



# RETAIL LAND FOR SALE

LORETO DRIVE | CHARDON, OH 44024

Prime Commercial Land for Sale Chardon Ohio



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# INVESTMENT HIGHLIGHTS

Chardon Land For Sale



- **5 Acres of Commercial Land** – Strategically located in Chardon, offering flexibility for a variety of commercial uses.
- **High Visibility & Access** – Excellent road frontage with convenient access to major thoroughfares, including U.S. Route 6 and SR-44.
- **Flexible Zoning Potential** – Positioned in a growing commercial corridor; zoning allows for a variety of development opportunities.
- **Strong Regional Growth** – Located in Geauga County, a steadily growing market with expanding business and residential development.
- **All Utilities at the Street** – Water, sewer, electric, and gas readily available, streamlining development timelines.
- **Adjacent to Future Meijer (Coming 2026)** – Directly next to a newly planned Meijer store, bringing major traffic and visibility to the site.

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# DEMOGRAPHICS

Chardon Land For Sale

## Residents

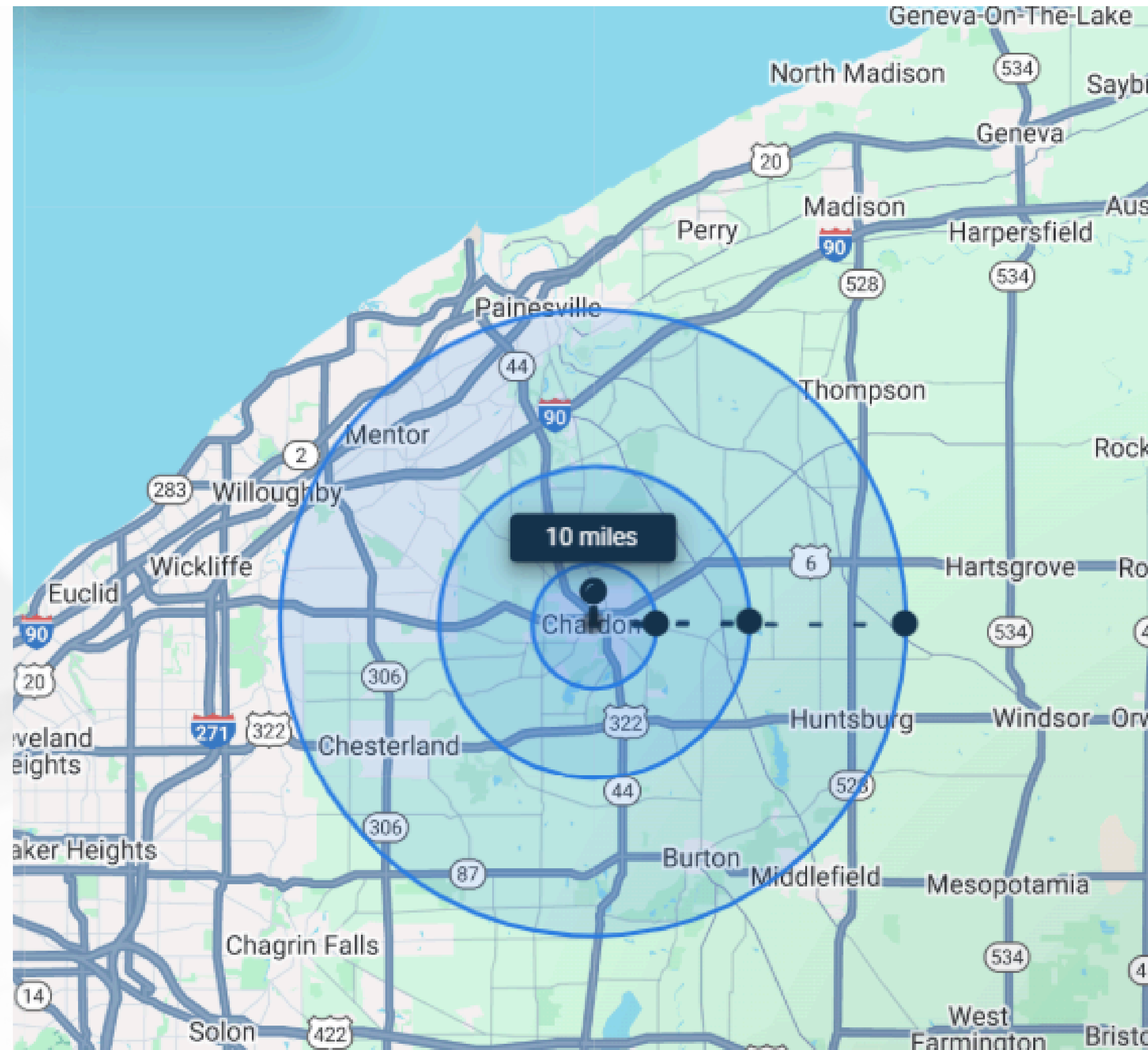
<u>2 Mile</u>	<u>8,913</u>
<u>5 Mile</u>	<u>23,605</u>
<u>10 Mile</u>	<u>127,388</u>

## Households

<u>2 Mile</u>	<u>3,764</u>
<u>5 Mile</u>	<u>9,268</u>
<u>10 Mile</u>	<u>51,379</u>

## Average Household Income

<u>2 Mile</u>	<u>\$107,114</u>
<u>5 Mile</u>	<u>\$121,119</u>
<u>10 Mile</u>	<u>\$112,200</u>

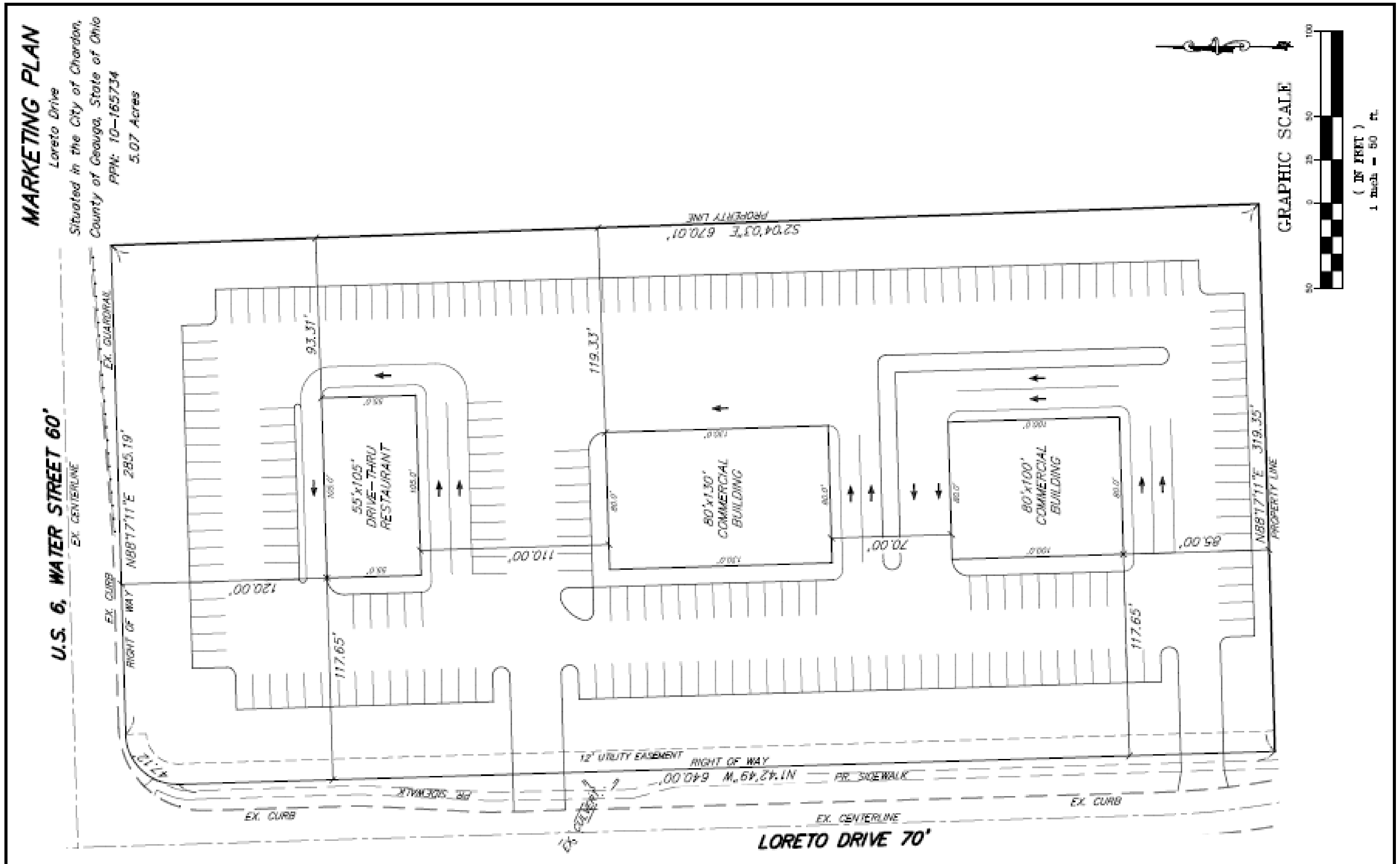




# SUBJECT PROPERTY SITE PLAN

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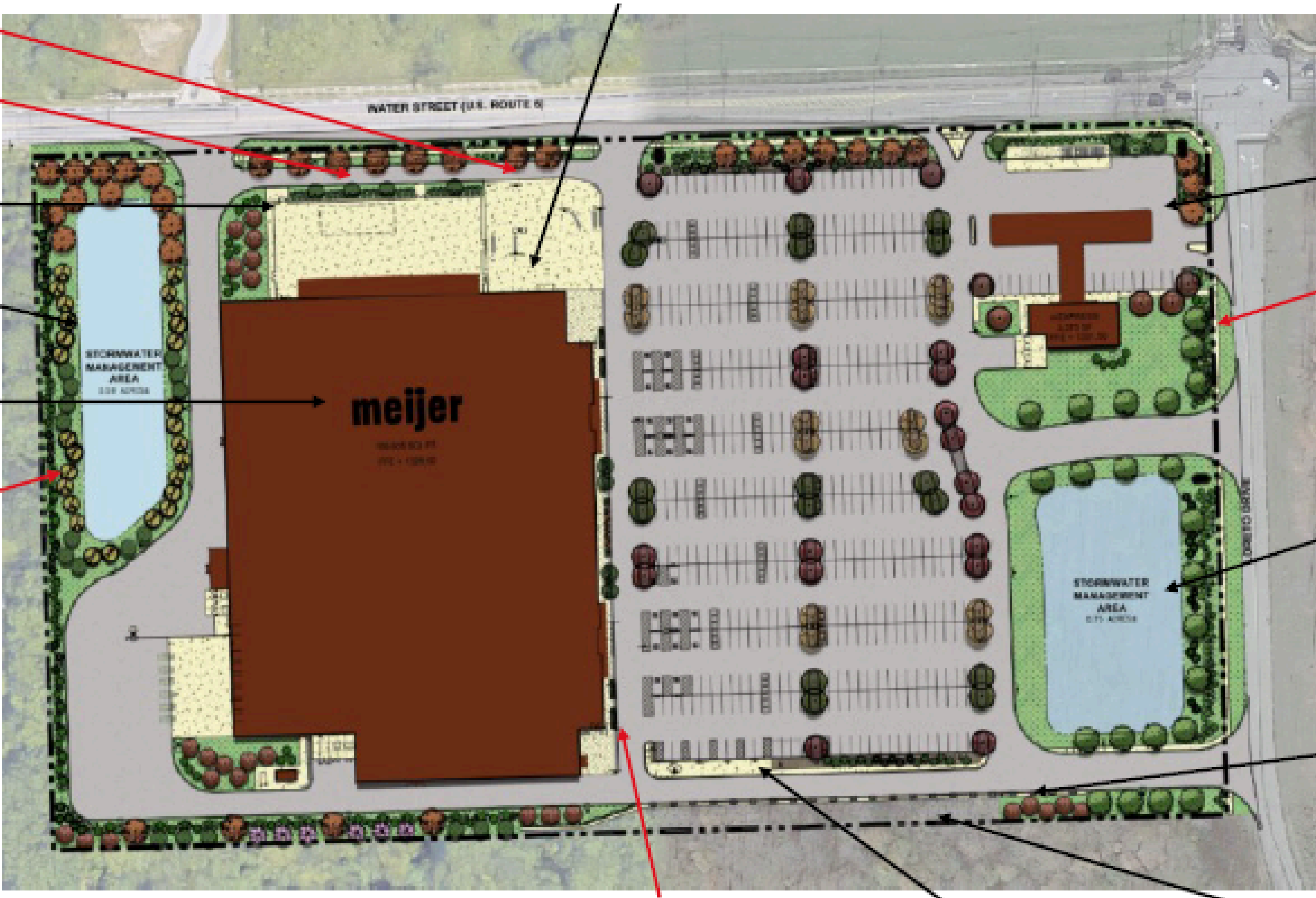




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# MEIJER SITE COMING 2026

Chardon Land For Sale







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# DISCLAIMER

## Retail Property For Sale

### **Confidentiality Agreement**

This Confidentiality Agreement governs the use and disclosure of information contained in the Offering Memorandum prepared by Gatto Group regarding the subject property. By accepting and reviewing the Offering Memorandum, the recipient agrees to the terms and conditions set forth herein.

### **Purpose**

The Offering Memorandum is provided solely for the purpose of evaluating a potential purchase of the Property. It is not to be used for any other purpose or shared with any other party without the express prior written consent of Gatto Group.

### **Confidentiality Obligations**

By accepting the Offering Memorandum, the Recipient agrees:

1. To hold and treat the Offering Memorandum and all related materials as strictly confidential.
2. Not to reproduce, photocopy, or otherwise duplicate the Offering Memorandum, in whole or in part, without prior written approval from Gatto Group.
3. Not to disclose the Offering Memorandum or its contents to any third party, except for advisors directly involved in the evaluation of the Property, and only if such advisors agree to be bound by these confidentiality terms.
4. To use the Offering Memorandum solely for the purpose of evaluating the potential purchase of the Property and not in any manner that may harm the interests of Gatto Group or the Property's owner.

### **Disclaimer of Warranties**

The Offering Memorandum has been prepared based on information provided by the Property owner and other sources deemed reliable. However, Gatto Group makes no representation or warranty, express or implied, regarding the accuracy or completeness of the information contained in the Offering Memorandum. The Recipient is responsible for conducting their own due diligence and verifying all information provided.

### **No Obligation**

The Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell the Property or any binding agreement. The Property owner reserves the right, in its sole discretion, to reject any or all offers or expressions of interest and to terminate discussions at any time without notice or liability.

### **Return of Materials**

If the Recipient decides not to pursue the acquisition of the Property or upon request by Gatto Group, the Recipient agrees to promptly return or destroy all copies of the Offering Memorandum and any related materials.

### **Indemnification**

The Recipient agrees to indemnify and hold harmless Gatto Group, the Property owner, and their respective affiliates, officers, employees, and agents from any claims, liabilities, or damages arising out of or relating to the unauthorized use or disclosure of the Offering Memorandum or its contents.

### **Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

By accepting the Offering Memorandum, the Recipient acknowledges and agrees to be bound by the terms and conditions of this Agreement.

### **Gatto Group Inc.**

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Willoughby Hills, Ohio.

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