

FOR SALE 2.21 Acres for Commercial Development

V/L Girdled and Painesville Ravenna Road
Painesville, OH 44077

Michelle Angeny, ACoM

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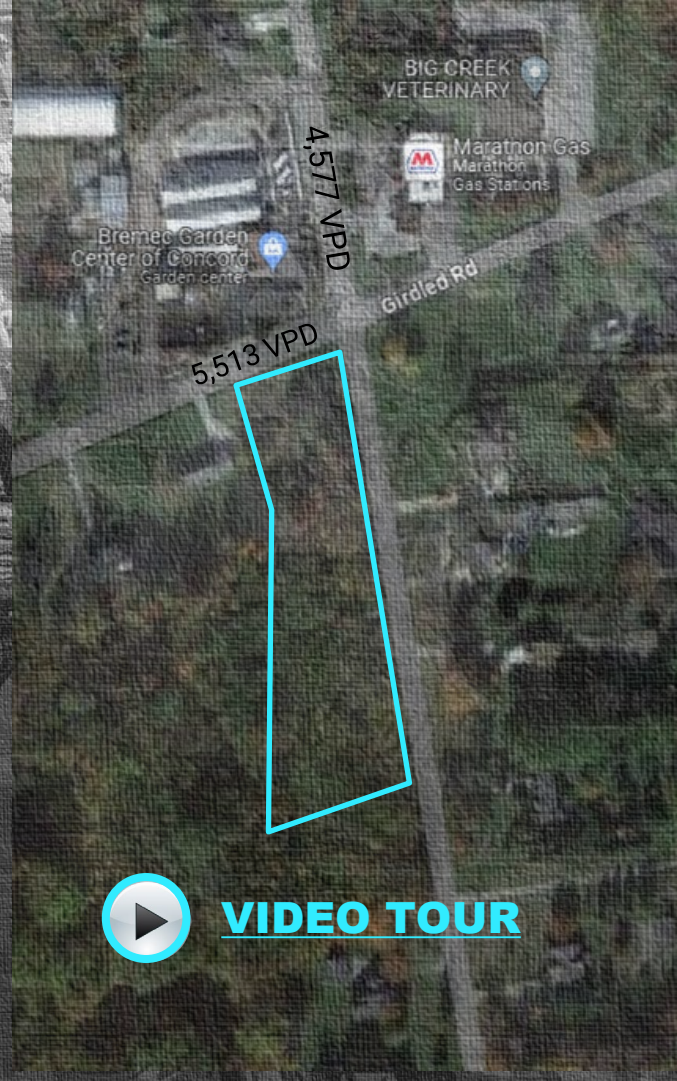
A Co-broke Partnership
EXPECT EXCELLENCE

Joe Lattanzio

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REALTY



VIDEO TOUR





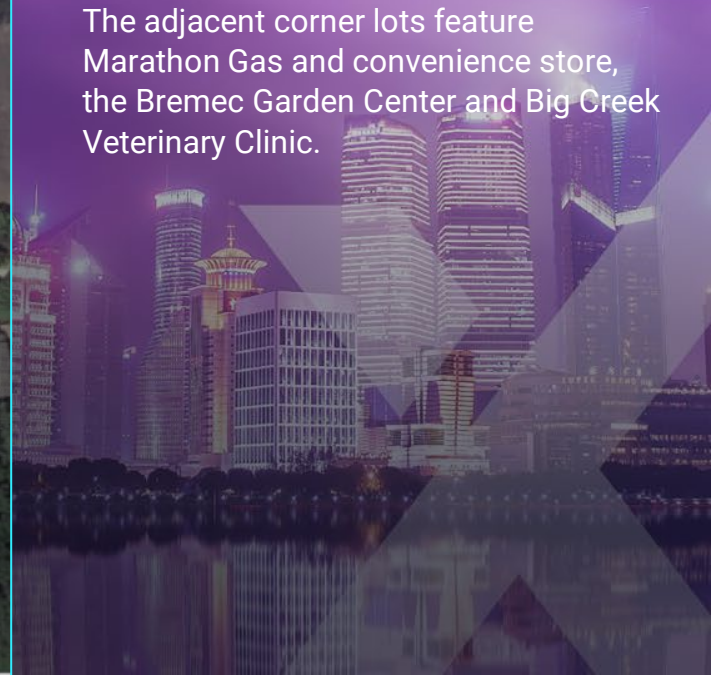
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OVERVIEW



V/L Ravenna Road is located 1.25 miles east of State Route 44, and 3 miles from I-90. The land comprises of 2.2 acres zoned B-1 for retail development. It is a corner lot with approximately 610' of frontage on Painesville Ravenna Road, and 135' of frontage on Girdled Road.

The adjacent corner lots feature Marathon Gas and convenience store, the Bremec Garden Center and Big Creek Veterinary Clinic.



V/L Ravenna Road, Painesville, OH 44077

PID: 08-A-001-B-00-005-0

QUICK STATS

Land

- Lake County / Concord Township Zoning
- 2.21 acres zoned B-1 (Restricted Retail development (see zoning section))
- Frontage: 610' – Ravenna Road
135' – Girdled Road

Taxes

| Year | Delinquent | 1 st Half | 2 nd Half | Total |
|------|------------|----------------------|----------------------|-----------|
| 2023 | \$0.00 | \$530.99 | \$530.99 | \$1061.98 |
| 2022 | \$0.00 | \$531.47 | \$531.47 | \$1062.94 |
| 2021 | \$0.00 | \$533.60 | \$533.60 | \$1067.20 |
| 2020 | \$0.00 | \$522.77 | \$522.77 | \$1045.54 |



A photograph of a modern glass skyscraper at night. The building's windows are illuminated from within, showing office interiors. The sky is dark with a hint of sunset or sunrise. In the background, other city buildings are visible, some with lights on. The overall scene is a cityscape at night.

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LOCATION



Lake Erie

Concord Township, OH

Painesville Township Park

Headlands Beach State Park

Fairport Harbor

Grand River

Painesville

Mentor-On-The-Lake

Osborne Park

HEISLEY PARK

PAINESVILLE OVERLOOK

HEATHERSTONE VILLAGE

Baker Road Park

DUGAN FARMS

Perry

Madison

MADISON PARKWAY ESTATES

South Madison

Paine Falls Park

Hidden Lake

Thompson

Concord

Little Mountain Country Club

Holiday Inn Express & Suites Painesville...

SUNSHINE FARMS

SUNSHINE ACRES

Bostwick

EAGLE BROOK

Whitlam Woods

Big Creek Park

Willoughby

Kirtland

Kirtland Hills

Waite Hill

REGENCY WOODS



Concord Township in Lake County, Ohio, is strategically located at the intersection of Interstate 90 and State Route 44, making it a **prime area for economic development**.

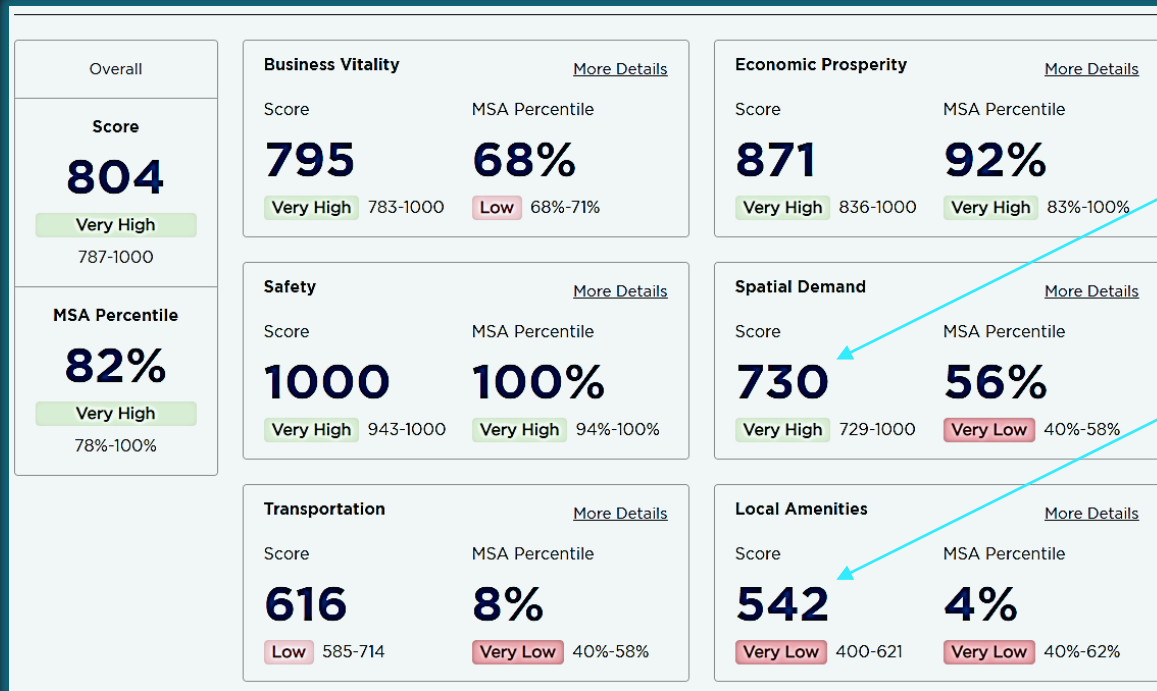
With the presence of University Hospitals' facilities and vast greenfield space, there are **significant growth opportunities** for businesses, particularly in commercial, retail, and light industrial/research and development sectors.

The Township has undertaken a **systematic development approach** since 2006, including economic studies, zoning overhauls, and transportation planning, guided by the 2015 Comprehensive Plan Update. The Township aims to maximize its potential while preserving its semi-rural Western Reserve community character.

Partnerships with economic development entities like Lake Development Authority, Team NEO, and academic institutions such as Lakeland Community College and Lake Erie College provide **valuable resources for businesses**. These include financing assistance, workforce development, and zoning/planning support.

Concord Township offers a **high-quality lifestyle** with diverse housing options, golf courses, restaurants, and excellent schools, contributing to its appeal for businesses and residents alike. The region also boasts rich entertainment, cultural, and recreational resources, including Lake Erie.

EXCELLENT COMMERCIAL LOCATION SCORE



High demand and opportunity to enrich local amenities for a growing community.

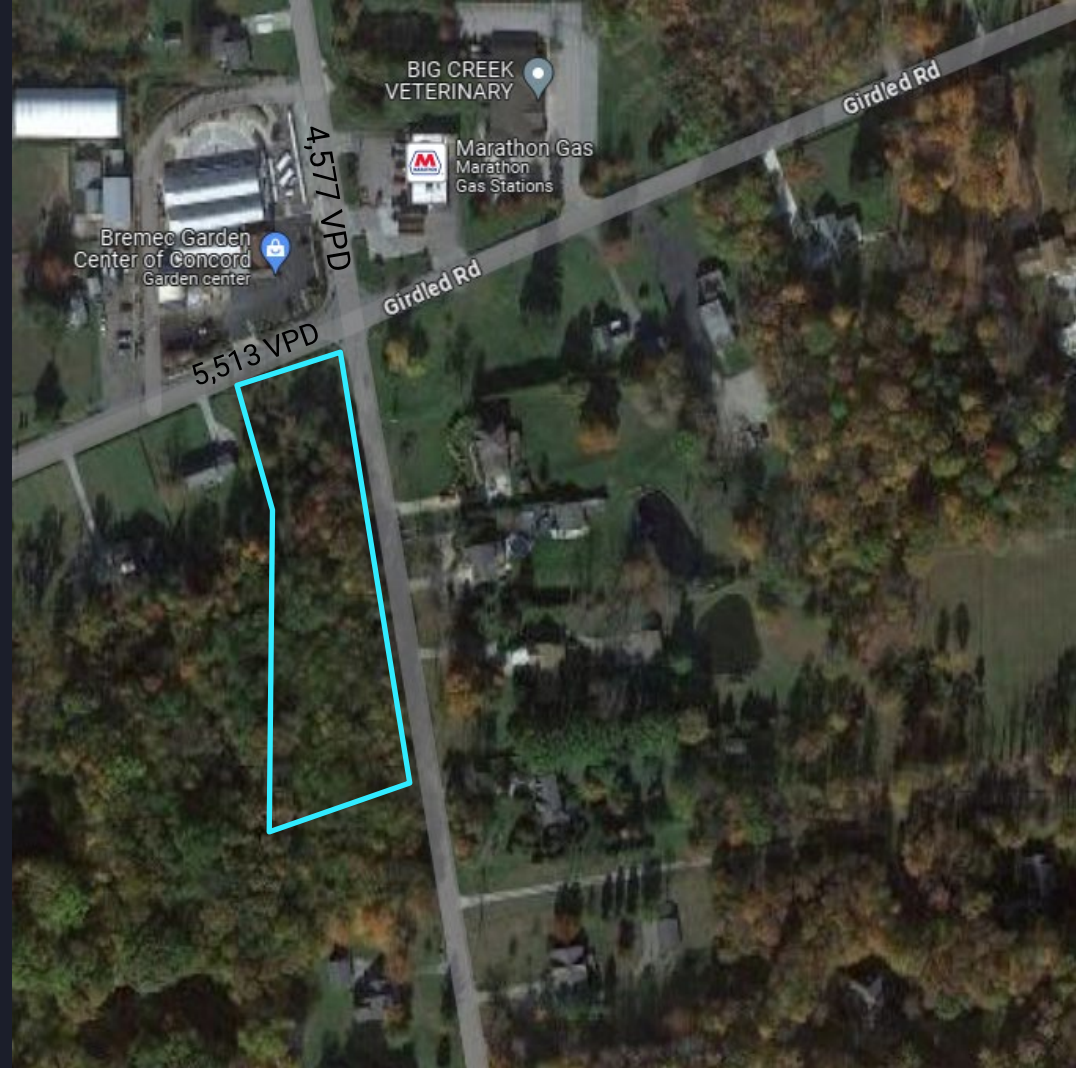
The subject property is well situated with high visibility at the 4-way stop and signalized southwest corner of Girdled Road (SR 202) and Ravenna Road (SR 360).

Average Daily Traffic Counts (2022)

Girdled Road: 5,513 VPD

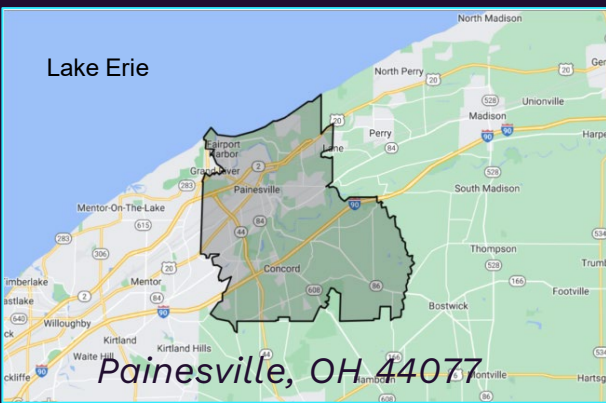
Ravenna Road: 4,577 VPD

Marathon Gas, Bremec Garden Center and Big Creek Veterinary anchor the northwest and northeast corners, indicating acceptable traffic counts for local businesses, neighborhood amenities and destination services to thrive.





DEMOGRAPHICS
ZIP CODE 44077



| | | | |
|---|----------------------------------|--|---|
| Median Household Income \$68,860 | Median Age 40.6 | Total Population 58,572 | 1st Dominant Segment Green Acres |
|---|----------------------------------|--|---|

CONSUMER SEGMENTATION

Life Mode

Cozy Country Living – Empty nesters in bucolic settings.

Urbanization

Rural with economic growth. Country living featuring single-family homes with acreage, farms, and rural resort areas. Growing population with single and multi-family expansions.

| Top Tapestry Segments | Green Acres | Middleburg | Heartland Communities | Traditional Living | Savvy Suburbanites |
|--------------------------------|---|--|---|--|---|
| % of Households | 5,537 (23.5%) | 1,773 (7.5%) | 1,746 (7.4%) | 1,532 (6.5%) | 1,490 (6.3%) |
| % of Lake County | 12,415 (12.4%) | 4,652 (4.6%) | 2,073 (2.1%) | 2,634 (2.6%) | 6,780 (6.8%) |
| Lifestyle Group | Cozy Country Living | Family Landscapes | Cozy Country Living | Hometown | Affluent Estates |
| Urbanization Group | Rural | Semirural | Semirural | Metro Cities | Suburban Periphery |
| Residence Type | Single Family | Single Family | Single Family | Single Family | Single Family |
| Household Type | Married Couples | Married Couples | Married Couples | Married Couples | Married Couples |
| Average Household Size | 2.66 | 2.7 | 2.36 | 2.44 | 2.8 |
| Median Age | 44.8 | 37 | 42.9 | 36.3 | 45.8 |
| Diversity Index | 36.4 | 58.6 | 40.3 | 65 | 47.9 |
| Median Household Income | \$94,600 | \$76,600 | \$53,600 | \$49,500 | \$128,200 |
| Median Net Worth | \$347,000 | \$177,100 | \$123,300 | \$66,300 | \$699,800 |
| Median Home Value | \$300,900 | \$239,300 | \$126,400 | \$99,000 | \$418,100 |
| Homeownership | 87.9 % | 75.7 % | 71.6 % | 59.8 % | 91.1 % |
| Employment | Professional or Mgmt/Bus/Financial | Professional or Mgmt/Bus/Financial | Professional or Services | Services or Professional | Professional or Mgmt/Bus/Financial |
| Education | High School Diploma | High School Diploma | High School Diploma | High School Diploma | Bachelor's Degree |
| Preferred Activities | Pursue physical fitness vigorously, . Active in communities and social organizations. | Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball. | Motorcycling, hunting, and fishing are popular . Support their local community. | Enjoy outdoor activities and taking trips to the zoo . Fast-food devotees. | They like to cook and prefer natural or organic products. . Pursue a number of sports, from skiing to golf. |
| Financial | Comfortable with debt, and investments. | Carry some debt; invest for future | Stick to community banks and low-risk investments | Carry credit card balances, have personal loans | Not afraid of debt |
| Media | Provided by satellite service, radio and television | TV and magazines provide entertainment and information | Trust TV and newspapers more than any other media | TV is seen as the most trusted media | Well-connected and use technology to stay current |
| Vehicle | Late model trucks SUVs, ATVs and motorcycles | Like to drive trucks, SUVs, or motorcycles | Own domestic truck, SUV | Own 1-2 vehicles | Prefer late model, family-oriented vehicles: |

A photograph of a modern glass skyscraper at night. The building's windows are illuminated from within, showing office interiors. The sky is dark with a hint of sunset or sunrise. In the background, other city buildings are visible, some with lights on. The overall scene is a cityscape at night.

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ZONING

B-1 RESTRICTED RETAIL

PERMITTED AND CONDITIONAL USES

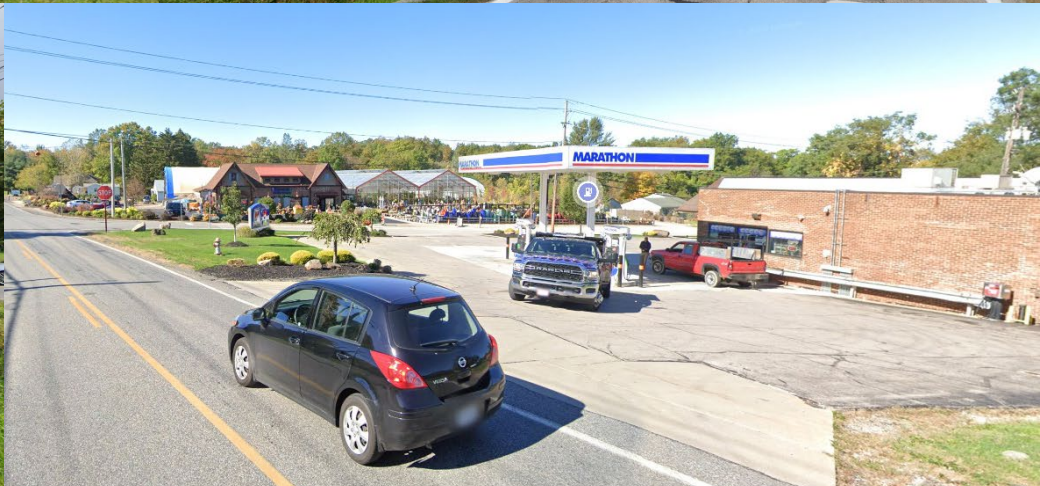
| PERMITTED | CONDITIONAL |
|---|--|
| Medical clinics and offices | Micro-brewery, distillery, winery |
| Administrative, business and professional offices | Restaurant (counter service) or Outside Dining |
| Restaurant (table service) | Automotive Services, Gas Station / Car Wash |
| Retail, Personal and Business Services | Drive-thru facility |
| Bank, financial institution | Garden or nursery retail sales |
| Sports/fitness club, indoor commercial recreation | Funeral |
| Library, museum, theater | Bed and breakfast |
| Government and public uses | Child or Adult day care center, group home |
| | Outdoor Storage |
| | Veterinary |
| | Meeting/banquet facilities, clubs |
| | Church |
| | Residential care facility/home for the aging |
| | Hospice care facility |



PROPERTY PHOTOS



VIDEO TOUR



RESOURCES

CONCORD TOWNSHIP – LAKE COUNTY, OHIO

7229 RAVENNA ROAD
CONCORD, OH 44077

PHONE: [440-354-7505](tel:440-354-7505)
[440-354-7506](tel:440-354-7506)

concordtwp.com

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THANK YOU

We look forward to working with you



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