

12676 Main Market Rd

Burton, OH 44021

Exclusively Represented By:

The Zingales Team
440-296-5006
josephzingales@gmail.com

LAND SPACE FOR SALE



Property Description

64+ ACRES (848 ft.) frontage, Industrial Land on Rt. 422, across from Great Lakes Industrial Parkway! Up to 64 acres available, Up to 15-year CRA (Community Revitalization Area) tax abatement for a limited time for those who act now! Up to 14% tax break over 15 years, on new buildings. Property Tax Discount available for qualified forestry. Close to the I-80 Turnpike with Traffic count of 14,859 vehicles per day! Traffic light at east end of property on RT 422 with Turning lane at existing industrial park. Located within a 700-mile radius of 2/3rds of the population of the US and Canada! Zoned M1 General Industry. 3 City sewer man holes (easy access). Natural Gas on Property. Currently, three residential rental incomes from the main property plus a large barn and 2 horse walking stalls. Ideal for a corporate office complex, light industrial facility, Gas Station, Rehab or long term care facility, Light Industries, Distribution center, etc.

Many possibilities! Less than 25 minutes from downtown Cleveland. 5 airports available, within 20 - 45-minute freeway drive. Emergency life flight at Great Lakes Park. A Great Opportunity!

Location Description

Property is located on OH 422, Across from Great Lakes Cheese Headquarters

Offering Summary

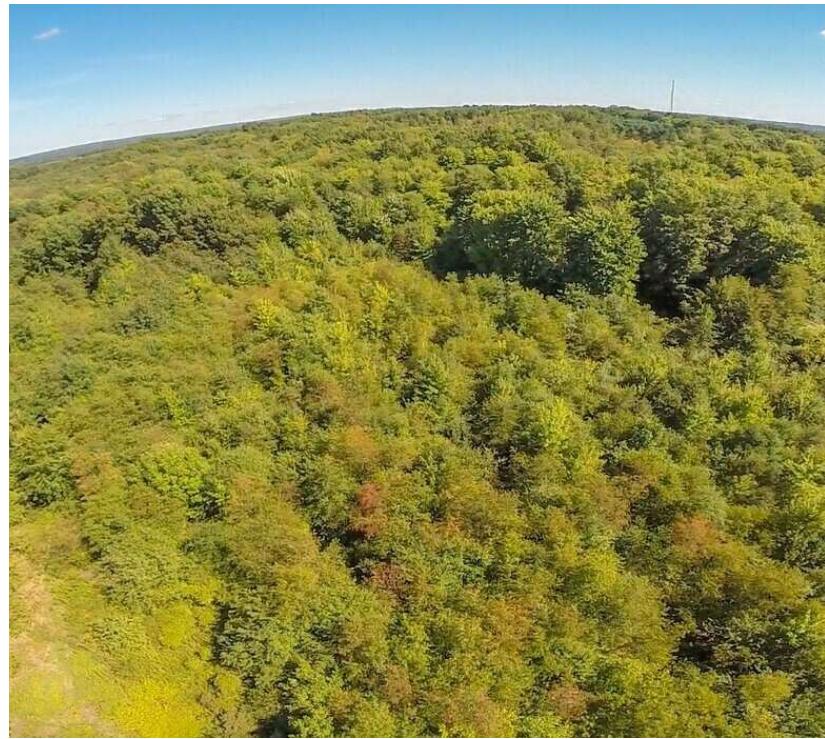
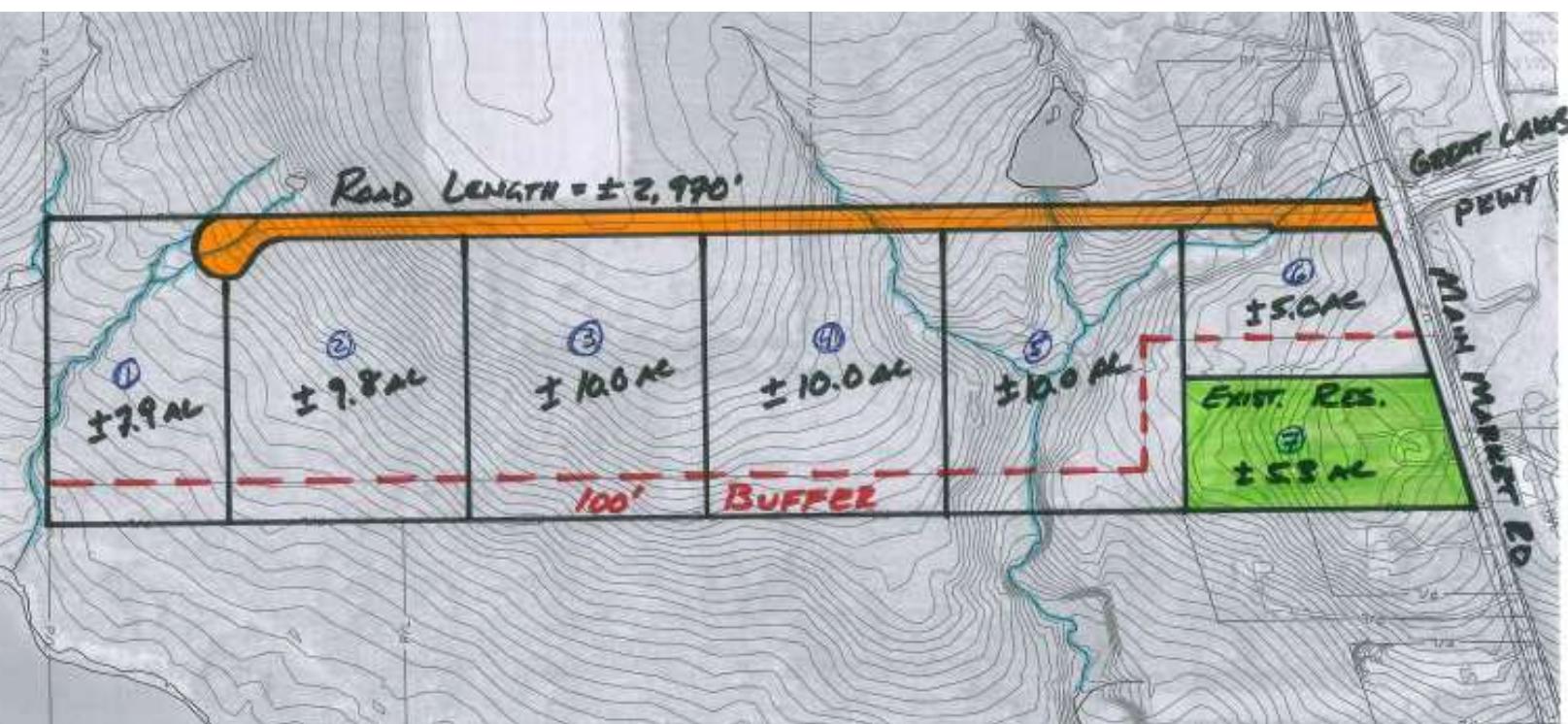
Sale Price:	\$2,000,000
Lot Size:	64.43 Acres

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Additional Photos



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Regional Map



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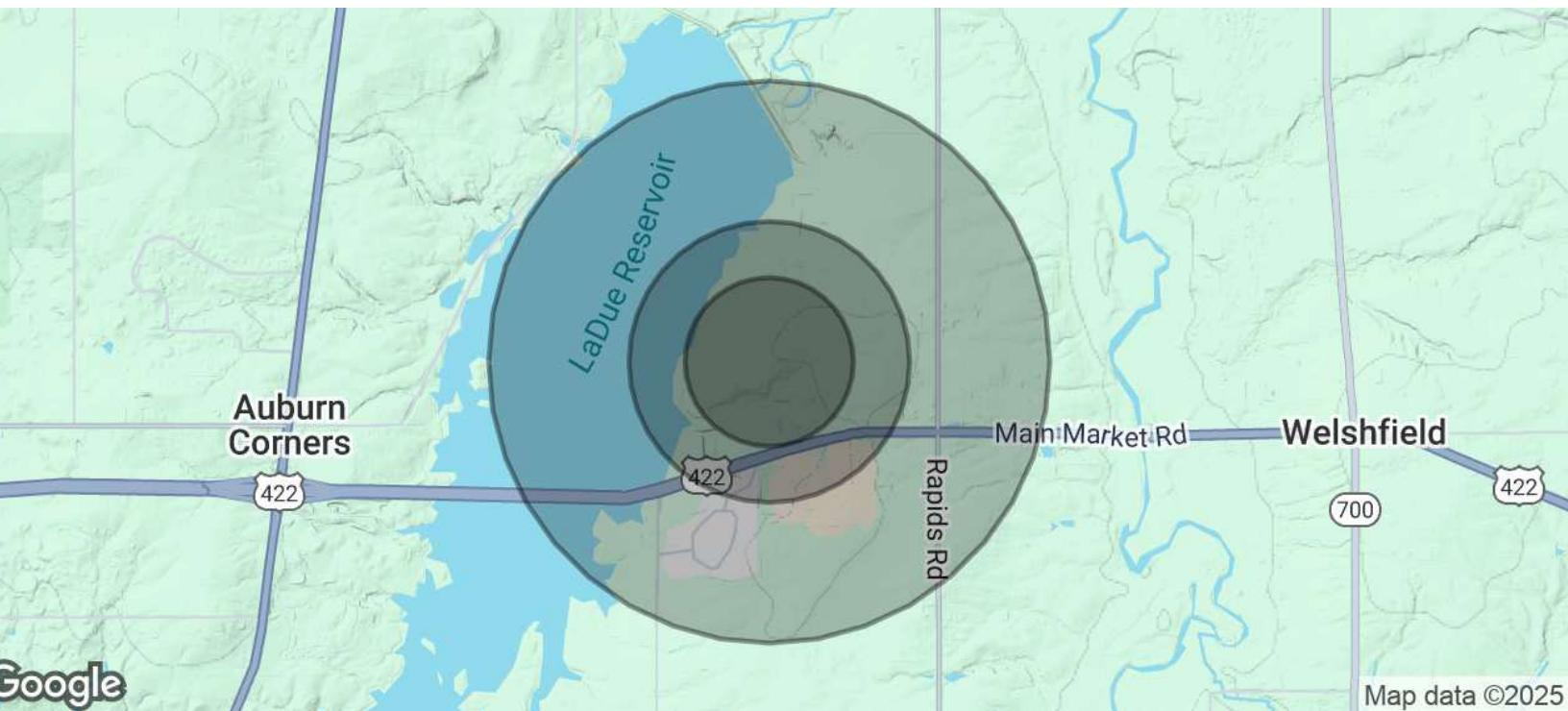
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Demographics Map & Report



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	8	42	310
Average Age	50	50	50
Average Age (Male)	48	47	47
Average Age (Female)	52	52	52

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	4	19	142
# of Persons per HH	2	2.2	2.2
Average HH Income	\$102,783	\$102,783	\$104,063
Average House Value	\$214,167	\$214,167	\$217,521

Demographics data derived from AlphaMap

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