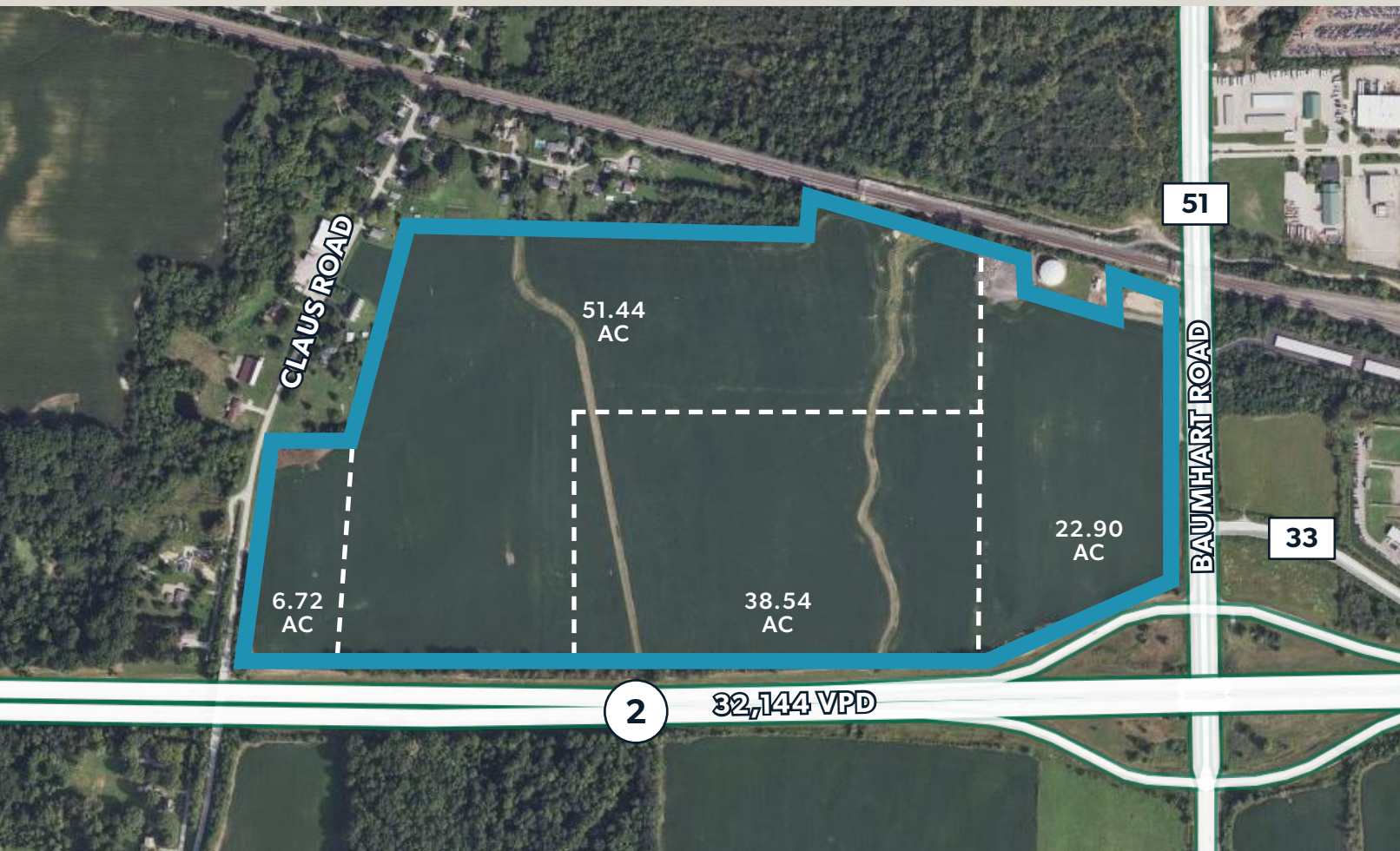


FOR SALE | EXCELLENT OPPORTUNITY

CBRE



119.60 ACRES AVAILABLE

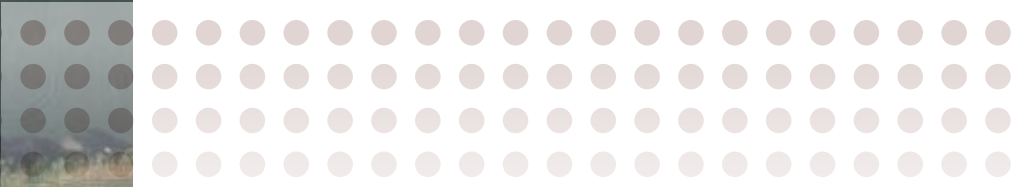
BAUMHART ROAD & ROUTE 2
VERMILION, OHIO 44089

Mike Petrigan, SIOR

First Vice President
+1 216 363 6435
mike.petrigan@cbre.com



EXCELLENT OPPORTUNITY

- **Land Size:** 119.60 acres (Lorain County)
PPN: 0100021000032 – 6.72 acres
0100022104045 – 51.44 acres
0100022104029 – 38.54 acres
0100022104040 – 22.90 acres
 - **Zoned:** Industrial
 - 3,900 feet of highway visibility and located on Interchange
 - Two great highway exits with Route 2, I-90, & I-80 (OH Turnpike)
 - Vermilion is a pro-development community
 - Industrial park nearby and Ford Motor Company
 - 30 minutes to Cleveland, Ohio
 - Potential incentives for new company locations in the city
 - Enterprise zone
- 

119.60 ACRES

BAUMHART ROAD & ROUTE 2 | VERMILION, OHIO 44089

AREA DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
POPULATION			
2023 Population	490	44,087	147,394
2028 Population - Projection	491	44,397	148,295
Daytime Population	767	37,249	132,484
HOUSEHOLDS			
2023 Avg. Households	212	18,391	60,861
2023 Avg. HH Income	\$107,719	\$100,772	\$74,124
2028 Avg. HH Income - Projection	\$125,457	\$115,908	\$85,330
2023 Avg. Housing Value	\$311,518	\$248,205	\$204,836

QUICK STATS – 5 MILES

2023
Population

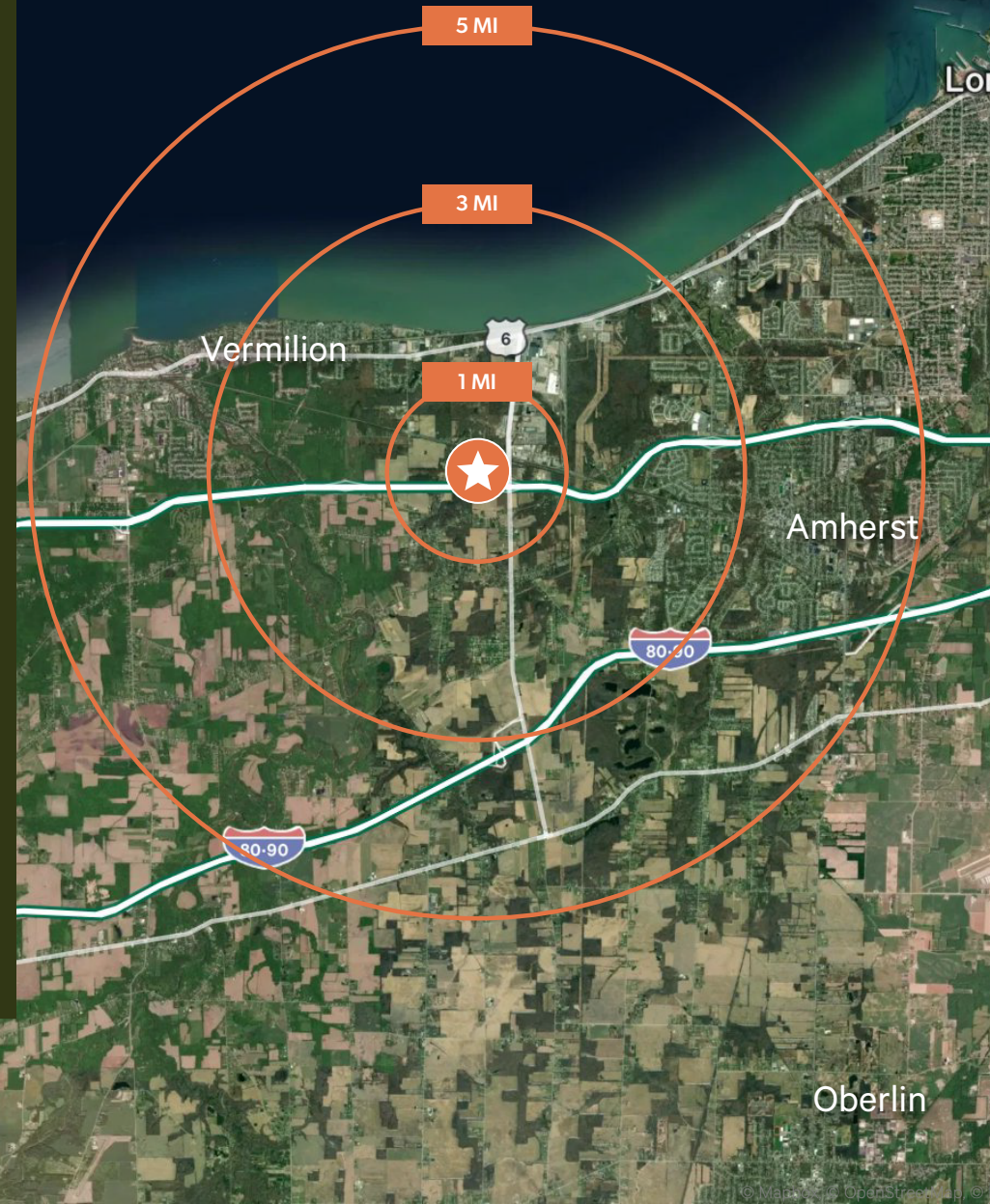
44,087

2023 Average
HH Income

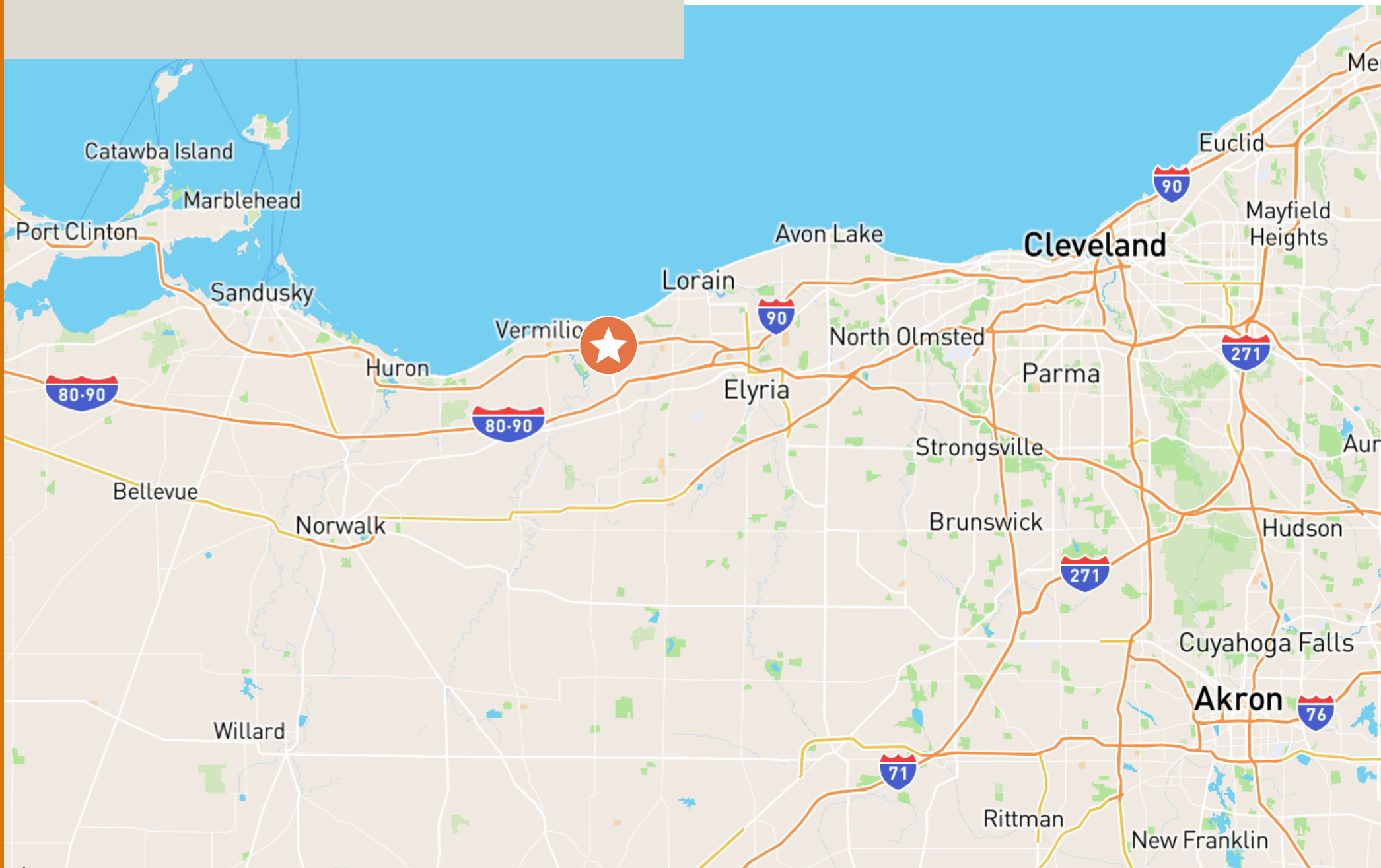
\$100,772

2023 Average
Housing Value

\$248,205



LOCATION MAP



119.60 ACRES AVAILABLE

BAUMHART ROAD & ROUTE 2
VERMILION, OHIO 44089



FOR MORE
INFORMATION,
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