

# 9.85 AC PRIME LAND FOR SALE IN NORTH RIDGEVILLE

33911 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OH 44039

FOR SALE - \$175,000 / ACRE



**SITE**  
9.85 AC  
PRIME LAND  
FOR SALE

goodwill DOLLAR GENERAL Pope Fitness  
Fiesta Alapetico  
Great Clips verizon

giant eagle T-Mobile DOLLAR TREE  
PNC Wendy's MACARONI GRILL

**585' FRONTAGE ON CENTER RIDGE ROAD**  
**B3 HIGHWAY COMMERCIAL ZONING**

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**CBRE**

# 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, restaurants, 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



DAYTIME  
POPULATION

**462,838**



2023  
POPULATION

**464,985**



2023  
HOUSEHOLDS

**196,438**



2023  
POPULATION  
25 & OVER

**336,647**



2023  
AVG. HOUSEHOLD  
INCOME

**\$100,497**

# AERIAL VIEW

33911 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OH 44039



**SITE**  
9.85 AC  
PRIME LAND  
FOR SALE

Avenue of North Ridgeville  
Care & Rehabilitation Center

goodwill   DOLLAR GENERAL   POPE FITNESS  
Piesta Lapelonia  
Great Clips   verizon

FIRST FEDERAL  
LANEWOOD

LEIAR NAGLE ROAD

CENTER RIDGE ROAD  
16,338 VPD

Walgreens

Arby's

CONRAD'S  
Tire Express & Total Car Care

INTERSTATE 80

INTERSTATE 480



# 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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