

## LAND FOR SALE

# VACANT INDUSTRIAL LAND

River Street, Grand River, OH 44045



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,254,800
<b>LOT SIZE:</b>	14.09 Acres
<b>ZONING:</b>	Light Industrial
<b>MARKET:</b>	Cleveland
<b>SUBMARKET:</b>	Mentor

### PROPERTY OVERVIEW

Light industrial- level cleared and ready for development! \$60,000 per acre. Will divide. Close to Grand River. Could possibly be used for multifamily as well. Great easy highway access. Rt 44. I 90. Two parcels.

**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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## PROPERTY HIGHLIGHTS

- Zoned Light Industrial
- Ideal for industrial development
- Strategic location in the Cleveland area



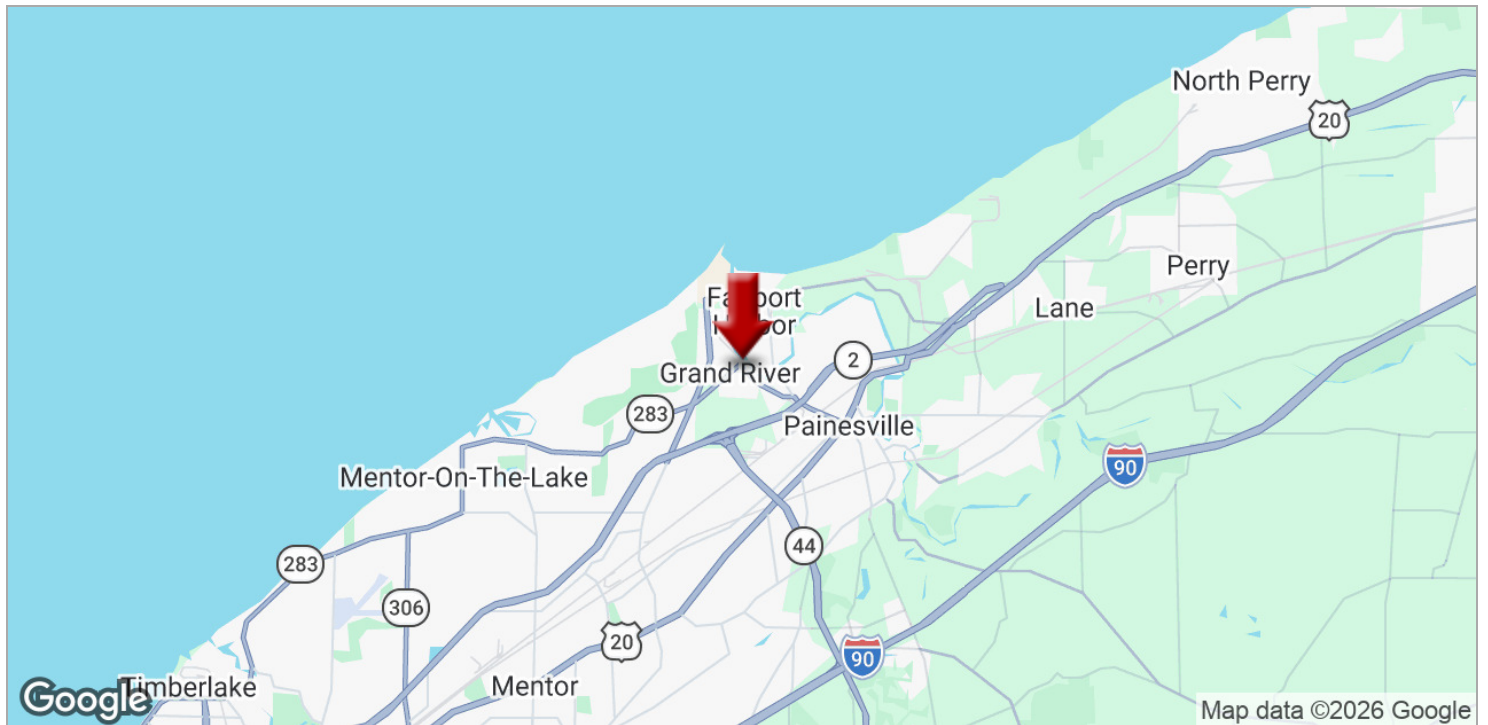
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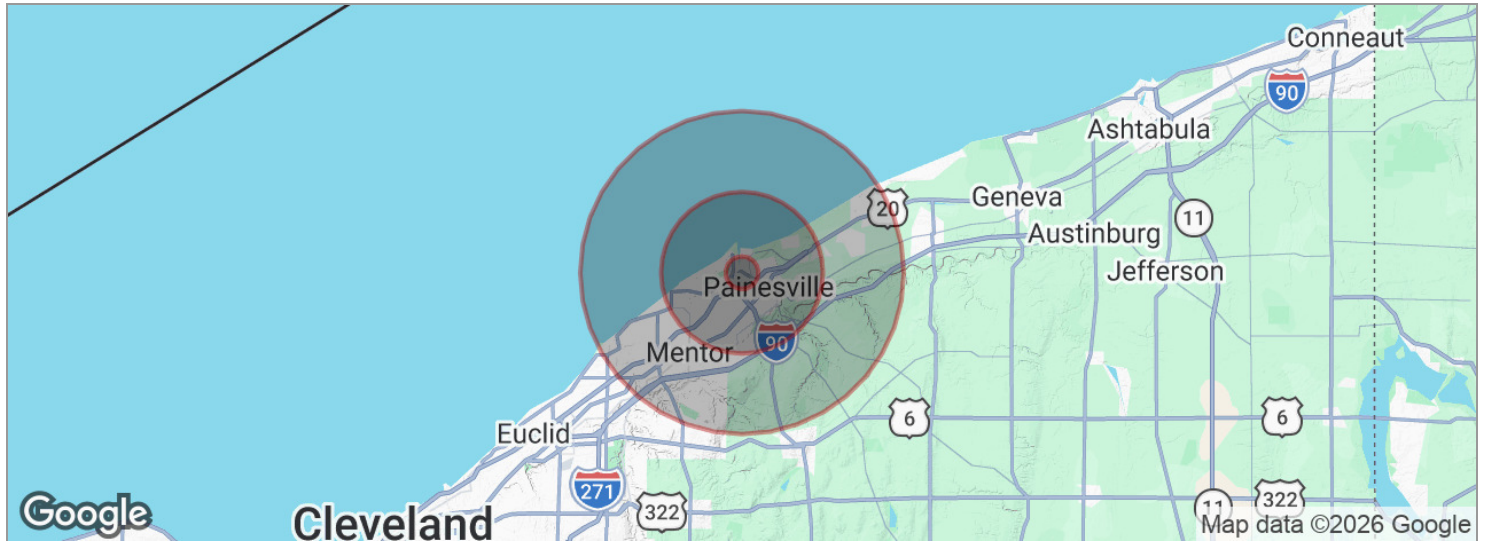
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	3,864	77,925	157,126
Median age	45.5	43.0	44.3
Median age (male)	44.1	40.9	42.7
Median age (Female)	45.7	45.0	45.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,762	34,176	68,290
# of persons per HH	2.2	2.3	2.3
Average HH income	\$63,649	\$72,610	\$82,071
Average house value	\$126,360	\$164,090	\$184,398

\* Demographic data derived from 2020 ACS - US Census

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### RICK OSBORNE JR.

Managing Director of Commercial Real Estate

rick.osbornejr@kw.com

Direct: 440.299.5190 | Cell: 216.219.0290

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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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