



BERKSHIRE HATHAWAY  
HomeServices  
Professional Realty

**FOR SALE**

# LICURSI GARDEN CENTER

8265 Euclid Chardon Road, Kirtland, OH 44094



5700 GATEWAY BLVD SUITE 200  
MASON, OH 45040  
WWW.BHHS CRE.COM

For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION  
513.486.5447  
commercial@bhhspro.com



**OFFERING SUMMARY**

Sale Price: \$1,299,000

Lot Size: 1.85 Acres

Year Built: 1979

Zoning: R-3

Building Size: 3,500 SF  
Plus Green houses

**PROPERTY OVERVIEW**

This is a chance to own a community staple. It is a commercial property zoned industrial or retail on a prime corner of two main roads. The intersection has a traffic count of 25,000 + people a day. The property has a lot of prime frontage. The property was previously used as a profitable garden center but the possibilities are endless. Three buildings on the property with many uses. All EPA inspections are passed and up to date. The property has a commercial grade septic system installed by BP. You could resume operations as a garden center or own a blank slate with endless possibilities.

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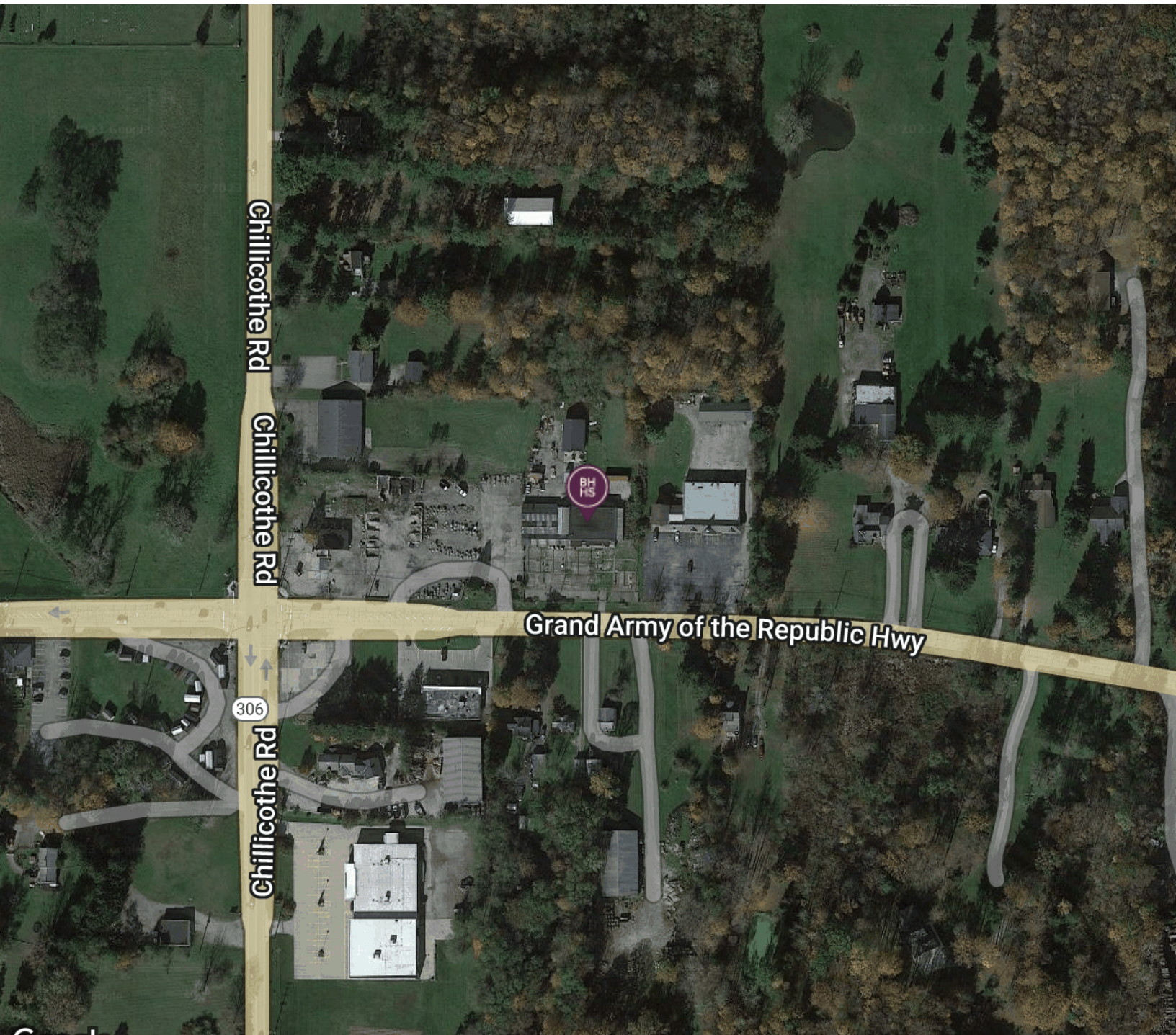


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Grand Army of the Republic Hwy

Chillicothe Rd

Chillicothe Rd

Chillicothe Rd

306

Google

Map data ©2023 Imagery ©2023 Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA/FPAC/GEO

For More Information:

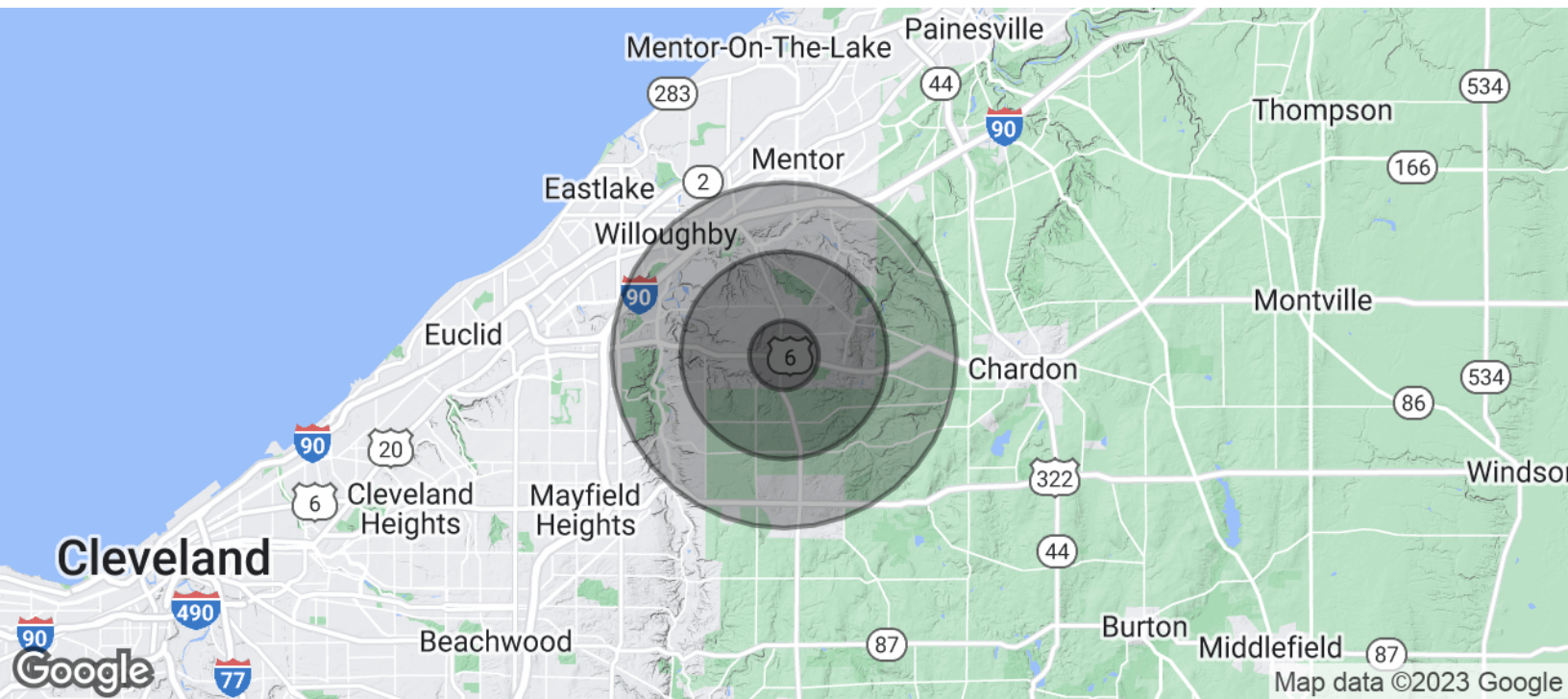
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,048	9,825	34,952
Average Age	46.2	50.7	48.4
Average Age (Male)	47.1	50.1	46.7
Average Age (Female)	46.7	51.1	50.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	416	3,934	15,364
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$115,235	\$124,918	\$106,885
Average House Value	\$318,711	\$306,866	\$260,953

\* Demographic data derived from 2020 ACS - US Census

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