

## INDUSTRIAL FOR SALE

# 500 MADISON ST, CONNEAUT, OH 44030

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### PROPERTY DESCRIPTION

Great industrial space available for sale. Perfect for an owner user or investor. Building could be divided, multiple loading docks and large overhead doors. 1200 amp 480V 3-phase power for heavy manufacturing. Possible rail car siding as Norfolk Southern is directly next door.

### PROPERTY HIGHLIGHTS

- 50,759 SF industrial building
- 1 unit suitable for manufacturing
- Built in 1953
- Convenient Conneaut location

### OFFERING SUMMARY

Sale Price:	\$550,000
Number of Units:	1
Lot Size:	51,697 SF
Building Size:	50,759 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	261	799	2,318
Total Population	643	1,899	5,573
Average HH Income	\$63,240	\$62,363	\$60,750

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### RICK OSBORNE JR.

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### KW COMMERCIAL

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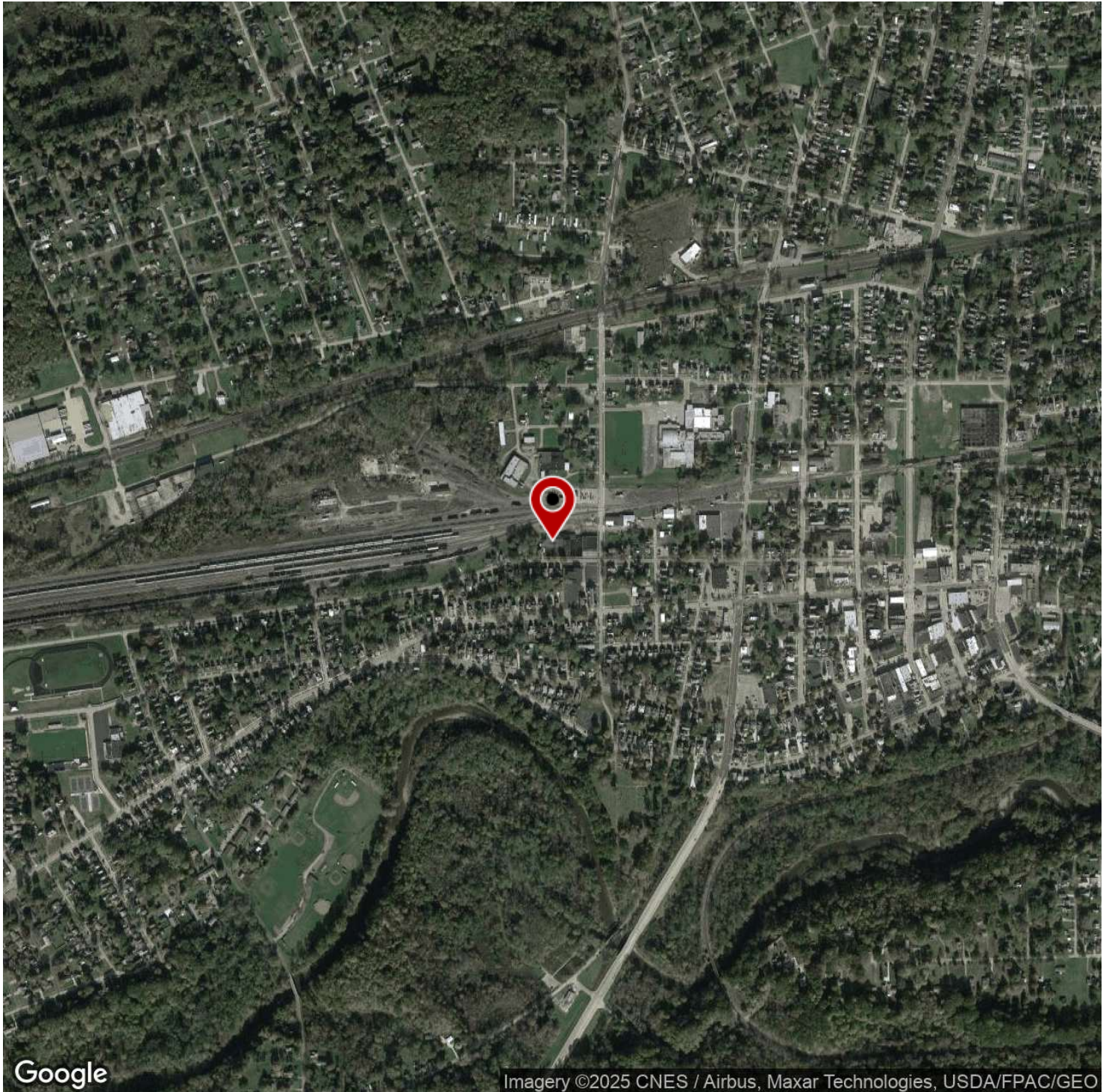
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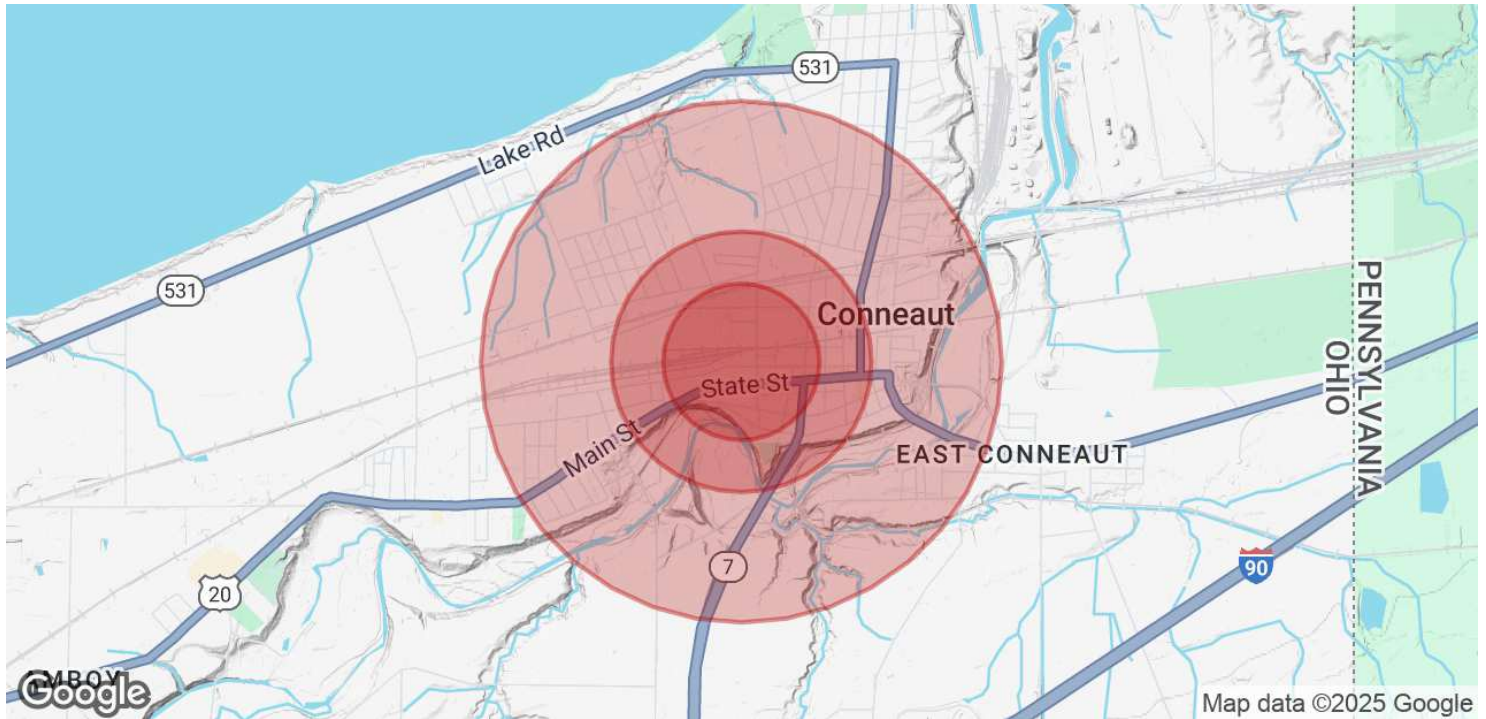
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	643	1,899	5,573
Average Age	36	39	41
Average Age (Male)	35	38	40
Average Age (Female)	37	40	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	261	799	2,318
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$63,240	\$62,363	\$60,750
Average House Value	\$152,611	\$140,871	\$135,305

Demographics data derived from AlphaMap

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### PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

### EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

### MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

#### Osborne Group - KW Commercial

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