# 9.85 AC PRIME LAND FOR SALE IN NORTH RIDGEVILLE

33911 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OH 44039



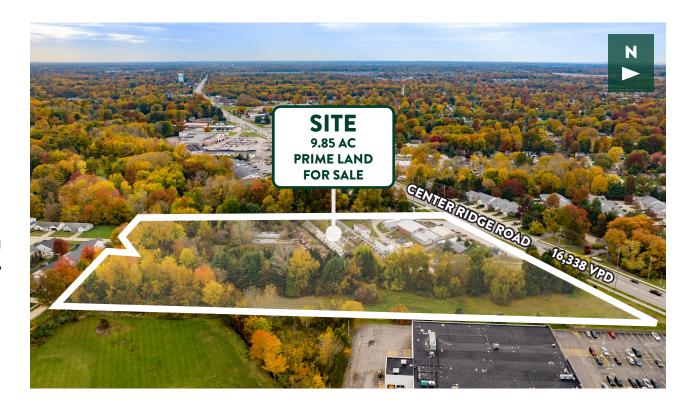
585' FRONTAGE ON CENTER RIDGE ROAD B3 HIGHWAY COMMERCIAL ZONING Steve Ross Vice President +1 216 363 6423 steve.ross@cbre.com **CBRE, Inc.** 950 Main Avenue, Suite 200 Cleveland, Ohio 44113 + 1 216 687 1800



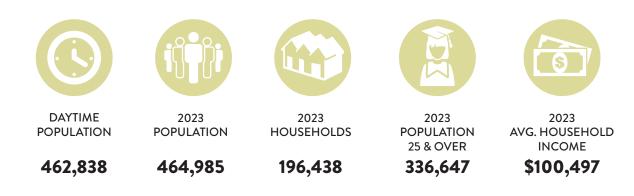
# THE OPPORTUNITY

### **PROPERTY DETAILS**

- 9.85 acres of Commercial land with 585' of frontage on Center Ridge Road
  - 0700008116015
  - 0700008116030
  - 0700008116032
  - 0700008116034
  - 0700008116036
  - 0700009101002
- Zoned B3 Highway Commercial Zoning
  - Ideal for retail, drive-in restaurants, office, medical office & many other uses.
- Positioned on Center Ridge Road with high traffic counts of 16,338 VPD.
  - 1.5 miles away from Avon Beldon Road with 13,406 VPD.
- Highly accessible from major highways including I-480, I-80 (Ohio Turnpike) & I-90.
- Located down the street from grocery retailers, resturants, banks, and more. Less than 15 minutes from major shopping center's such as Avon Commons, Crocker Park, and Great Northern Plaza.



#### QUICK STATS - 20 MINUTE DRIVE RADIUS



### **AERIAL VIEW** 33911 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OH 44039



## DEMOGRAPHICS

	5 MIN. DRIVE	10 MIN. DRIVE	15 MIN. DRIVE	20 MIN. DRIVE
2023 Population – Current Year Estimate	18,910	80,573	241,036	464,985
2028 Population – Five Year Projection	19,081	80,817	240,975	461,960
2023 Daytime Population	13,852	71,365	243,851	462,838
2023 Households – Current Year Estimate	8,116	32,373	99,969	196,446
2023 Average Household Income	\$99,099	\$125,297	\$112,213	\$100,497
2028 Average Household Income Projection	\$112,710	\$142,844	\$128,292	\$115,803
2023 Median Household Income	\$76,800	\$88,652	\$79,926	\$70,087
2023 Population 25 & Over	13,857	58,009	173,764	336,647

### **CONTACT US**

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