

FOR SALE

SPIEGELBERG ORCHARD DEVELOPMENT

ONCE-IN-A-GENERATION LAND SITE OFFERING

6161 MIDDLE RIDGE ROAD

LORAIN, OHIO 44053



OFFICE | MEDICAL CAMPUS | RETAIL | LIGHT INDUSTRIAL | MULTI FAMILY RESIDENTIAL

- + Outstanding Freeway Visibility
- + Full Interchange Access
- + **For Sale:** Sites from 5 acres up to 130.63 acres
- + Central Lorain County location with easy access to Route 2, I-90, and I-80 (Ohio Turnpike)
- + Excellent location for office, medical campus, retail, industrial development and multi family residential
- + Possible Economic Incentives available
- + Rare large development parcel
- + For more information, please visit www.cbrespiegelbergland.com

www.cbre.us/cleveland

CBRE

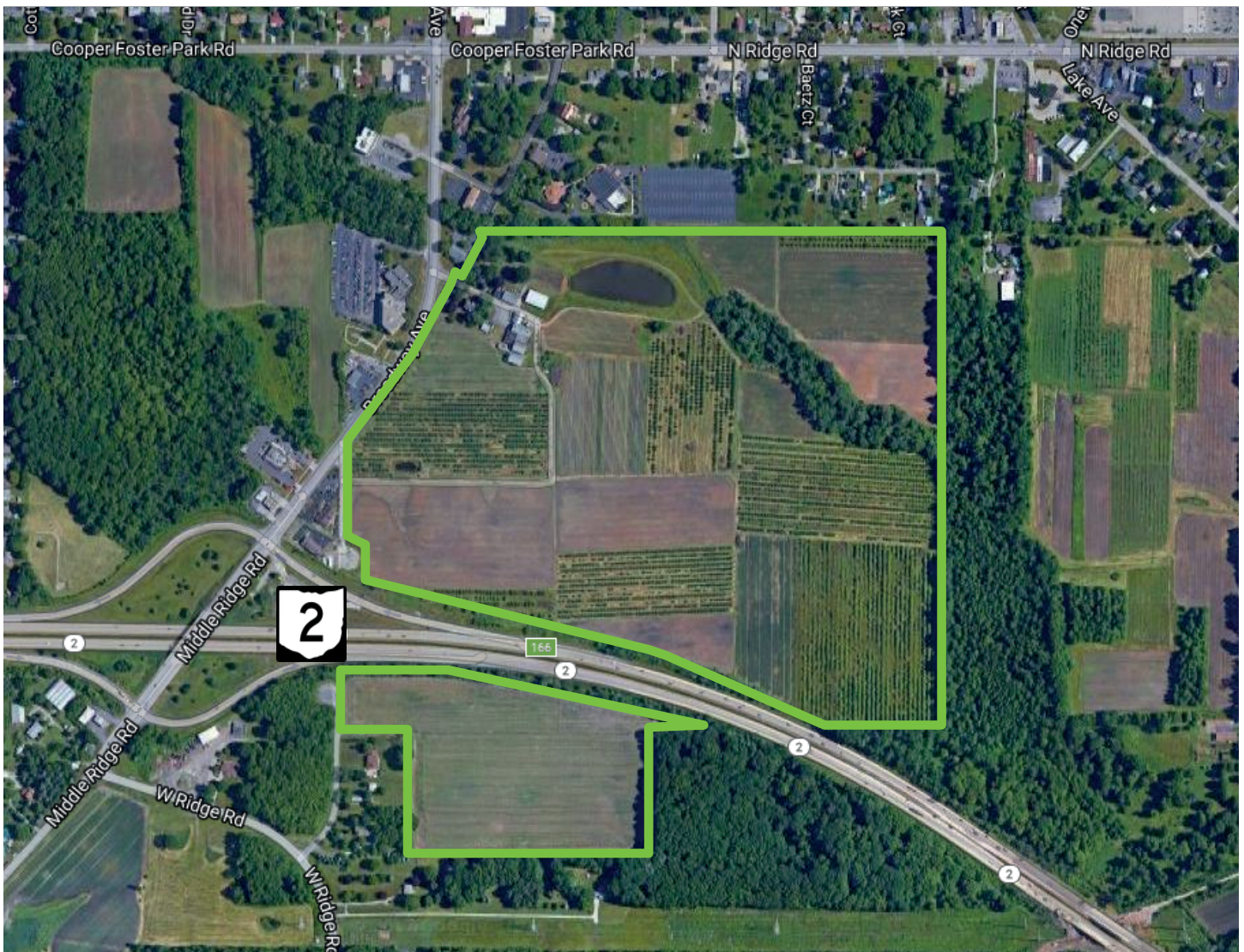
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SPIEGELBERG ORCHARD FEATURES

- + 130.63 Total Acres - Divisible to 5 acres
 - ±111.22 acres to North of Route 2
 - ±19.41 acres to South of Route 2
- + In the middle of Growth Markets:
 - Central Lorain County
 - 30 miles to downtown Cleveland
 - 30 miles to downtown Sandusky
- + Excellent Freeway visibility with over 2,600 ft. of Frontage
- + Utilities available or nearby
- + Interchange access at Route 2 and Middle Ridge Road/Broadway
- + Pricing:
 - **5-10 acres: \$125,000 per acre**
 - **11-25 acres: \$100,000 per acre**
 - **Entire Site: \$70,000 per acre (\$8,680,000)**



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DEMOGRAPHIC OVERVIEW - 5 MILE RADIUS



\$56,616
AVERAGE HH
INCOME



126,395
POPULATION



\$135,318
AVERAGE HOUSING
VALUE



61,618
EMPLOYEES



51,708
HOUSEHOLDS



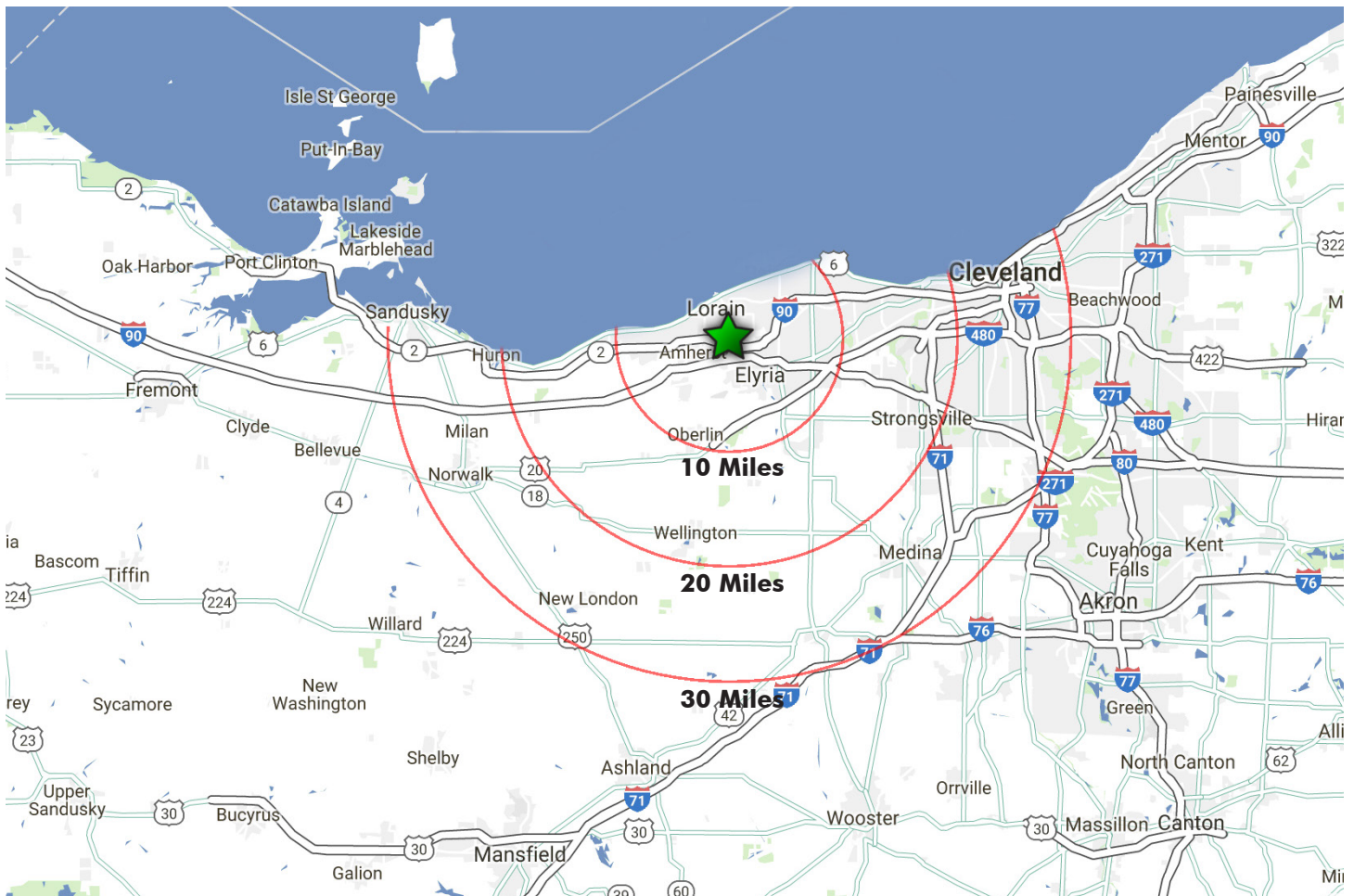
40.3
MEDIAN AGE



19,060
VPD
TRAFFIC COUNT

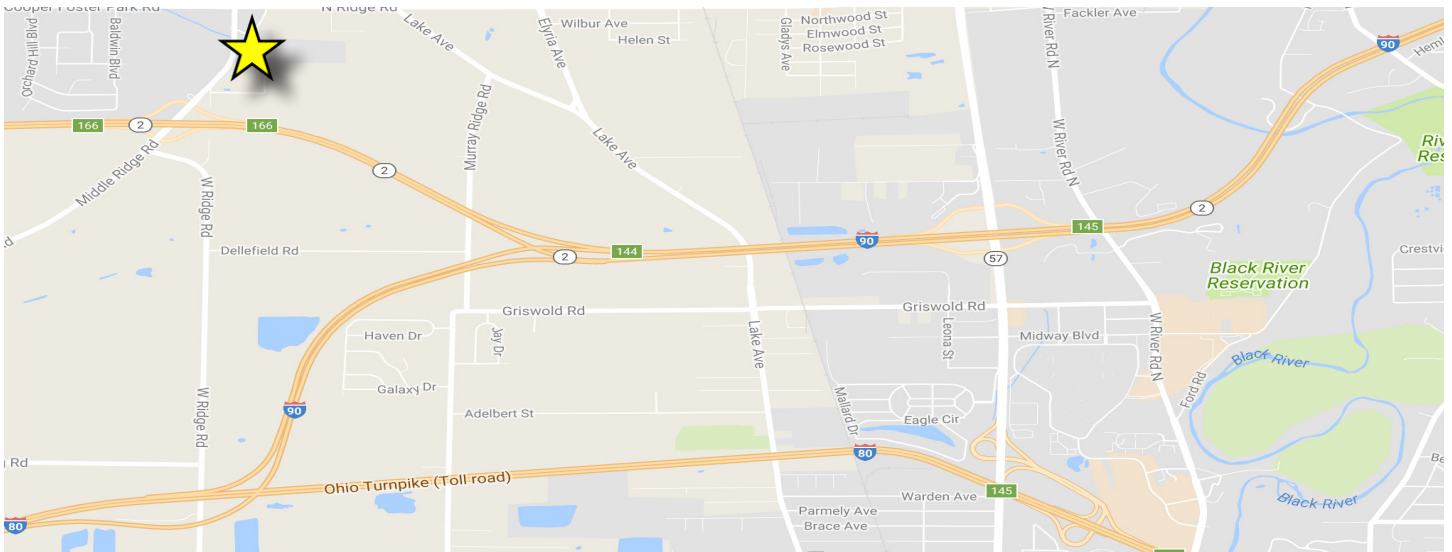


LOCATION MAP



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