

# DEVELOPMENT OPPORTUNITY FOR SALE

20.1 ACRES OF VACANT INDUSTRIAL LAND IN GRAND RIVER, OHIO

William Street, Grand River, OH 44045



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,200,000
<b>LOT SIZE:</b>	20.1 Acres
<b>ZONING:</b>	Light Industrial

## PROPERTY OVERVIEW

Light industrial- level cleared land ready for development! \$60,000 per acre. Close to Grand River. Could possibly be for multi-family as well. Great easy highway access. Rt 44/ I 90.

## PROPERTY HIGHLIGHTS

- Zoned Light Industrial
- Ideal for industrial development
- Prime location in Grand River area

**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
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OH #2010001710

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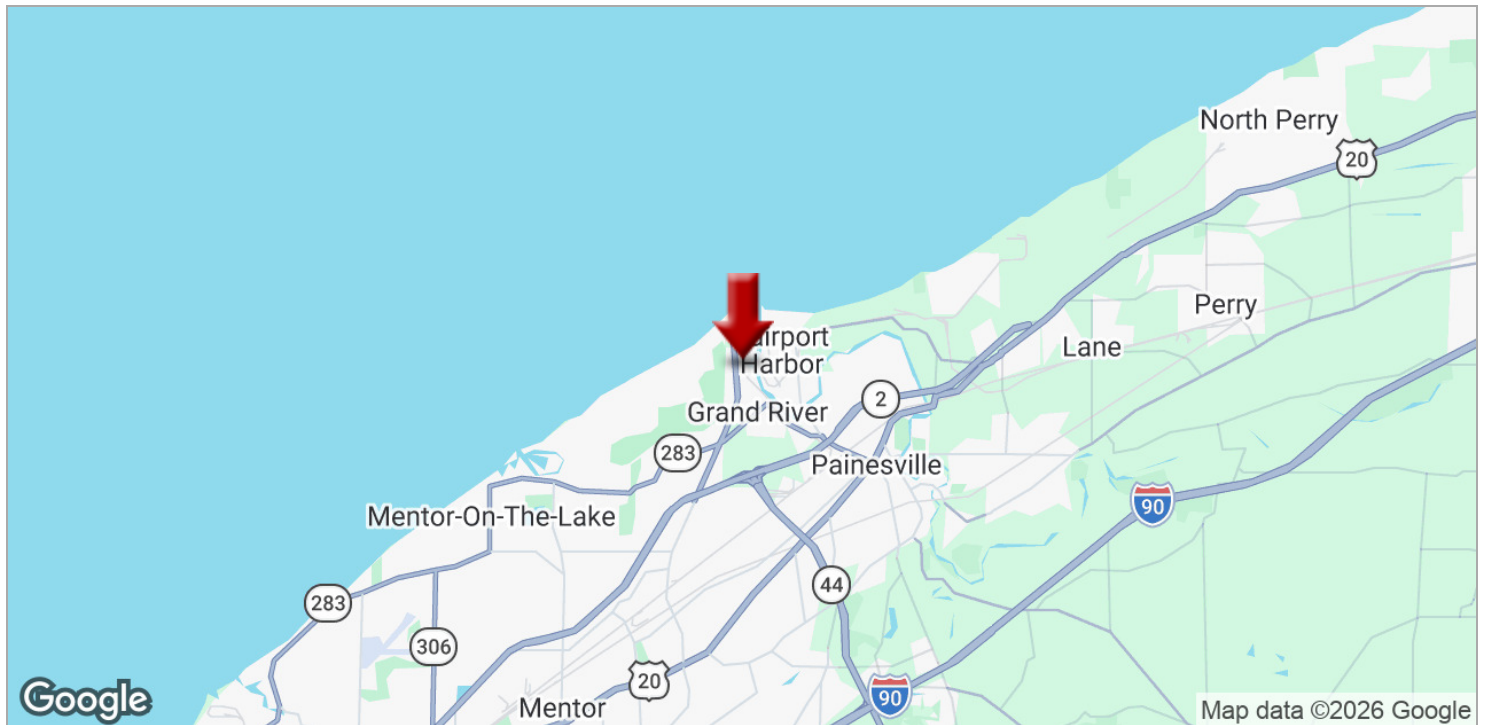
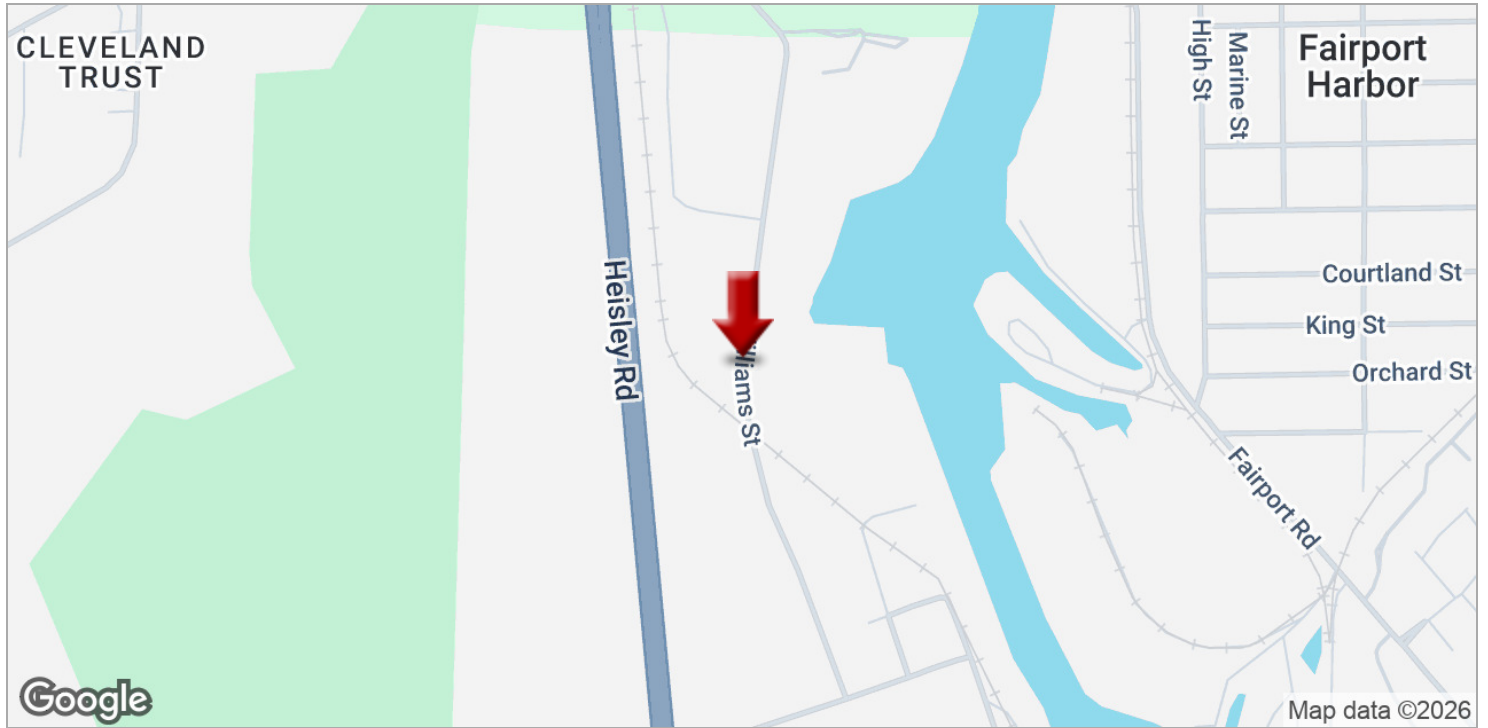
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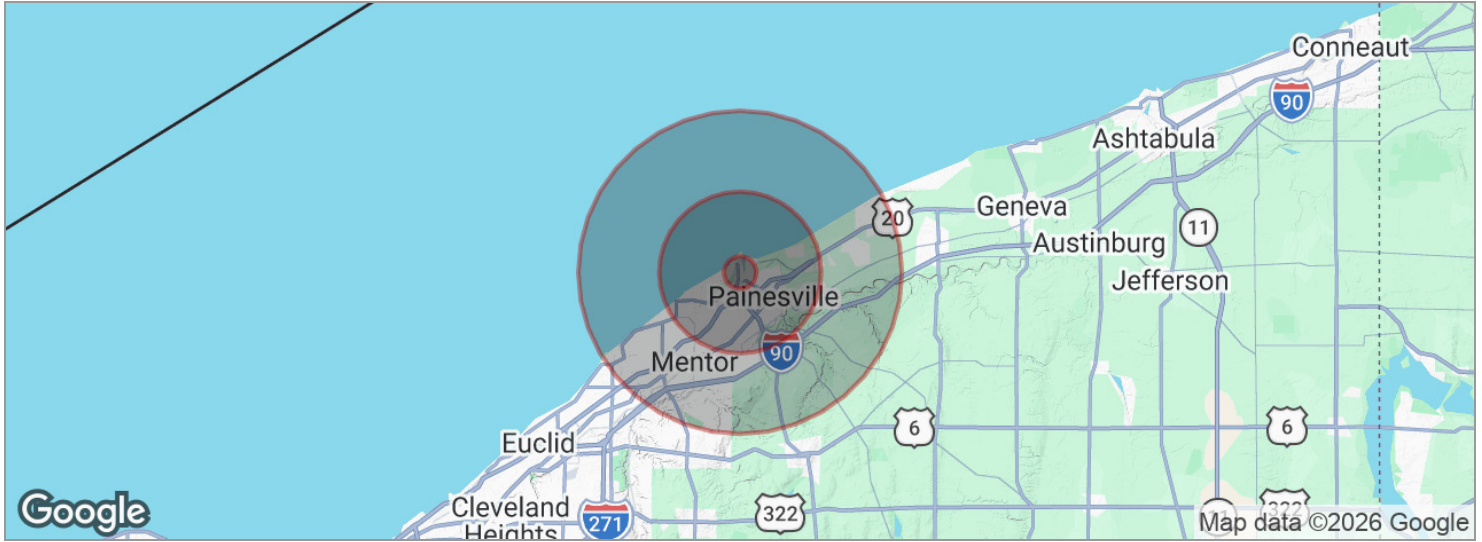
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	3,996	70,856	153,587
Median age	48.1	42.4	44.2
Median age (male)	47.7	40.3	42.6
Median age (Female)	46.2	44.2	45.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,007	31,101	66,790
# of persons per HH	2.0	2.3	2.3
Average HH income	\$59,055	\$70,657	\$81,764
Average house value	\$124,580	\$159,299	\$183,165

\* Demographic data derived from 2020 ACS - US Census

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### RICK OSBORNE JR.

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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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