

FOR SALE

FREEWAY FRONTAGE LAND SITE DEVELOPMENT OFFERING

6401 WEST RIDGE ROAD

LORAIN, OHIO 44053

*Property is located in Elyria Township



OFFICE | MEDICAL CAMPUS | RETAIL | LIGHT INDUSTRIAL | MULTI FAMILY RESIDENTIAL

- + Outstanding Freeway Visibility
- + Full Interchange Access
- + **For Sale:** 19.4 acres on Southside of Freeway
- + **Sale Price:** \$1,360,000 / \$70,000 per acre
- + Central Lorain County location with easy access to Route 2, I-90, and I-80 (Ohio Turnpike)
- + Excellent location for office, medical campus, retail, industrial development and multi family residential
- + Possible Economic Incentives available
- + Rare large development parcel

www.cbre.us/cleveland

CBRE

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SPIEGELBERG ORCHARD FEATURES

- + ±19.41 acres to South of Route 2
- + In the middle of Growth Markets:
 - Central Lorain County
 - 30 miles to downtown Cleveland
 - 30 miles to downtown Sandusky
- + Potential Freeway visibility with Route 2 Frontage
- + Utilities available or nearby
- + Interchange access at Route 2 and Middle Ridge Road/Broadway
- + Part of new JEDD Development Agreement
- + Elyria Township may support clean-use industrial project that includes job creation.
- + **Sale Price: \$1,360,000 / \$70,000 per acre**



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DEMOGRAPHIC OVERVIEW - 5 MILE RADIUS



\$68,515
AVERAGE HH
INCOME



81,595
POPULATION



\$190,919
AVERAGE HOUSING
VALUE



31,925
EMPLOYEES



34,393
HOUSEHOLDS



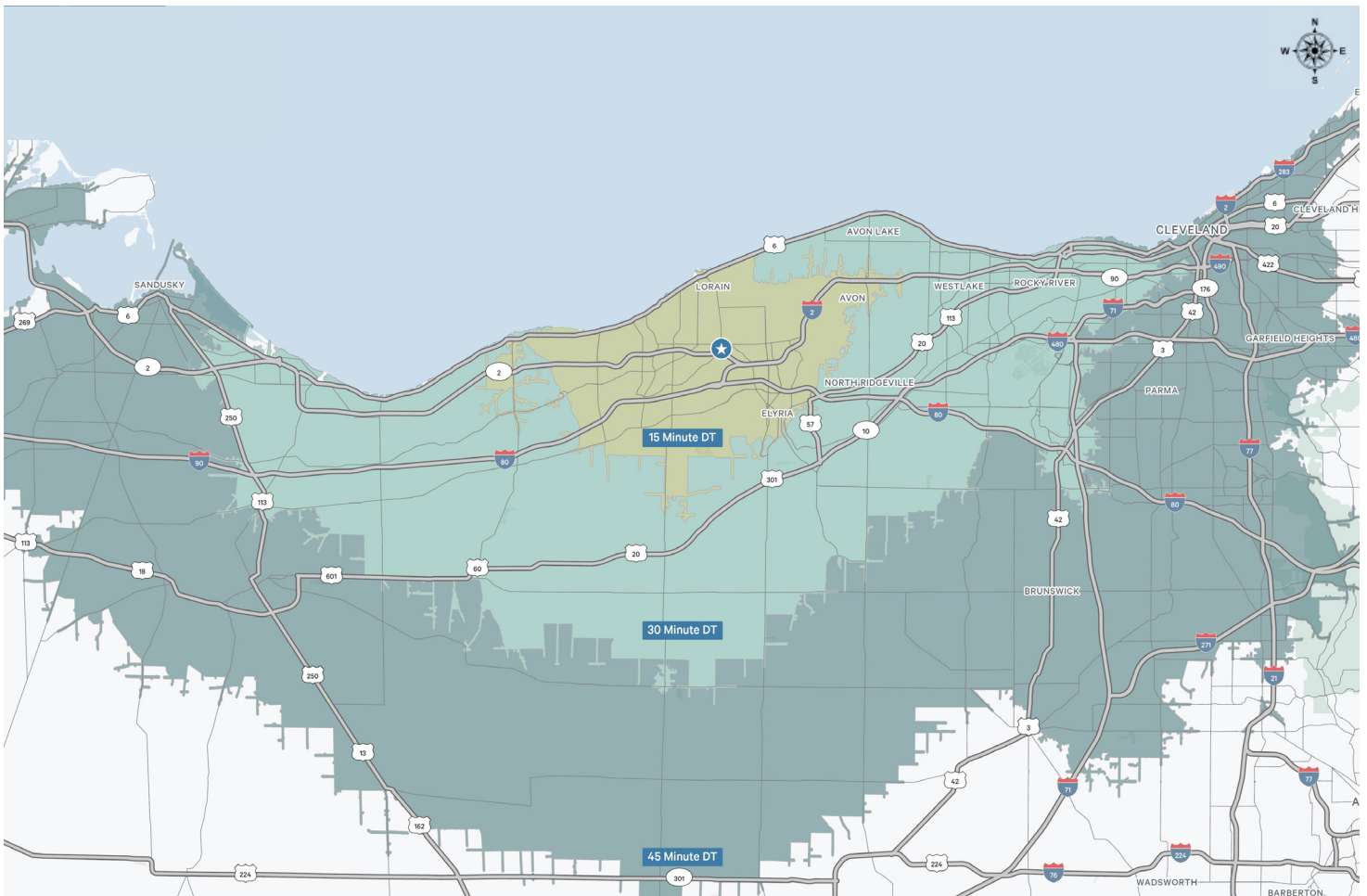
40.7
MEDIAN AGE



19,060
VPD
TRAFFIC COUNT



HEAT MAP



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CONTACT US

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