

Richmond Street and Stage Avenue and State Route 2
Vacant Land • 11.3± Acres • Zoned Industrial
 Painesville City, Ohio 44077 • Lake County



Property Features:

- 11.3± Acres Vacant Land
- Zoning, M-2, Industrial and R-1, Residential
- All Utilities at the Site
- Great Development Site
- Fenced In Area/Secured
- Visibility from State Route 2
- Easy Access to State Route 2, State Route 44 and Interstate 90
- Rail Access Possible - Grand River Railway
- Over 1,050 Feet Frontage on State Route 2
- Site Conditional Uses Include:
 - Cell Towers
 - Self Storage Facilities
 - Heavy Manufacturing

Continued...



Contact:
Neil Sawicki, SIOR, Broker
 BRKP.2004001745
 440-255-5552 x13 Office
 440-339-8585 Cell
 Neil@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.
 Broker
 www.GlobalCommercialRE.com
 440-255-5552

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Richmond Street and Stage Avenue and State Route 2

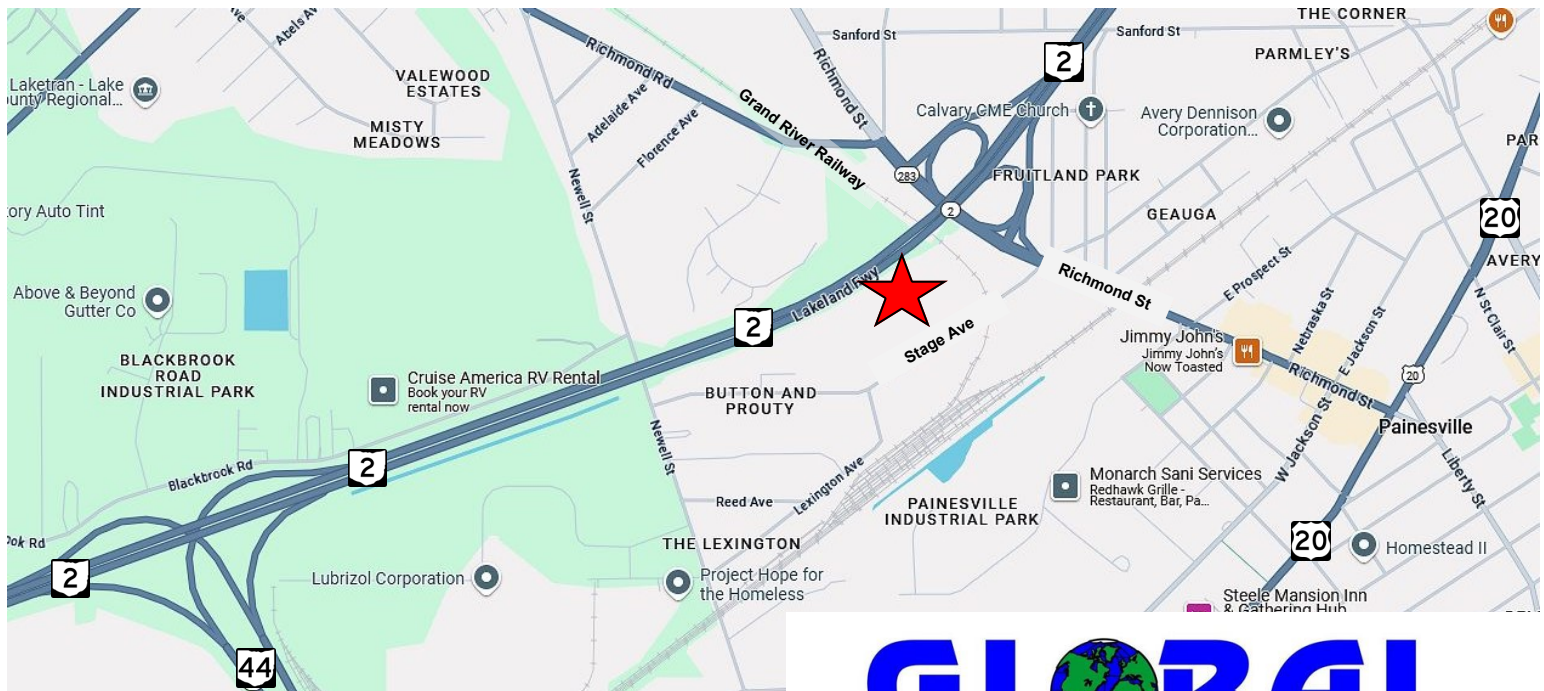
Vacant Land • 11.3± Acres • Zoned Industrial

Painesville City, Ohio 44077 • Lake County

Property Features Continued:

- Site Permitted Uses Include:
 - Wholesale Business
 - Manufacturing or Chemical Processing
 - Contractor Shops with Storage Yards
 - Warehouse Distribution Centers
 - Truck Terminal
 - Kennels and Animal Boarding
- Traffic Counts
 - State Route 2 • 41,280 - Average Daily Traffic Volume
 - Richmond Street • 14,060 - Average Daily Traffic Volume
- Growing Demographics (see Demographic Executive Summary)
- Tax Incentives Available
- Situated in Painesville City, Lake County, Ohio • The Lake County Seat
- Business Friendly Building Administration within the City

For Additional Information, Contact: Neil Sawicki, Broker • 440-339-8585



Contact:
Neil Sawicki, SIOR, Broker
BRKP.2004001745
440-255-5552 x13 Office
440-339-8585 Cell
Neil@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.
Broker
www.GlobalCommercialRE.com
440-255-5552

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Executive Summary

OH-2 E & Richmond St, Painesville, Ohio, 44077
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.72934
Longitude: -81.25975

	1 mile	3 miles	5 miles
Population			
2010 Population	8,536	40,438	75,763
2020 Population	8,544	40,953	76,562
2024 Population	8,599	41,124	76,656
2029 Population	8,663	41,201	76,575
2010-2020 Annual Rate	0.01%	0.13%	0.10%
2020-2024 Annual Rate	0.15%	0.10%	0.03%
2024-2029 Annual Rate	0.15%	0.04%	-0.02%
2020 Male Population	50.2%	49.4%	49.0%
2020 Female Population	49.8%	50.6%	51.0%
2020 Median Age	33.0	38.6	43.0
2024 Male Population	50.8%	50.1%	49.7%
2024 Female Population	49.2%	49.9%	50.3%
2024 Median Age	33.8	39.1	43.4

In the identified area, the current year population is 76,656. In 2020, the Census count in the area was 76,562. The rate of change since 2020 was 0.03% annually. The five-year projection for the population in the area is 76,575 representing a change of -0.02% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 43.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	48.3%	71.1%	80.1%
2024 Black Alone	15.3%	8.3%	5.3%
2024 American Indian/Alaska Native Alone	1.5%	0.7%	0.4%
2024 Asian Alone	0.6%	1.0%	1.2%
2024 Pacific Islander Alone	0.1%	0.0%	0.0%
2024 Other Race	22.4%	10.5%	6.2%
2024 Two or More Races	11.8%	8.2%	6.7%
2024 Hispanic Origin (Any Race)	35.5%	17.3%	10.8%

Persons of Hispanic origin represent 10.8% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 47.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	50	70	100
2010 Households	3,002	15,405	29,613
2020 Households	3,148	16,347	31,282
2024 Households	3,230	16,631	31,680
2029 Households	3,314	16,959	32,218
2010-2020 Annual Rate	0.48%	0.60%	0.55%
2020-2024 Annual Rate	0.61%	0.41%	0.30%
2024-2029 Annual Rate	0.51%	0.39%	0.34%
2024 Average Household Size	2.50	2.42	2.39

The household count in this area has changed from 31,282 in 2020 to 31,680 in the current year, a change of 0.30% annually. The five-year projection of households is 32,218, a change of 0.34% annually from the current year total. Average household size is currently 2.39, compared to 2.41 in the year 2020. The number of families in the current year is 20,165 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

June 05, 2025

Executive Summary

OH-2 E & Richmond St, Painesville, Ohio, 44077
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 41.72934
 Longitude: -81.25975

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	21.7%	19.1%	18.8%
Median Household Income			
2024 Median Household Income	\$47,684	\$67,328	\$81,395
2029 Median Household Income	\$55,595	\$78,693	\$93,074
2024-2029 Annual Rate	3.12%	3.17%	2.72%
Average Household Income			
2024 Average Household Income	\$68,548	\$85,752	\$102,721
2029 Average Household Income	\$81,760	\$99,959	\$119,265
2024-2029 Annual Rate	3.59%	3.11%	3.03%
Per Capita Income			
2024 Per Capita Income	\$25,602	\$34,811	\$42,407
2029 Per Capita Income	\$31,076	\$41,286	\$50,120
2024-2029 Annual Rate	3.95%	3.47%	3.40%
GINI Index			
2024 Gini Index	45.3	40.3	38.8

Households by Income

Current median household income is \$81,395 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$93,074 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$102,721 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$119,265 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$42,407 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$50,120 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	103	117	119
2010 Total Housing Units	3,324	16,864	31,803
2010 Owner Occupied Housing Units	1,494	10,088	22,648
2010 Renter Occupied Housing Units	1,508	5,317	6,965
2010 Vacant Housing Units	322	1,459	2,190
2020 Total Housing Units	3,442	17,558	33,024
2020 Owner Occupied Housing Units	1,511	10,369	23,609
2020 Renter Occupied Housing Units	1,637	5,978	7,673
2020 Vacant Housing Units	304	1,166	1,716
2024 Total Housing Units	3,533	17,870	33,482
2024 Owner Occupied Housing Units	1,633	10,907	24,398
2024 Renter Occupied Housing Units	1,597	5,724	7,282
2024 Vacant Housing Units	303	1,239	1,802
2029 Total Housing Units	3,618	18,191	33,987
2029 Owner Occupied Housing Units	1,779	11,481	25,301
2029 Renter Occupied Housing Units	1,535	5,479	6,916
2029 Vacant Housing Units	304	1,232	1,769

Socioeconomic Status Index

2024 Socioeconomic Status Index	37.9	46.0	51.3
---------------------------------	------	------	------

Currently, 72.9% of the 33,482 housing units in the area are owner occupied; 21.7%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 33,024 housing units in the area and 5.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.32%. Median home value in the area is \$244,494, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.39% annually to \$288,868.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

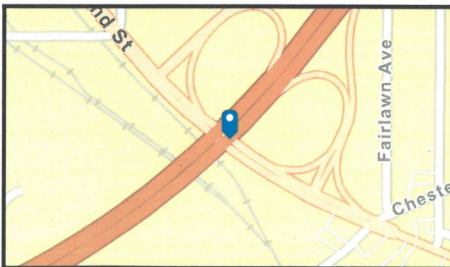
Source: U.S. Census Bureau, Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

June 05, 2025

Traffic Count Map - Close Up

OH-2 E & Richmond St, Painesville, Ohio, 44077
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.72934
Longitude: -81.25975



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

June 05, 2025