

EXCELLENT SITE FOR RESIDENTIAL OR RETAIL DEVELOPMENT

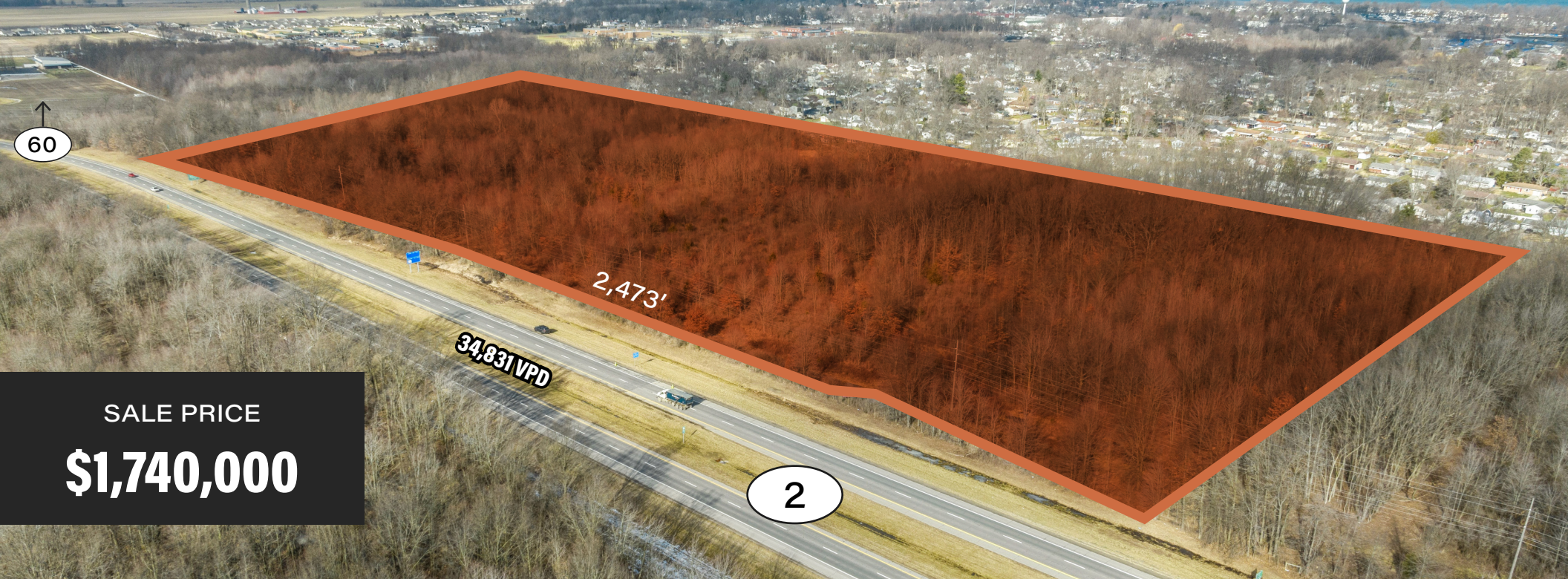


**53.11 AC of Land For Sale**

LOCATED OFF OF ROUTE 2 AT ROUTE 60 EXIT | VERMILION, OHIO

**CBRE**





## PROPERTY OVERVIEW

- **PPN:** 18-01795.000 (Erie County)
- **Size:** 53.11 Acres
- **Frontage:** ~2,473 feet on Route 2
- **Traffic Count:** 34,831 VPD on Route 2
- Conveniently located just off Route 2 and Route 60 in Vermilion
- Potential access from Route 60
- Highway visibility from Route 2
- Ideal site for residential or retail development
- Vermilion is a pro-development community
- Just two miles from Lake Erie and Downtown Vermilion
- Population of 17,401 in a 5-mile radius with average housing values of \$324,671

### NEARBY BUSINESSES

PAPER MOON  
VINEYARDS

WILLOW CREEK  
GOLF CLUB

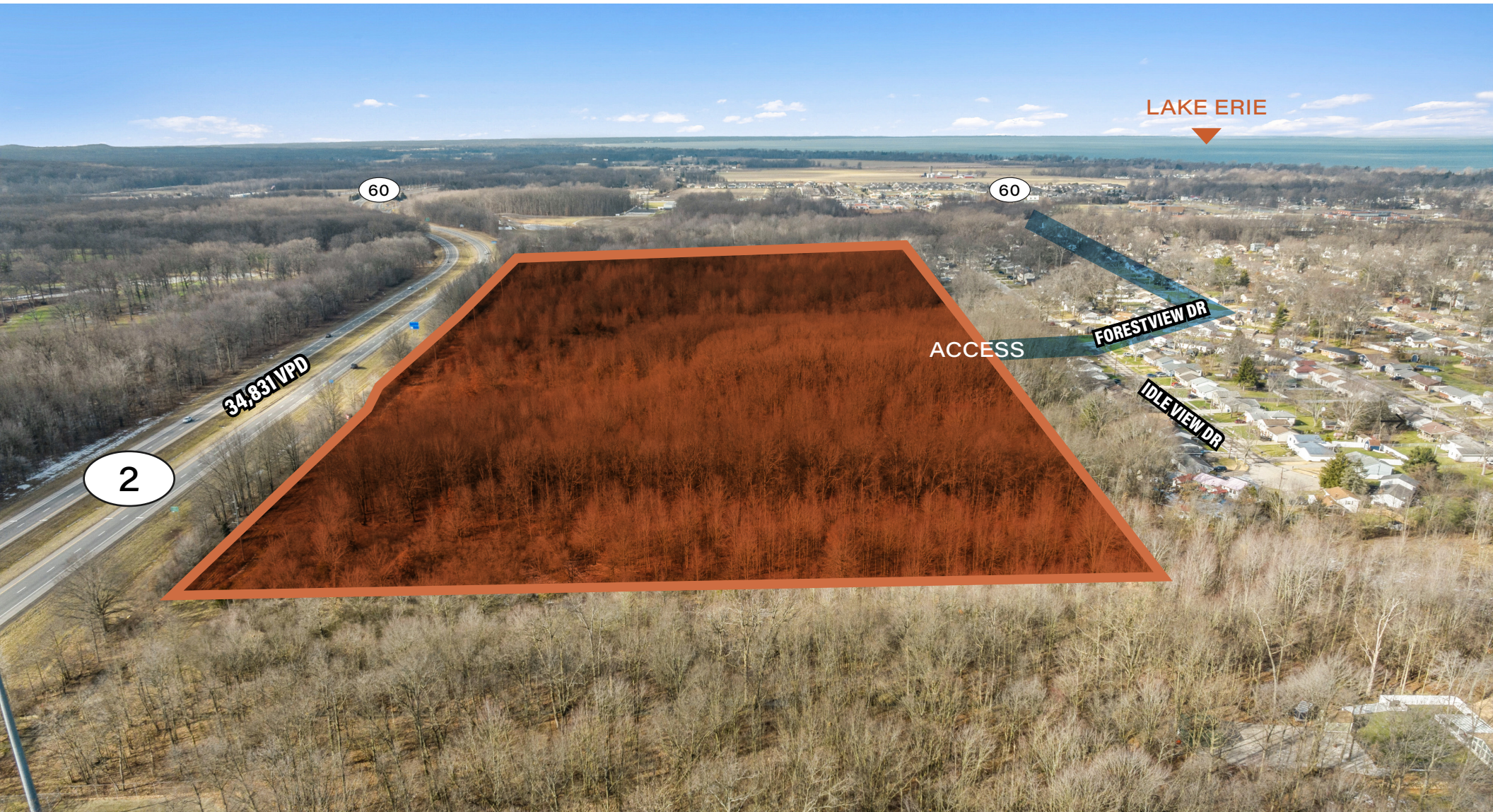
DOLLAR GENERAL

TACO BELL/DUNKIN



# PROPERTY AERIAL

53.11 ACRES OF LAND FOR DEVELOPMENT





# PROPERTY AERIAL

ACCESS OFF FORESTVIEW DRIVE





# AREA DEMOS

5 MILE RADIUS

**17,933**

2025 POPULATION

**7,853**

2025 HOUSEHOLDS

**\$111,303**

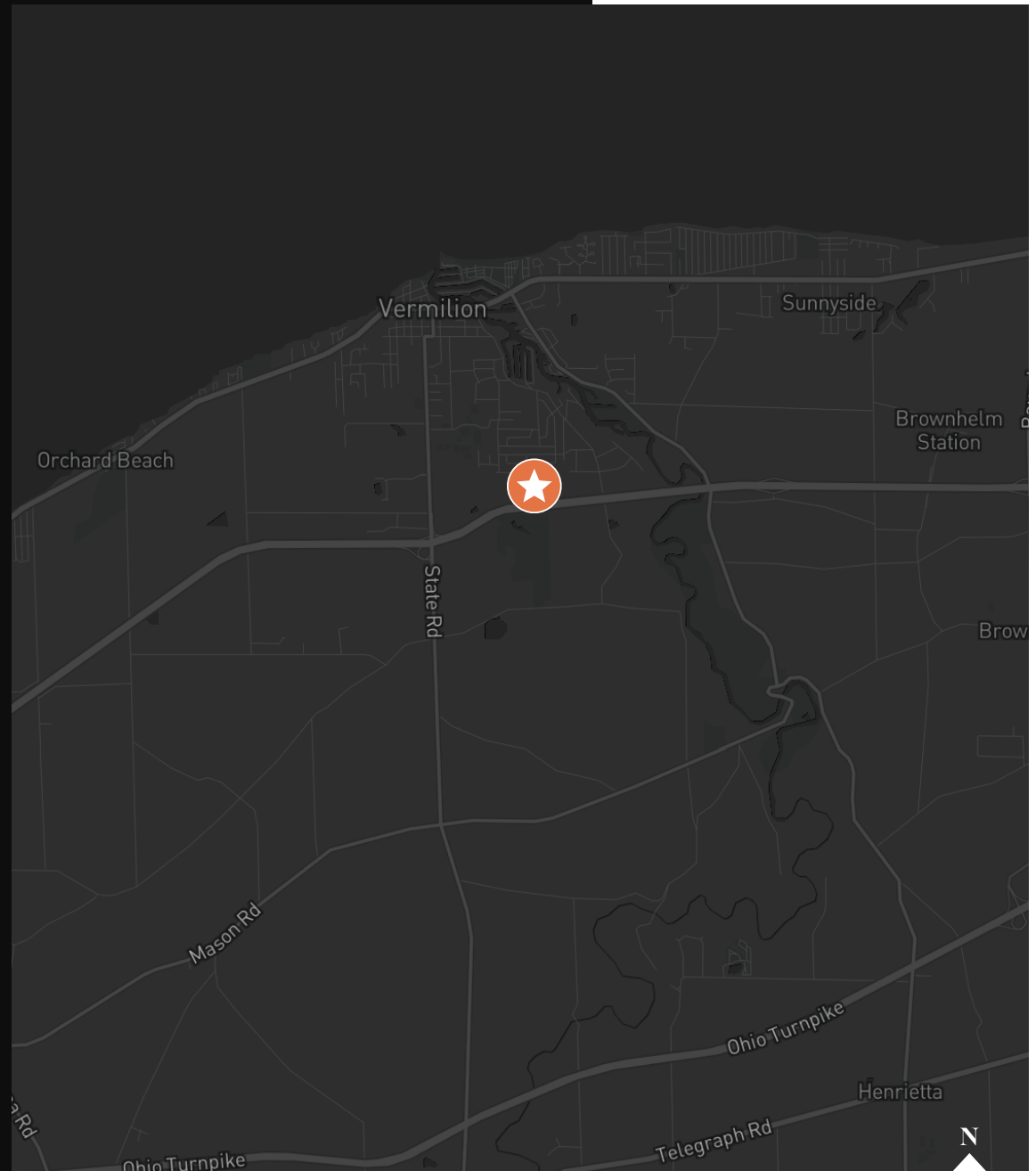
2025 AVG. HOUSEHOLD INCOME

**\$318,485**

2025 AVG. HOUSEHOLD VALUE

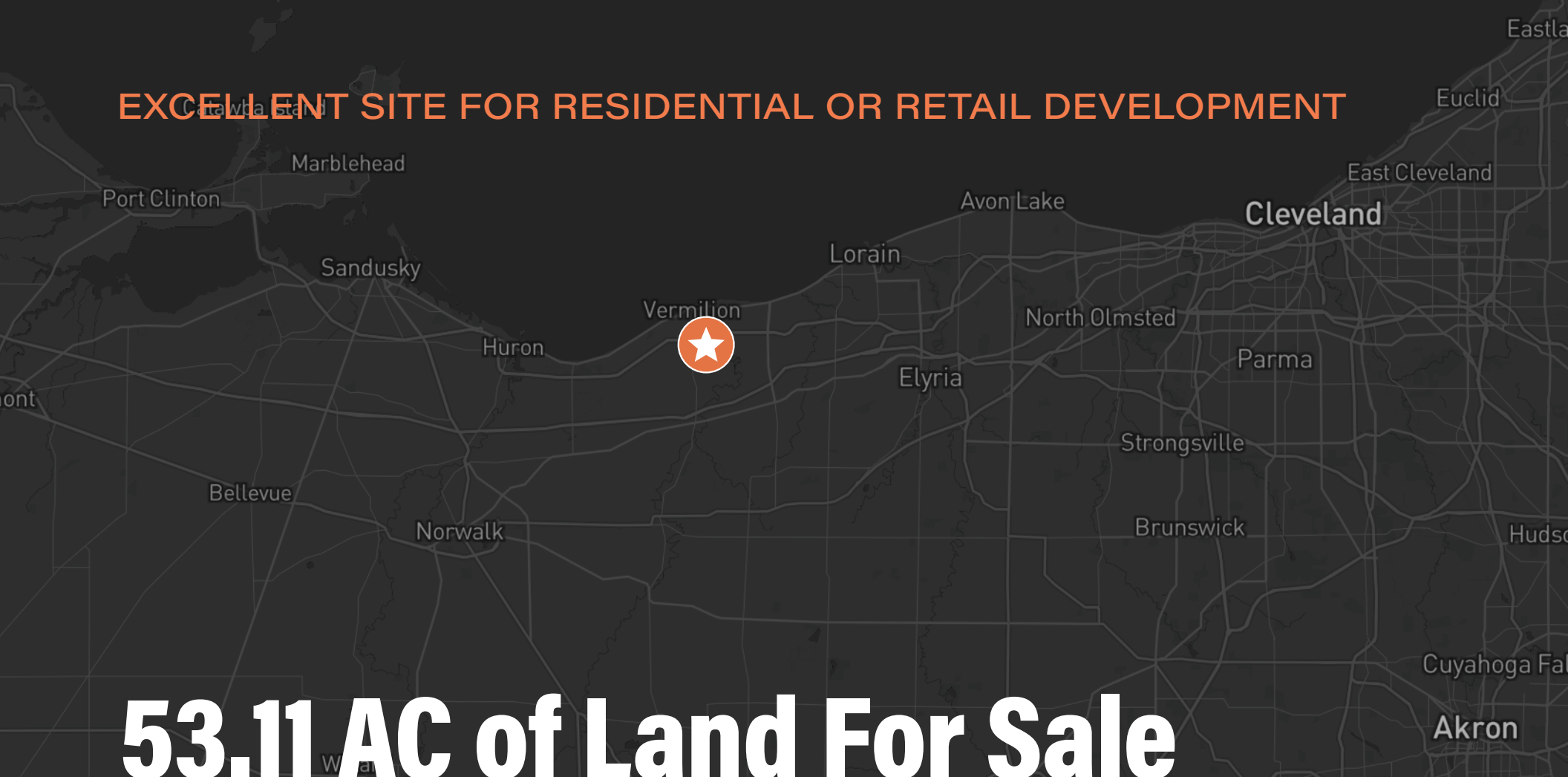
**511**

2025 BUSINESSES





**EXCELLENT SITE FOR RESIDENTIAL OR RETAIL DEVELOPMENT**



**53.11 AC of Land For Sale**

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