

COMMERCIAL LAND FOR SALE - PRICE REDUCED TO \$25,000/ACRE
3.90 ACRES OF PRIME LAND AVAILABLE
OPPORTUNITY WAY, LAGRANGE, OHIO 44050

PROPERTY VIDEO TOUR

3.90 ACRES
\$25,000/ACRE

TRAFFIC COUNTS (SOURCE: ODOT TIMS)

- US 303: 4,213 VPD (EAST BOUND)
- SR 301: 7,276 VPD (NORTH BOUND)
- SR 301: 6,390 VPD (SOUTH BOUND)

OPPORTUNITY WAY

PROPERTY INFO

- Land Size - 1500055104100 - 2.01 acres
1500055104102 - 1.89 acres
Total Acres - 3.90 acres
- Zoning: T-1; Transitional Use District
- Permitted Uses include:
 - Supervised nursing care, assisted living and physical rehabilitation facilities and associated hospitality suites
 - Professional offices.
 - Banks and other financial institutions.
 - Outpatient medical and surgical hospitals, medical centers, and clinics.
 - Accessory uses customarily incidental to any of the above uses including accessory retail establishments less than 5,000 square feet in gross floor area and warehousing incidental to a permitted use.
 - Schools, colleges, universities, and other institutions of learning, adjacent dormitories, and adjacent play and recreational grounds or facilities.
 - Art galleries, museums, libraries, community centers and government buildings, YMCA or YWCA H. Child care center
- SALE PRICE - \$25,000 PER ACRE

QUICK STATS - WITHIN A 5 MILE RADIUS



DAYTIME
POPULATION

10,789



2022
POPULATION

14,529



2022
HOUSEHOLDS

5,561



2022
POPULATION
25 & OVER

11,008



2022
AVG. HOUSEHOLD
INCOME

\$102,412



AERIAL PROPERTY PHOTO

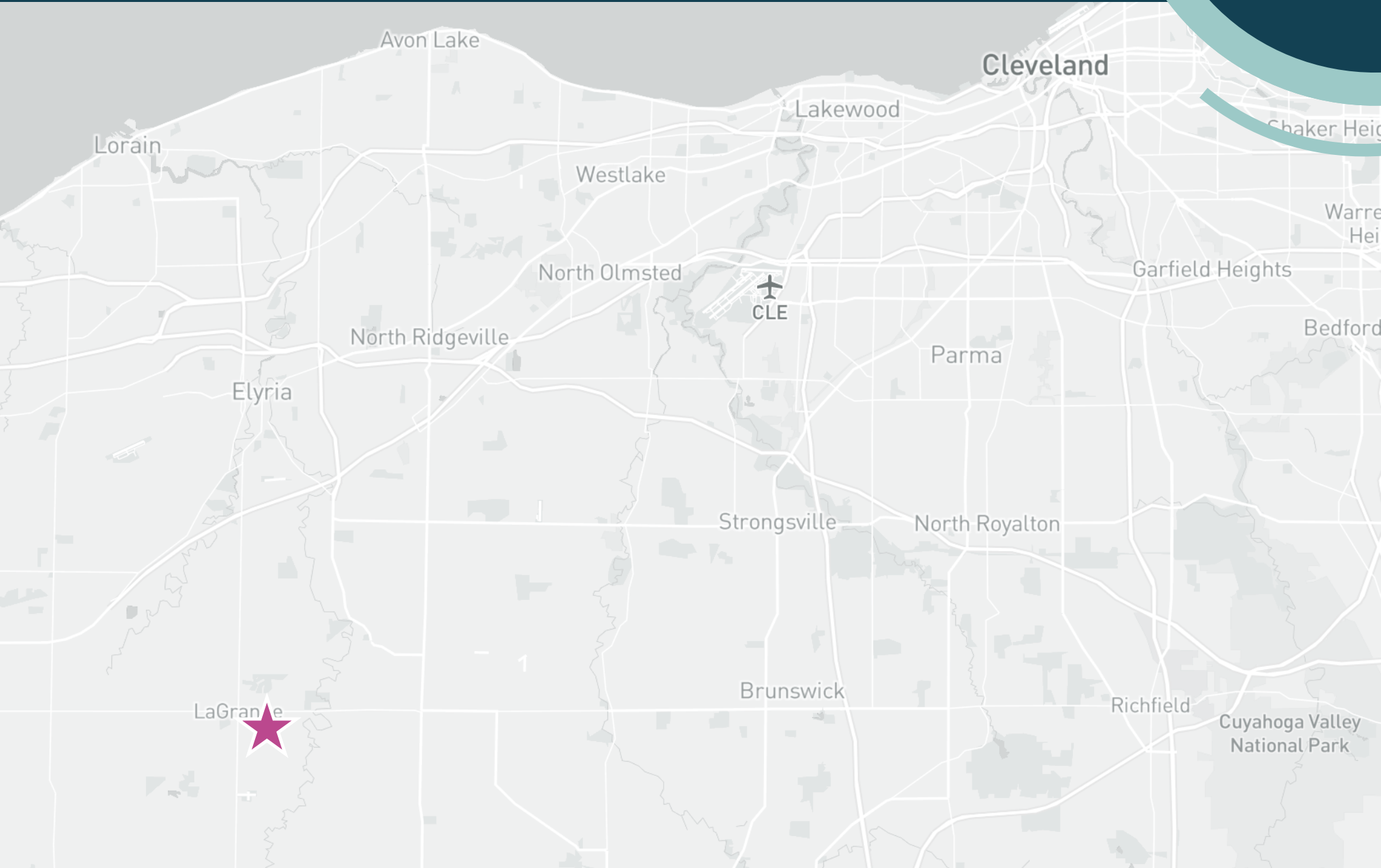
TRAFFIC COUNTS (SOURCE: ODOT TIMS)

- US 303: 4,213 VPD (EAST BOUND)
- SR 301: 7,276 VPD (NORTH BOUND)
- SR 301: 6,390 VPD (SOUTH BOUND)

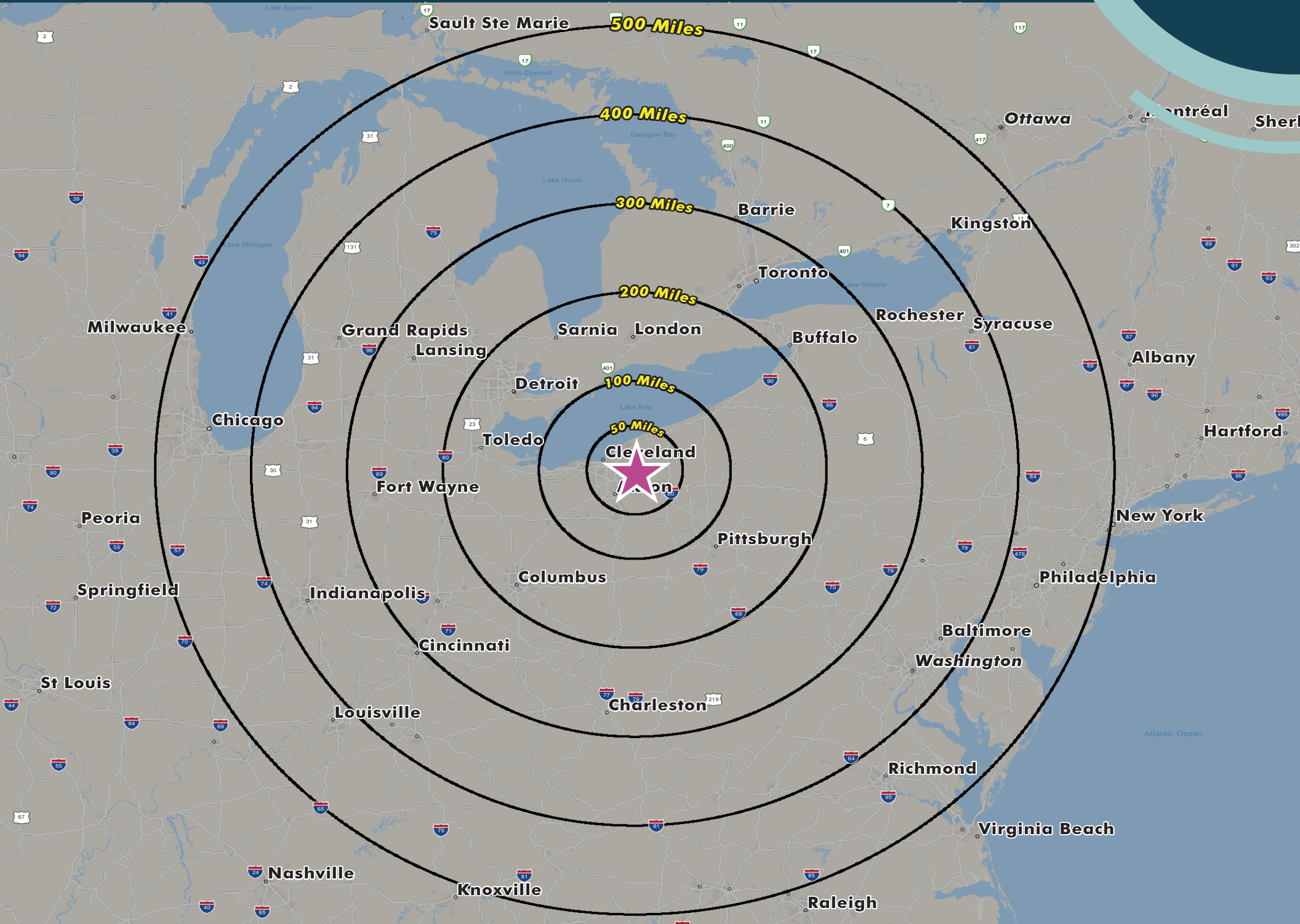
OPPORTUNITY WAY

3.90 ACRES
\$25,000/ACRE

LOCATION MAP



RADIUS MAP FROM PROPERTY



DEMOGRAPHICS

Demographic	1 Mile	3 Miles	5 Miles	5 Miles
2022 Businesses	95	150	334	2,761
2022 Employees	1,206	1,648	3,441	39,618
2022 Population	1,626	6,840	14,529	94,869
2022 Median Age	45.10	46.30	45.80	42.00
2022 Population 25 and Over	1,219	5,184	11,008	67,389
2022 Households	581	2,586	5,561	36,484
2022 Average Household Income	\$92,217	\$94,549	\$102,412	\$85,835
2022 Average Value of Owner Occ. Housing Units	\$270,062	\$267,104	\$268,505	\$237,862
2022 Daytime Population	1,875	4,942	10,789	87,185
Daytime Workers	1,133	1,839	3,634	38,033

HOWARD LICHTIG, SIOR

Vice President
+1 216 363 6410
howard.lichtig@cbre.com

MICHAEL TOTH

Vice President
+1 216 363 6422
michael.toth@cbre.com

CBRE, INC.

950 Main Avenue
Suite 200
Cleveland, Ohio 44113

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.