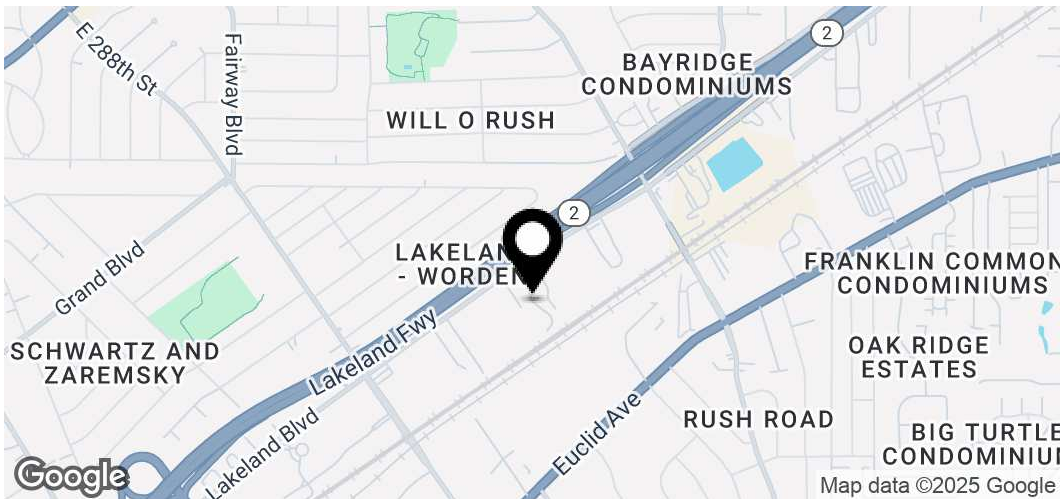


30150 Lakeland Blvd

Wickliffe, OH 44092

FOR SALE

Executive Summary



Offering Summary

Price	\$950,000
Site Size	3.22 Acres
Year Built	1954
Zoning	I

Property Overview

Prime 3.22 acres of commercial property in great location right off rt 2 in Wickliffe, Ohio. There are 3 large commercial buildings located on the property. One of the buildings has a great retail area with 3 offices and two bathrooms that has been updated. The back of the building has approximately 10,000 sq footage of warehouse space with 4 large doc doors and with Infrared tube heating and a \$22,000 large outside wood burner system that heats the whole building as well. That can cut gas heating cost to next to nothing. There is a tenant on the east side building paying \$3,500 a month rent. The final building located on the back of the property has a large dock door as well and has great warehouse storage place. This property comes with a newer \$200,000 industrial digital scale that is already installed ready to use. There are some many options to use this property.

Steve Baird

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5700 Gateway Ste. 200
Mason, OH 45040
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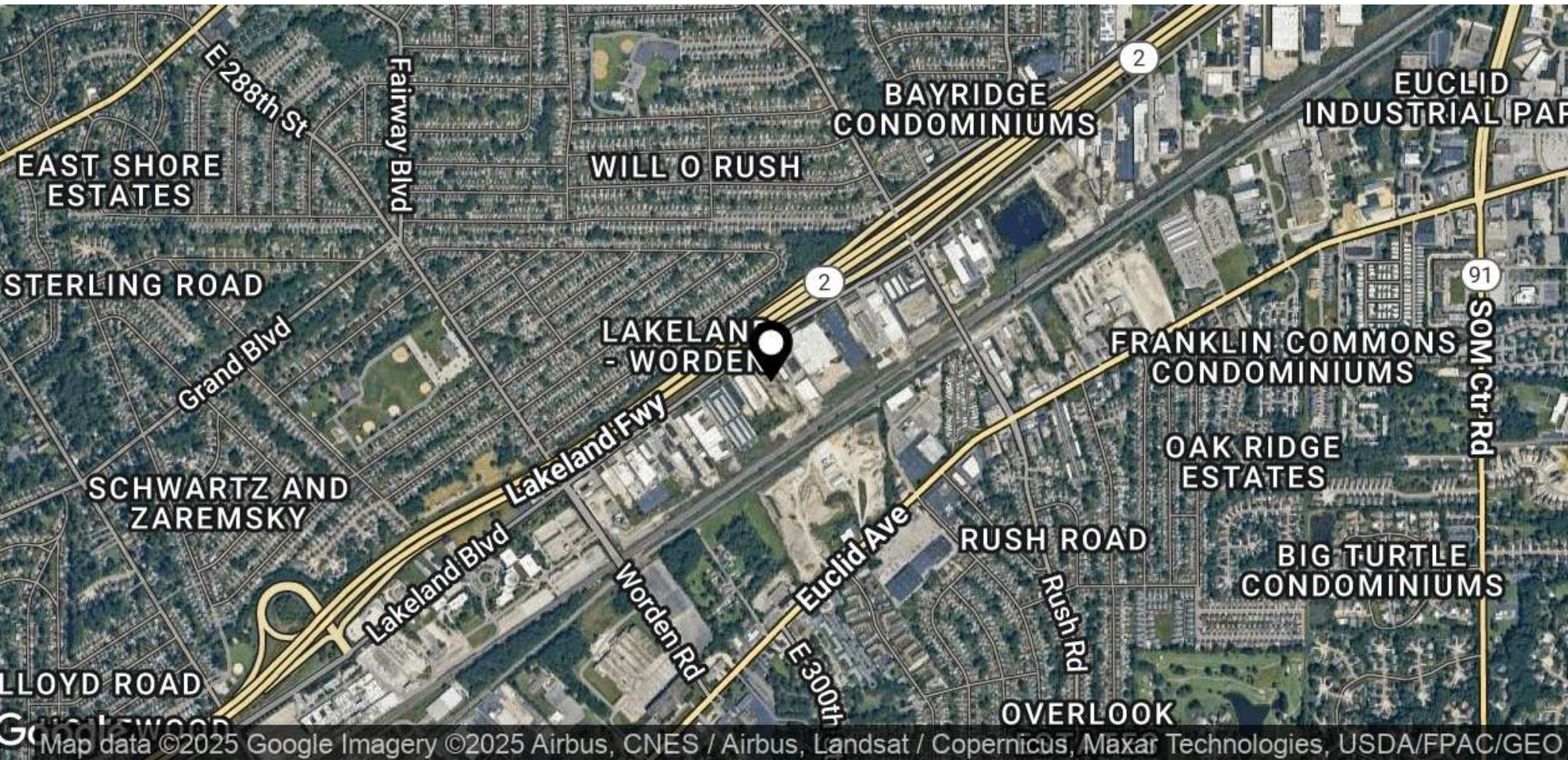
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Location Map



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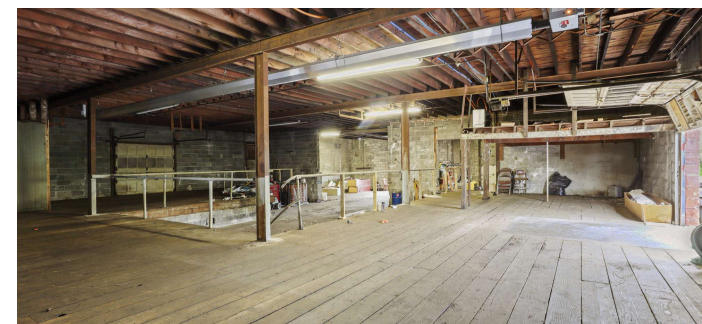
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Additional Photos



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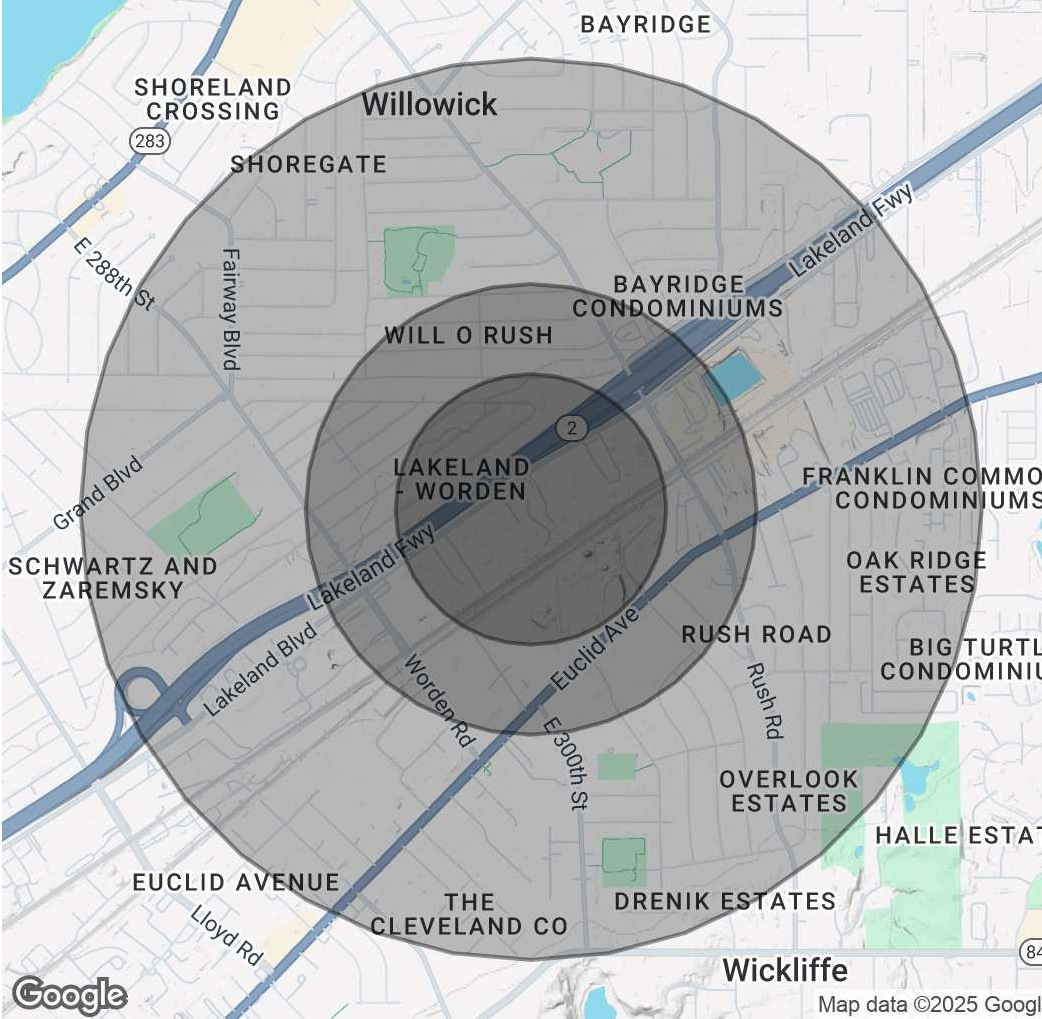
FOR SALE

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	228	2,713	12,777
Average Age	42	43	44
Average Age (Male)	40	41	42
Average Age (Female)	44	45	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	104	1,257	5,966
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$78,003	\$84,658	\$87,596
Average House Value	\$218,662	\$181,295	\$171,316

Demographics data derived from AlphaMap



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