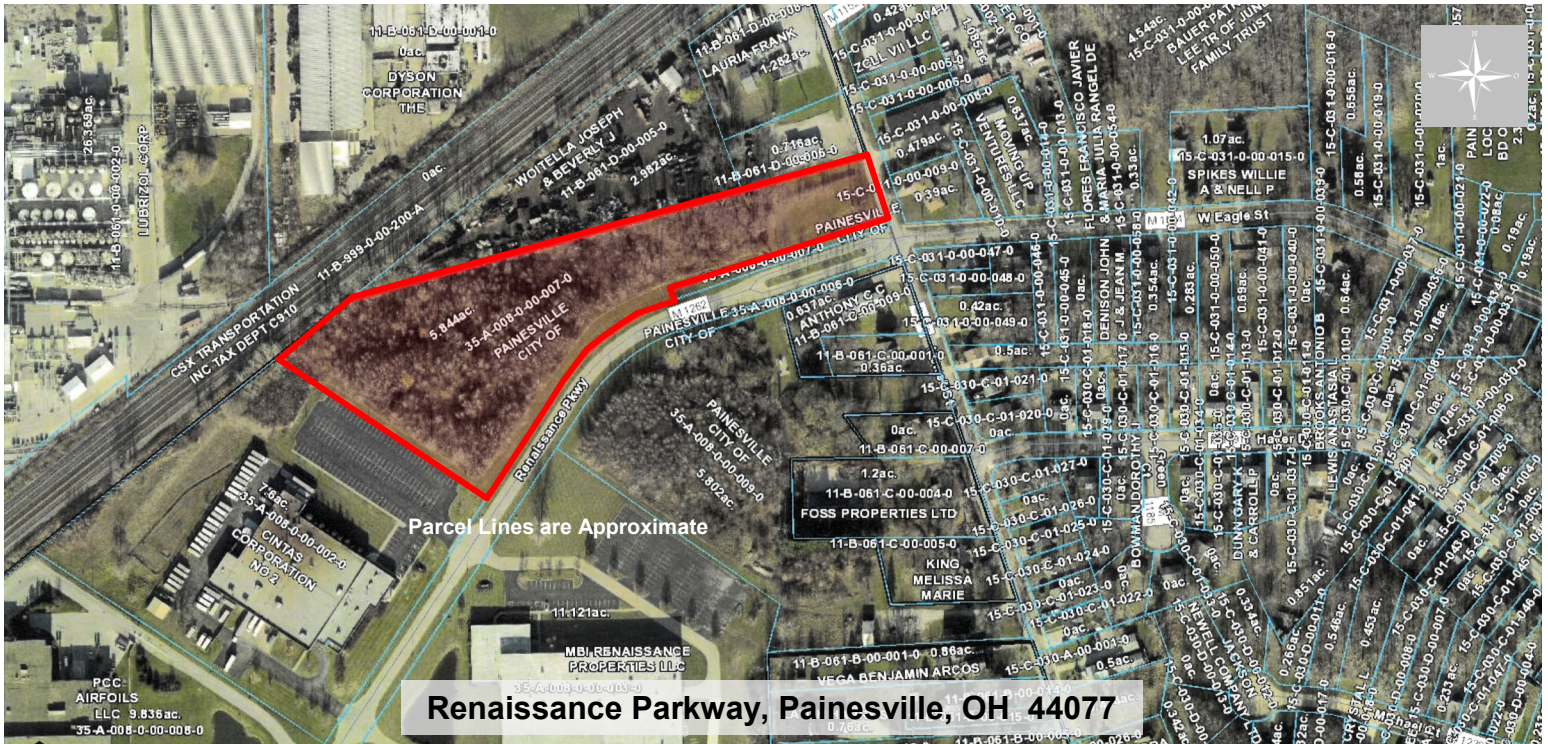
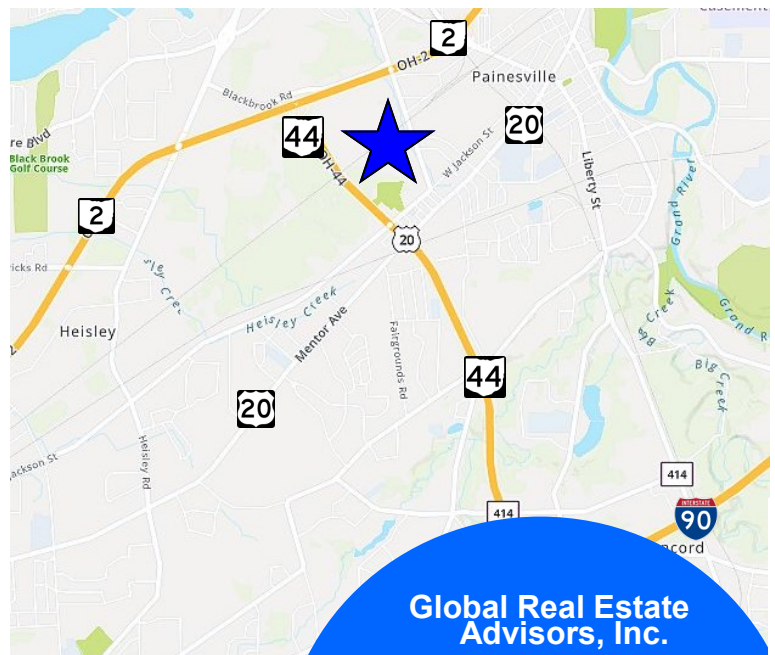


Renaissance Parkway - *Renaissance Business Park* - Vacant Land
5.84± Acres Vacant Industrial Land For Sale
 Painesville, Ohio 44077 (Lake County)



Property Features:

- 5.84± Acres
- Offered For Sale from the City of Painesville
- All Utilities at the Site
- Located in the Community Reinvestment Area
- 10 Year 100% Tax Abatement Available
- Customizable Incentive Packages Available
- Painesville City Power
- Many More Incentives Available (Painesville and Lake County)
- Site is Subject to Covenants, Conditions and Restrictions
- Join Mar-Bal • Cintas • Lubrizol • PCC Airfoils
- Great Job Force Available



**Global Real Estate
Advisors, Inc.**

Neil Sawicki, SIOR, Broker
440-255-5552 x 221
440-339-8585 Cell

Neil@GlobalCommercialRE.com



www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

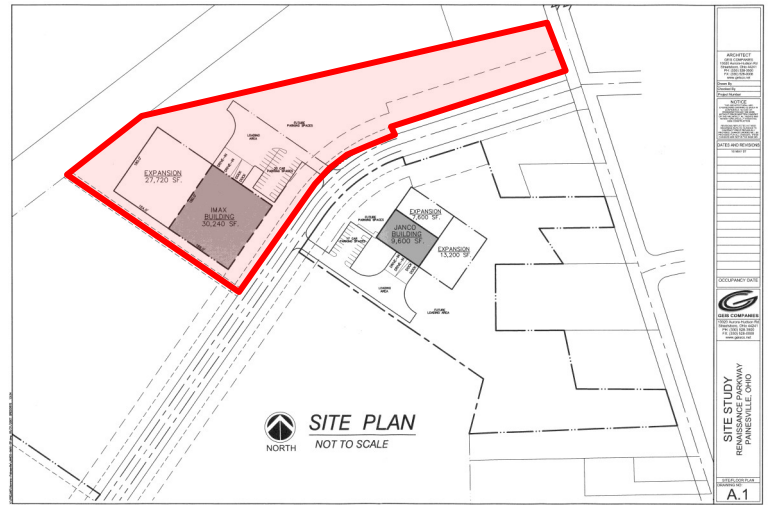
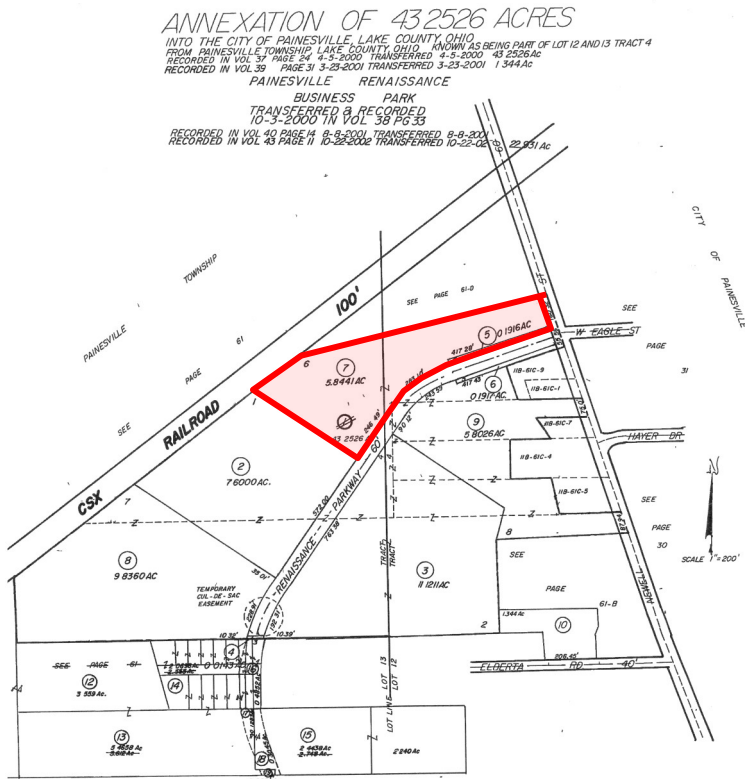
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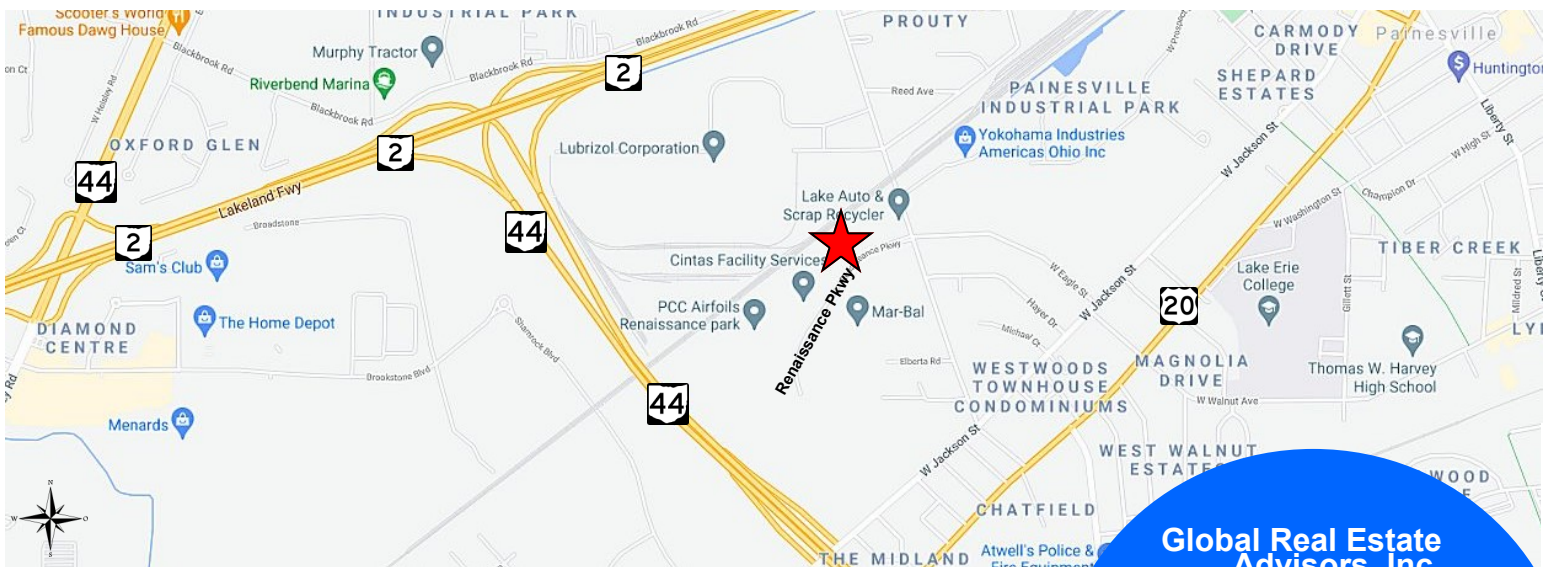
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**For Pricing and Complete Package
 Contact:
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Renaissance Parkway - *Renaissance Business Park* - Vacant Land

5.84± Acres Vacant Industrial Land For Sale

Painesville, Ohio 44077 (Lake County)

City of Painesville, Ohio* • Do Business Here

Demographic Information

Painesville City is the county seat of Lake County, Ohio with roughly 20,000 residents according to 2019 estimates. When combined with the surrounding Painesville Township, Painesville (city and township) has roughly 40,300 residents.

Grand River, Concord Township and Leroy Township are also considered part of the Painesville area because they share the Painesville zip code and attend the Painesville Township school district. Painesville City sits as a central location. Combined with the surrounding townships, the Painesville area (44077) has a population of roughly 61,900.

Painesville City Demographics

- 19,563 Resident Population
- 11,857 Downtown Daytime Population
- 7,867 Households
- \$34,831 Median Household Income
- 31.5 Median Age

Trade Area Demographics

- 103,145 Trade Area Population
- 57,237 Workplace Population
- 40,935 Households
- \$59,860 Median Household Income
- 42.2 Median Age
- \$30,919 Per Capita Income

Low Cost of Living

- Compared to the rest of the country, Painesville's cost of living is 18.2% lower than the U.S. average*
- Compared to the rest of the country, Painesville's utility costs are 7.1% lower than the Ohio and U.S. averages*
- Compared to the rest of the country, Painesville's transportation costs (fuel, insurance, mass transit fare) is 18.3% lower than the U.S. average*

(*source: bestplaces.net)

Unique City Characteristics

- Five new school buildings, over \$90 million in community investment
- 11% population growth recorded in the 2010 census, considered one of the fastest growing downtown areas in Ohio
- A true microcosm of U.S. demographics, with a population 28% Hispanic, 13% African-American and 69% White
- Long history of entrepreneurial spirit and thriving independent, locally-owned businesses
- Multiple Bed and Breakfasts, each with their own unique history
- County seat of Lake County government and judicial system
- City-owned utilities including electric, water and sewer

*Information Obtained by lakecountyohio.gov



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Painesville, Ohio 44077 (Lake County)

Location, Location, Location

- Uniquely positioned on U.S. Route 20, State Route 2, State Route 44 and Interstate 90. Access to all major highways in the Cleveland area
- Multiple railways and Fairport Harbor port
- Center of all Lake County government, court system and non-profits
- Alternative transportation: 82% streets with sidewalks and 33 bus stops
- 2.5 miles or three minute drive to the beaches of Lake Erie
- Magnificent local parks including Paine Falls (scenic waterfall), Beaty Landing (kayak friendly), Greenway Corridor (4.8 mile bike path), Lake Erie Bluffs (scenic overlook) and Indian Point (Grand River valley)
- 30 miles or 32 minutes from downtown Cleveland

*Information Obtained by lakecountyohio.gov

Lake County, Ohio*

Lake County is a vibrant, growing area located less than 20 minutes east of Downtown Cleveland. Geographically the county is the halfway point between Chicago and New York City, making it a great place to stop for a few hours or a few days. While Lake County is the smallest geographic county in the state of Ohio, it's arguably the largest in terms of exciting and diverse attractions for visitors to take advantage of while they are here.

Whether you call Lake County "home" or you've never been to Lake County before, make your time in Lake County remarkable. Visit one of Lake County's award-winning wineries in Madison, take a stroll along the longest beach in Ohio, visit President James A. Garfield's home in Mentor, catch walleye in Lake Erie, immerse yourself in nature at the 120-foot tall emergent tower at the Holden Arboretum, explore bustling downtown Willoughby, learn about Historic Kirtland or enjoy a Minor League Baseball game with the Lake County Captains in Eastlake.

Whether you will be traveling to the area for business, visiting friends or family, or solely looking for a fun weekend getaway, a remarkable and memorable experience awaits you in Lake County, OH.

*Information Obtained by Remarkable Lake County, OH Travel & Tourism Guide

2020 Demographics by STDB

Total Population	Businesses	Median Home Value	Median Age	Median Household Income	Average Household Size	Per Capita Income	Total Households
234,976	7,991	\$170,488	44.4	\$65,236	2.4	\$35,553	97,290



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