

LAND FOR SALE

1936 MENTOR AVE

Painesville, OH 44077



PROPERTY DESCRIPTION

Prime site for commercial development. 3.15 acres of land on one parcel. Zoning is B-1 (Restricted Retail) and allows many uses. Traffic counts exceed over 15,000 cars day and property has approximately 250' of frontage along Mentor Avenue (SR20). New development to both the east and west including a new Extra Space Self Storage, Harbor Freight, and Popeyes Chicken to the West. Close proximity to Lowes, Target, Kohls, and many fast food restaurants. This large parcel is one of the few remaining commercial pieces of this size on SR 20.

PROPERTY HIGHLIGHTS

- Highly visible location
- Ample parking space
- Flexible zoning regulations
- Ideal for commercial development

OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	3.15 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	1,007	3,207
Total Population	467	2,219	7,333
Average HH Income	\$109,872	\$106,780	\$108,459

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.

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

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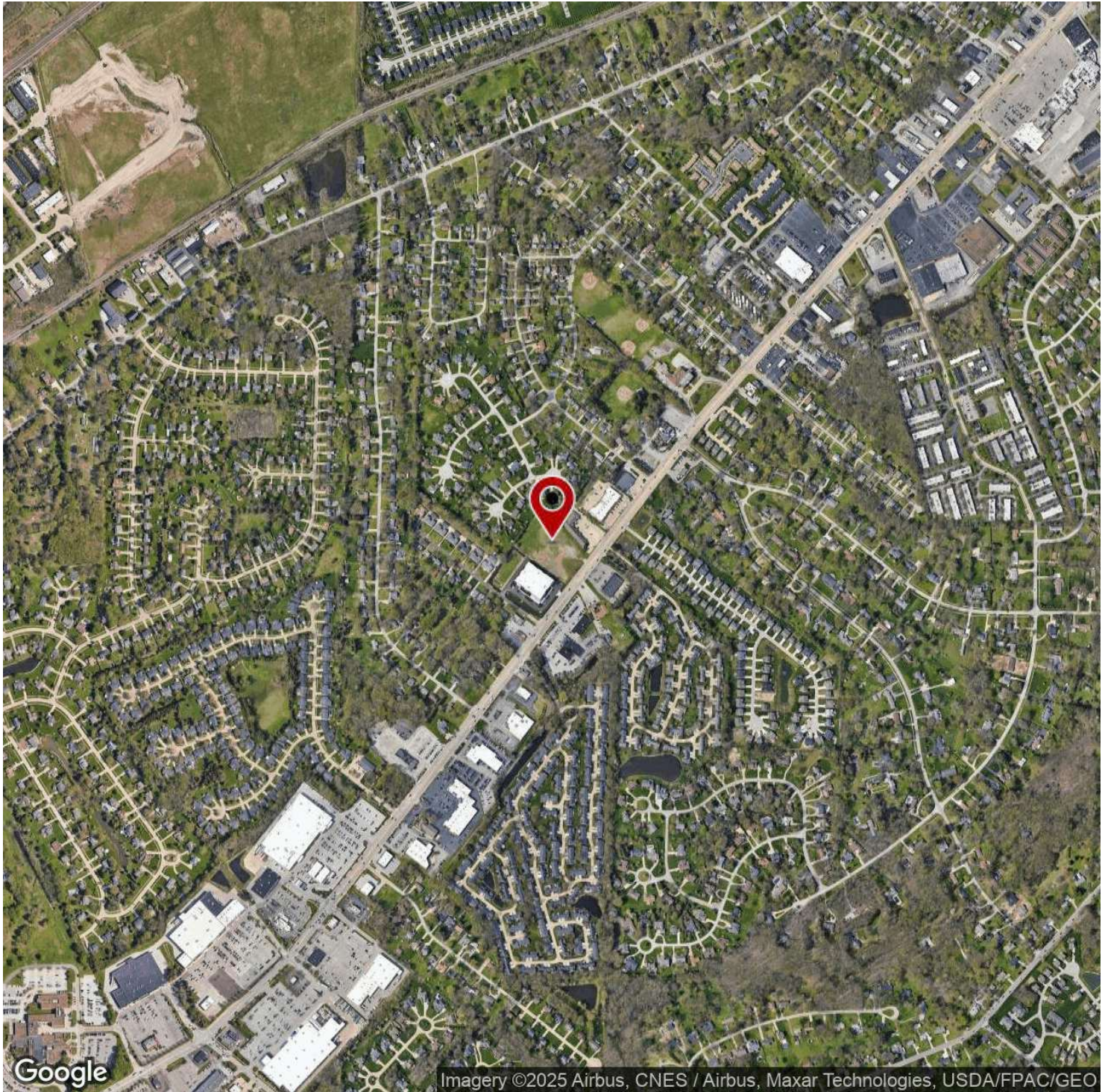
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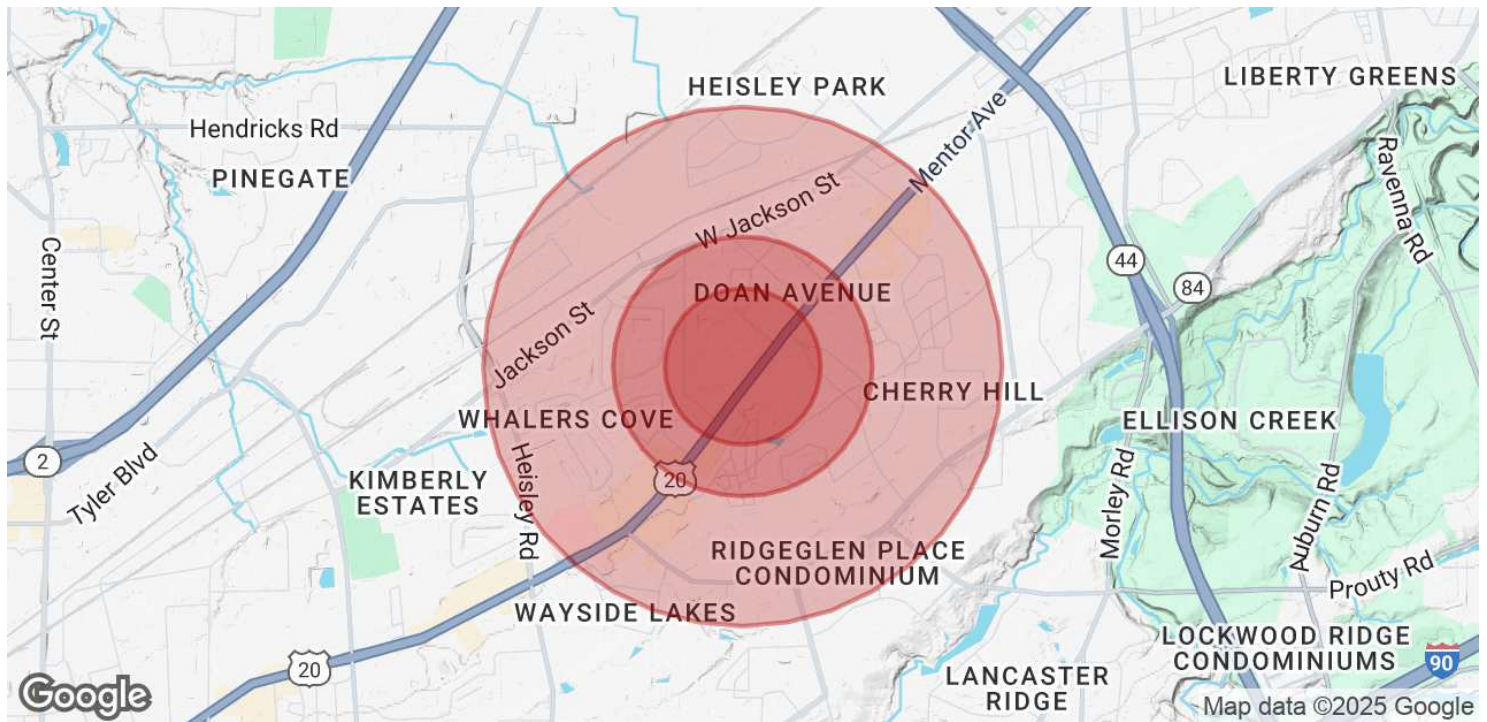
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	467	2,219	7,333
Average Age	47	49	46
Average Age (Male)	46	48	45
Average Age (Female)	48	50	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	1,007	3,207
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$109,872	\$106,780	\$108,459
Average House Value	\$279,689	\$263,232	\$263,961

Demographics data derived from AlphaMap

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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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