

DEVELOPMENT OPPORTUNITY FOR SALE

20.1 ACRES OF VACANT INDUSTRIAL LAND IN GRAND RIVER, OHIO

William Street, Grand River, OH 44045



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	20.1 Acres
ZONING:	Light Industrial

PROPERTY OVERVIEW

Light industrial- level cleared land ready for development! \$60,000 per acre. Close to Grand River. Could possibly be for multi-family as well. Great easy highway access. Rt 44/ I 90.

PROPERTY HIGHLIGHTS

- Zoned Light Industrial
- Ideal for industrial development
- Prime location in Grand River area

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

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Managing Director Of Commercial Real Estate
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C: 216.219.0290
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OH #0000001710

CELESTE OSBORNE
Licensed Realtor & Operations Specialist
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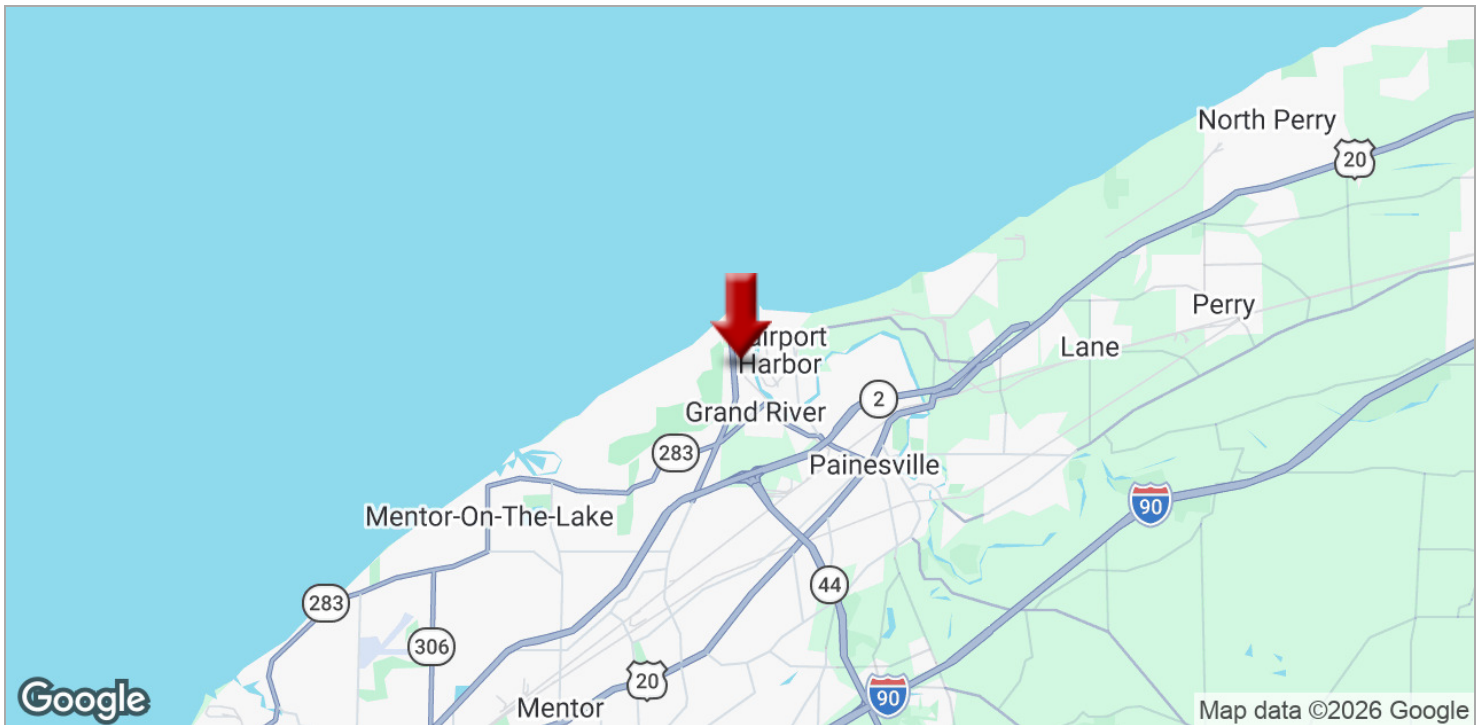
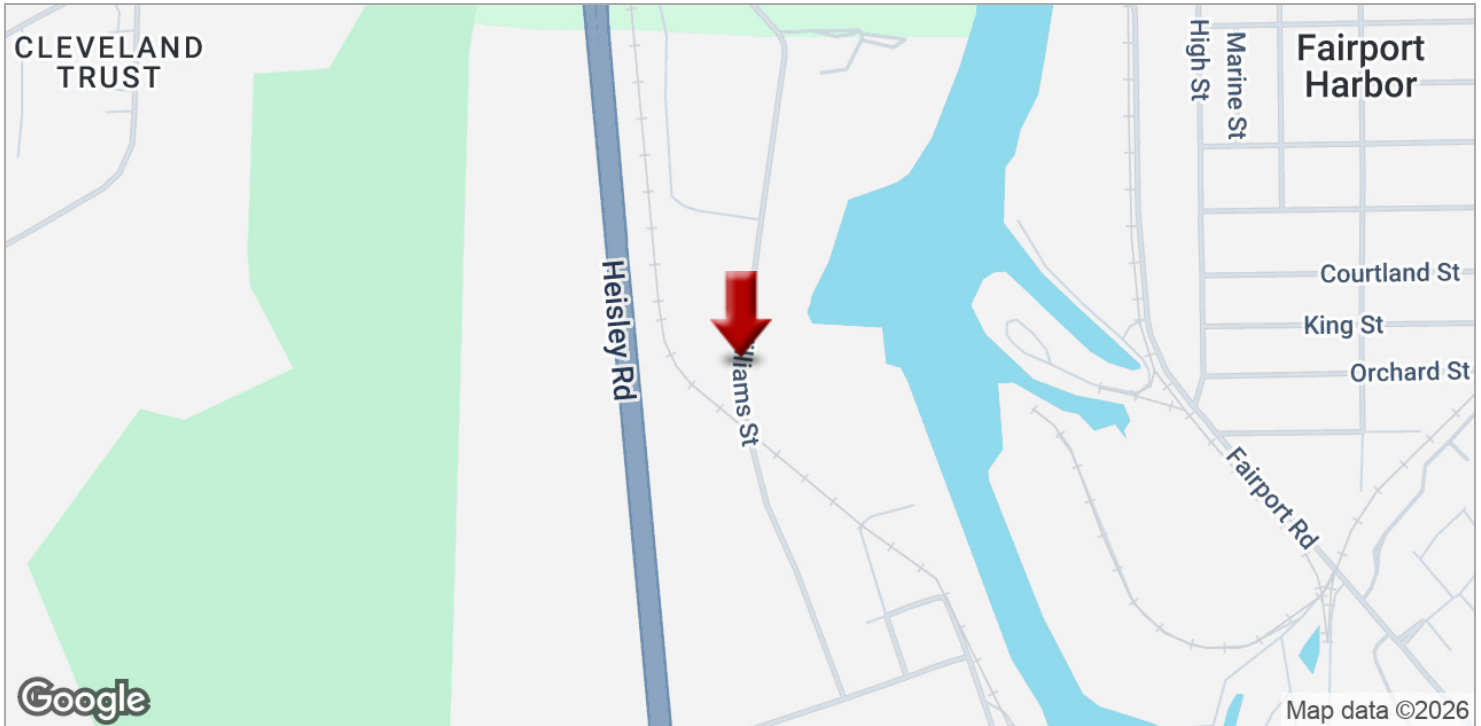
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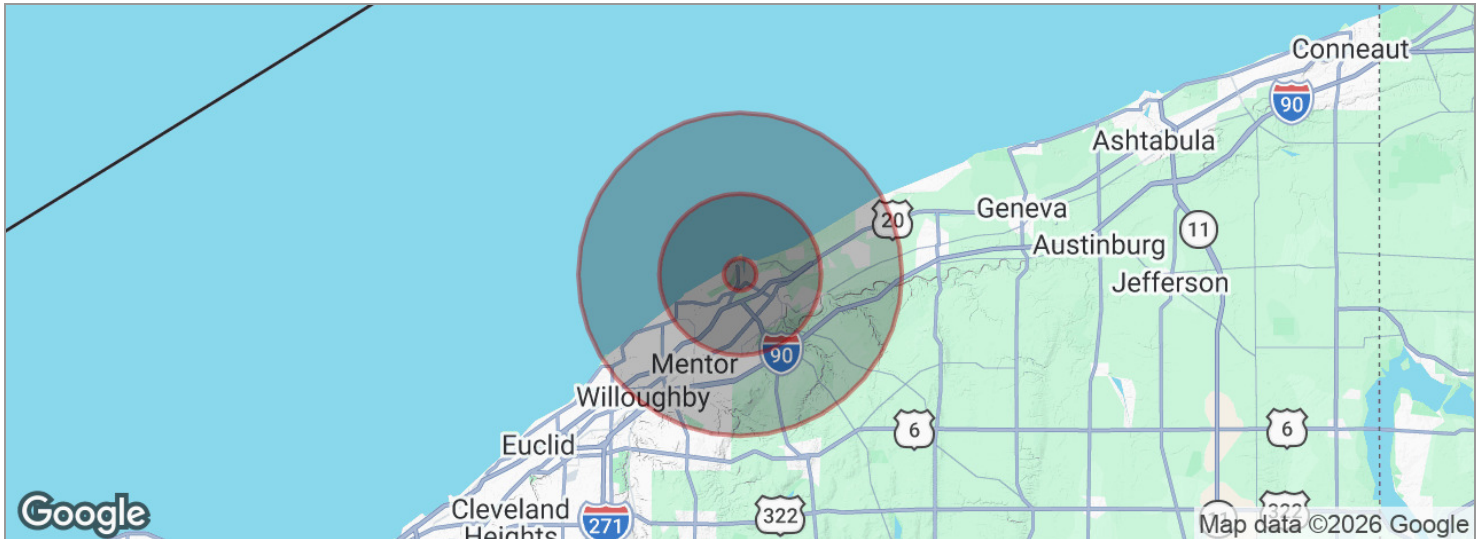
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,996	70,856	153,587
Median age	48.1	42.4	44.2
Median age (male)	47.7	40.3	42.6
Median age (Female)	46.2	44.2	45.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,007	31,101	66,790
# of persons per HH	2.0	2.3	2.3
Average HH income	\$59,055	\$70,657	\$81,764
Average house value	\$124,580	\$159,299	\$183,165

* Demographic data derived from 2020 ACS - US Census

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OH #2010001710

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 the Osborne Family Trust. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail, logging over 2,000 trail miles to date.

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Celeste joins the Osborne Group with over 20 years of high-level business management and ownership experience. Having served as the General Manager and owner of Swain Ski Resort in Western New York for 15 years, Celeste has a proven track record of navigating complex operations and driving growth in the hospitality and recreation sectors.

As a licensed realtor, Celeste brings a unique perspective to the team, combining her boots-on-the-ground market knowledge with her extensive background as a multi-state business owner. She remains invested in several other family-owned businesses across New York and Pennsylvania, providing her with a deep understanding of the operational excellence and strategic discipline required to support a premier real estate team. Celeste understands the intricacies of asset management and the importance of integrity-driven leadership in every transaction.

Outside of the office, Celeste is a passionate outdoors enthusiast who recently completed a 2,655-mile thru-hike of the Pacific Crest Trail, traveling from Mexico to Canada over the course of six months. She brings that same “long-trail” mindset to her real estate career—maintaining the endurance, adaptability, and unwavering focus required to navigate long-term projects and ensure the Osborne Group delivers exceptional results for its clients.

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