

4545 Liberty Ave Vermilion, OH 44089

7.52 Acres with Showroom, Service & Parts Center, and Body Shop
Unbeatable Land Site for Retail Development

Mike Petrigan, SIOR

First Vice President

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CBRE

Property Overview



PRIME PROPERTY

7.52 Acres with Showroom, Service & Parts Center, and Body Shop – Unbeatable Retail Development Opportunity



Vermilion, OH
Pro-Development
Community



7.52 Acres
Close Proximity
to Lake Erie



\$1,790,000
Asking
Price



14,214 VPD
Excellent
Visibility

FRONT BUILDING – 15,160 SF TOTAL

- Showroom: 1,220 SF
- Office - Customer Lounge: 1,610 SF includes 4 Offices
- Service Center: 8,330 SF
 - Includes: 3 Lifts (2 - 7,000 lb & 1 - 9,000 lb), Bathrooms, Radiant Tube Heat, 3 Overhead Doors (all 14' x 14'), 14' Clear Height
- Parts Department: 4,000 SF
 - 2 Overhead Doors: 1-8' x 8' & 1-8' x 10'

BACK BUILDING – 11,200 SF – 70' x 160'

- Radiant Tube Heat
- 14' - 16' Clear Height
- 1 - 7,000 lb Lift
- 2 Overhead Doors: 12' x 14'
- 3 Compressors - Ingersoll - Rand, Cambell Hausfold & Devair
- 2 Paint Booths
 - Blowthern: Built in 2002, 14'W x 26'D x 10'H
 - Sima: Built in 2000, 14'W x 28'D x 12'H



FRONT BUILDING - SERVICE CENTER



FRONT BUILDING - SERVICE CENTER



FRONT BUILDING - SHOWROOM, PARTS & SERVICE CENTER, AND BODY SHOP



FRONT BUILDING - PARTS DEPARTMENT

PROPERTY PHOTOS



BACK BUILDING - BODY SHOP



Property Overview



Sandusky
28 MILES

Lake Erie

Downtown
Vermilion

SOUTH SHORE PLAZA



274.98'

1,110.20'

311.37'

989.06'

NORFOLK SOUTHERN

LIBERTY AVE

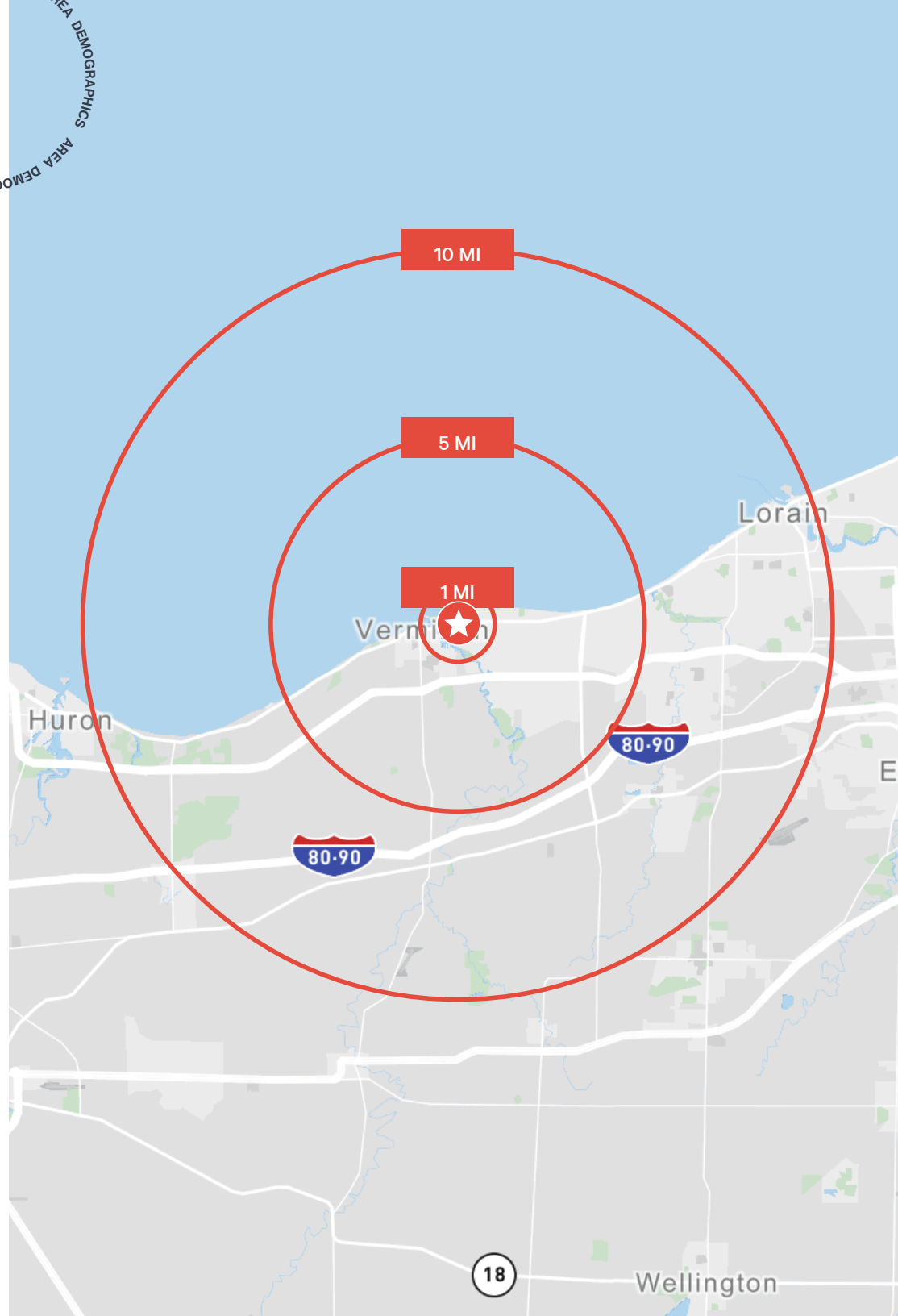
14-214 VPD

Area Demographics

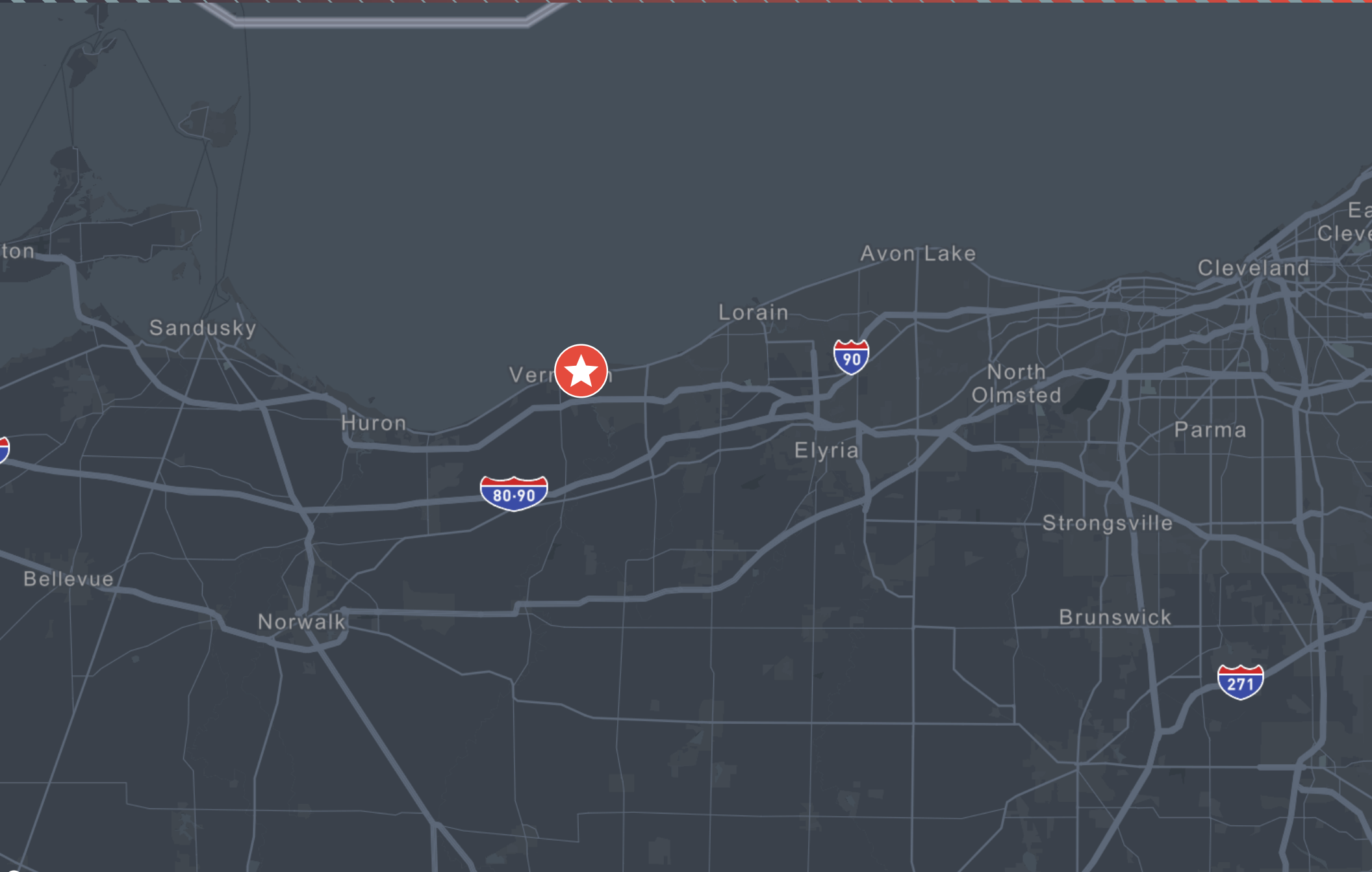
	1 MILE	5 MILES	10 MILES
POPULATION			
Population – Current Year Estimate	4,406	16,151	91,910
2028 Population – Projection	4,367	16,058	92,415
Daytime Population	3,608	11,668	73,856
HOUSEHOLDS			
Households – Current Year Estimate	2,004	7,017	38,350
2028 Households – Projection	2,004	7,037	38,909
2023 Avg. Household Income	\$89,330	\$99,493	\$82,628
2023 Median Household Income	\$66,277	\$75,321	\$58,678
HOUSING VALUE			
Owner Occupied Housing Units	1,589	5,651	27,596
2023 Avg. Value – Owner Occupied	\$275,865	\$279,336	\$225,507

QUICK STATS – 5 MILE RADIUS

16,151	7,017	11,668
2023 Population	2023 Households	Daytime Population
\$99,493	\$279,336	
2023 Average Household Income	2023 Average Household Value	



Location Map



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SHOWROOM & BODY SHOP
EXCELLENT LAND SITE FOR RETAIL DEVELOPMENT

CONTACTS

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