

LAND FOR SALE

GRAND VALLEY INDUSTRIAL ACRES: PRIME DEVELOPMENT OPPORTUNITY IN ORWELL TOWNSHIP



0 Grand Valley Ave, Orwell, OH 44076

72.78 ACRES Industrial Land



PROPERTY DESCRIPTION

72.78 acres of vacant land. Property is being sold "As-Is", "Where-As". Industrial zoned land at the end of Grand Valley Road. Access is from Grand Valley. Raw vacant industrial land in the heart of Orwell Township. Great property for an extension of Grand Valley industrial park or for recreational purposes.

PROPERTY HIGHLIGHTS

- Industrial Zoned Land
- Raw vacant industrial land
- Convenient access from Grand Valley

OFFERING SUMMARY

Sale Price:	\$360,000
Lot Size:	72.78 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	116	2,626	9,204
Total Population	289	6,861	23,891
Average HH Income	\$51,158	\$58,983	\$62,463

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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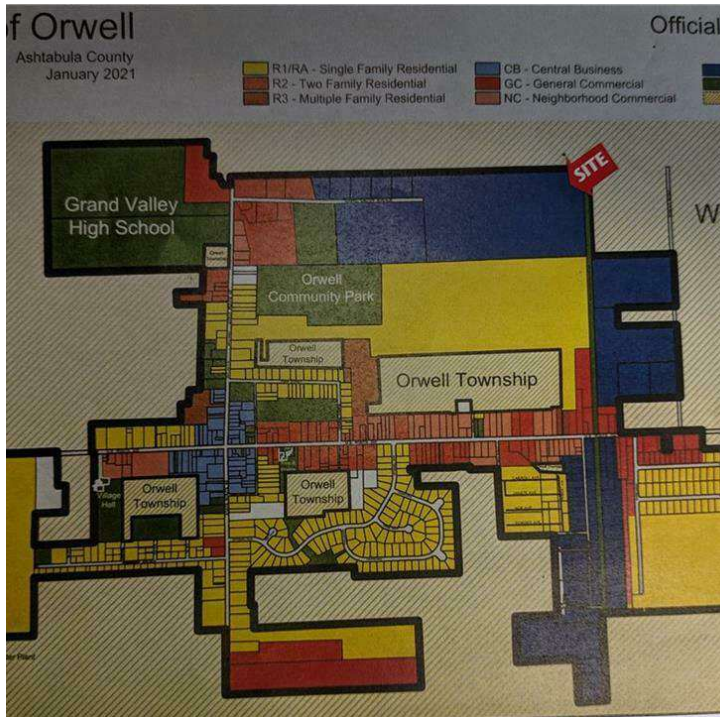
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February 13, 2024



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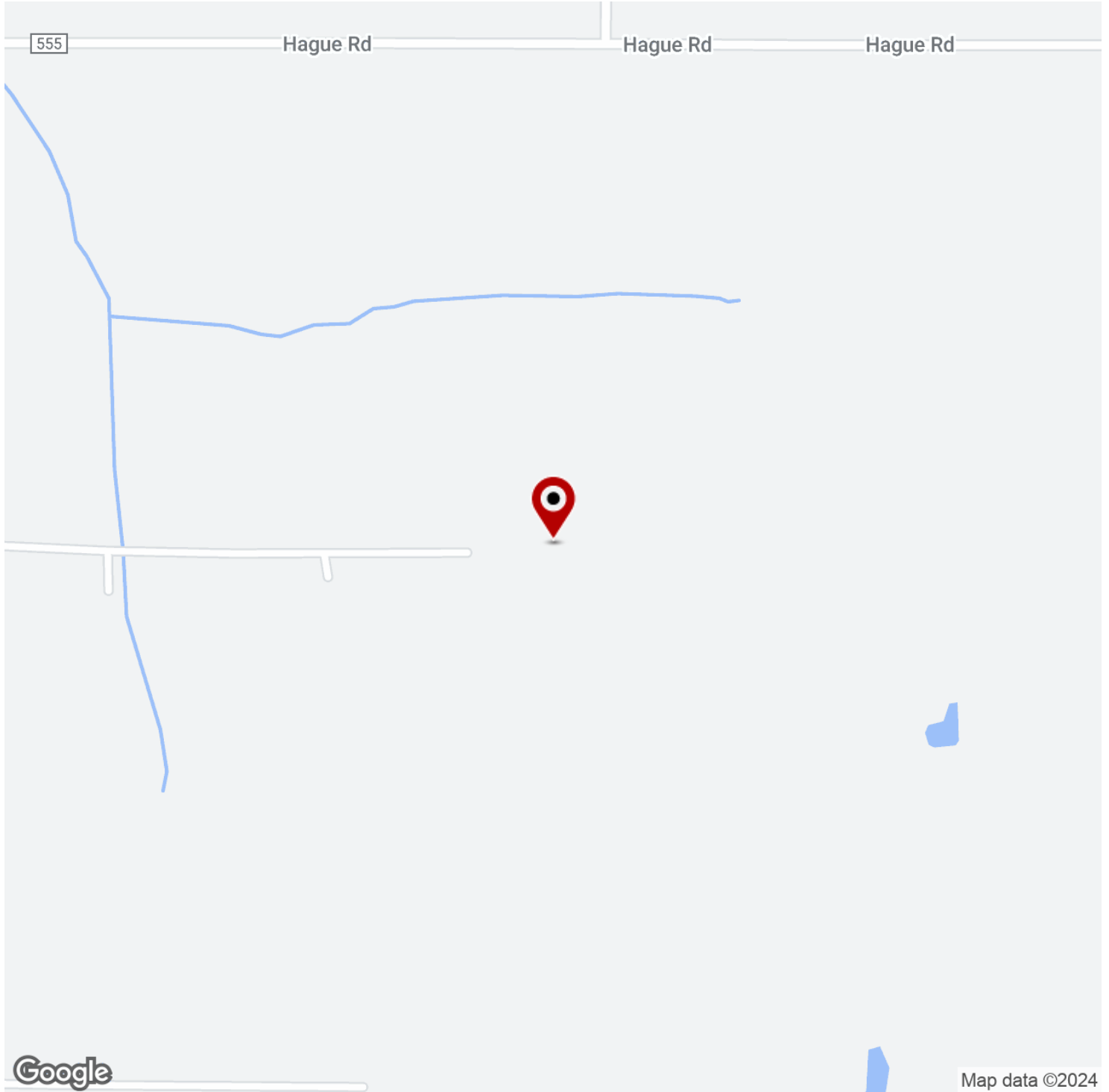
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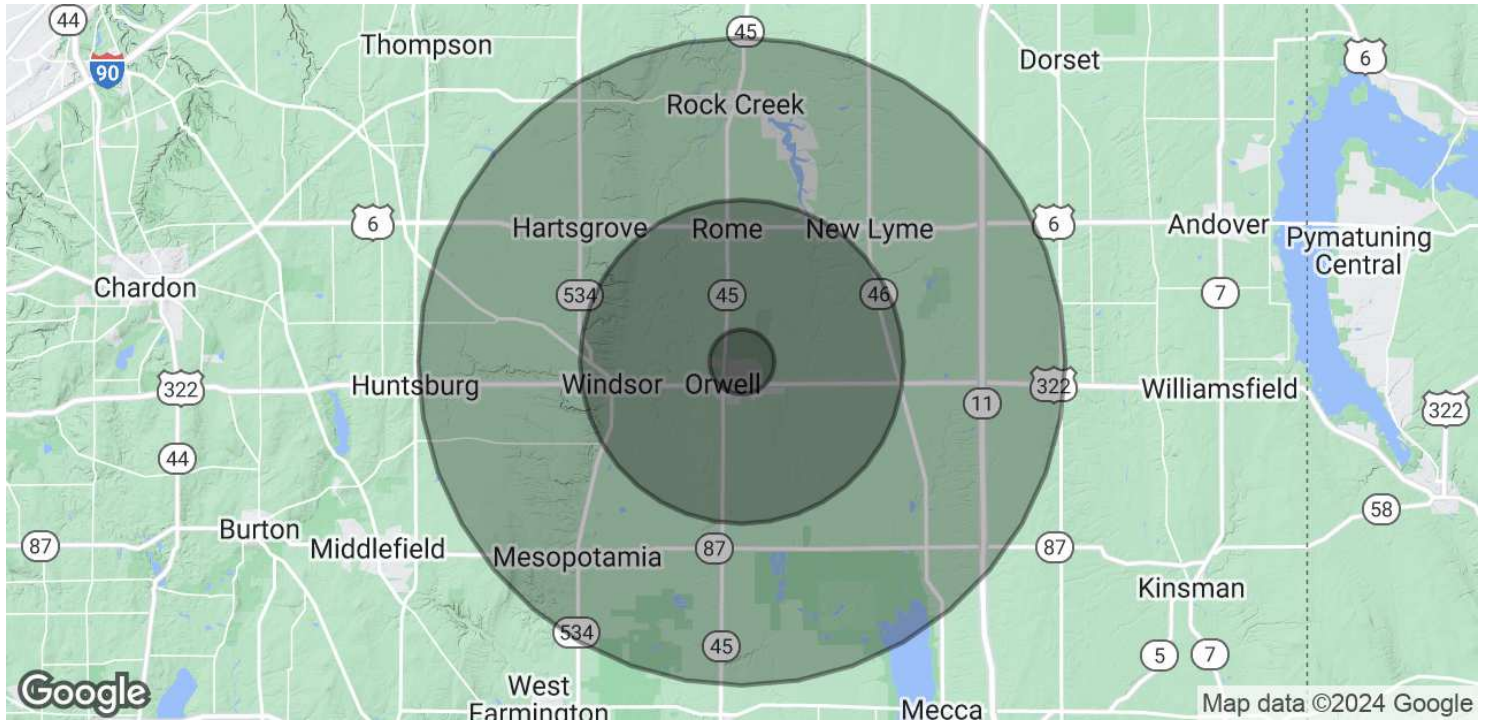
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	289	6,861	23,891
Average Age	28.7	33.8	35.5
Average Age (Male)	25.2	31.5	34.3
Average Age (Female)	36.7	37.7	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	116	2,626	9,204
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$51,158	\$58,983	\$62,463
Average House Value	\$144,585	\$141,979	\$159,334

2020 American Community Survey (ACS)

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