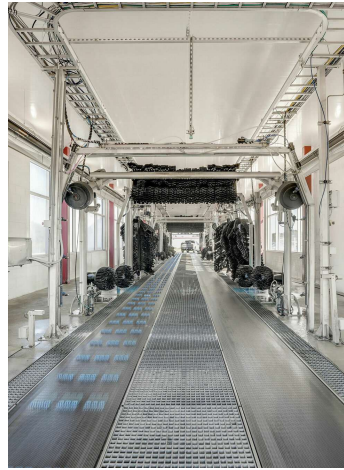
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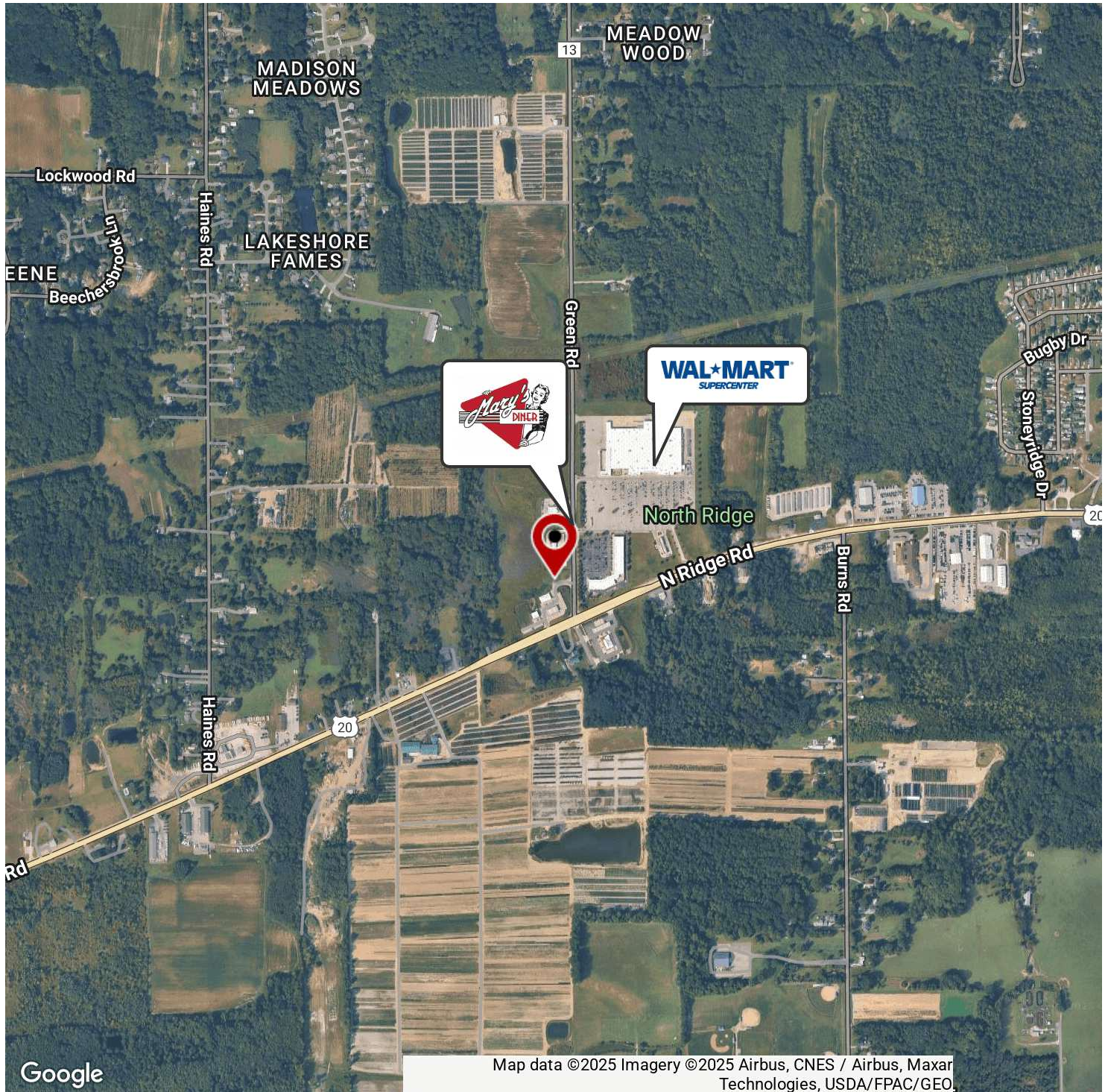
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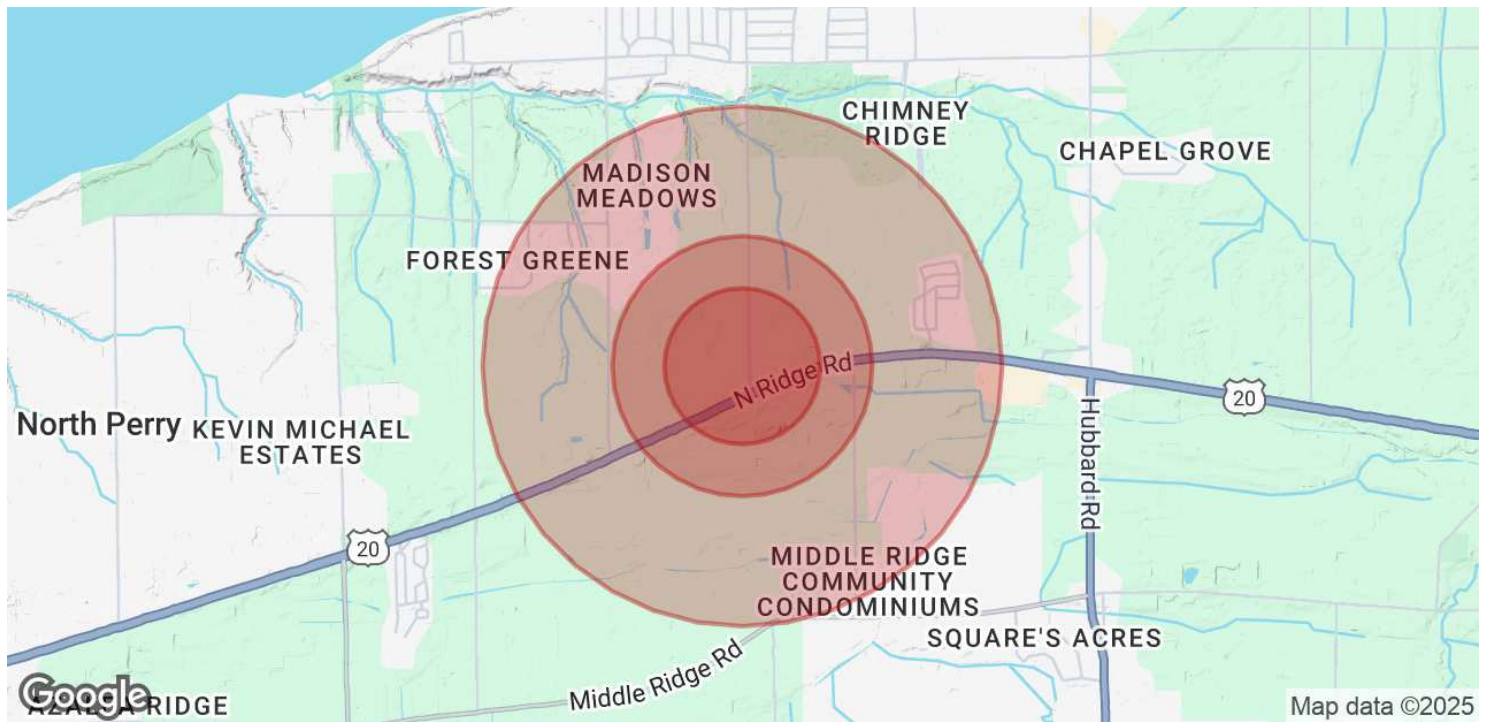
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	76	262	1,200
Average Age	47	47	48
Average Age (Male)	46	46	46
Average Age (Female)	49	49	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	111	538
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$94,059	\$93,627	\$88,767
Average House Value	\$231,176	\$226,913	\$220,423

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

Osborne Group - KW Commercial

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