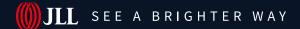


# For Sale

7,947 SF (+ basement) Medical Office Building + 14.88 Acres 39000 Center Ridge Road, North Ridgeville, OH



#### 39000 Center Ridge Rd / North Ridgeville

7,947 SF (+ basement) Medical Office Building + 14.88 acres

#### **Asking Price**

\$750,000



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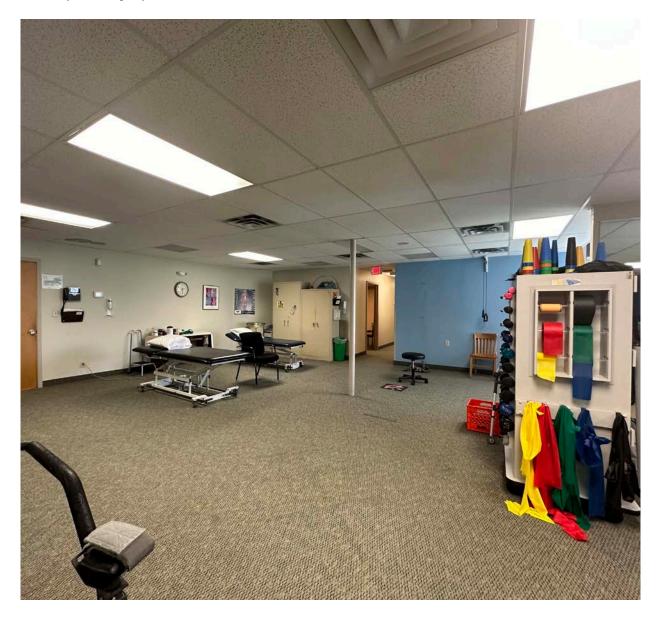
### Property overview

- Medical office building consisting of 7,947
   SF (+ basement) + 14.88 acres, offering ample room for expansion
- Parcel Numbers: 07-00-045-101-030, 07-00-045-101-031, 07-00-046-106-022
- Zoned B-3 Highway Commercial District and Residential District
- Monument signage available
- Includes waiting room, reception, multiple exam rooms, offices, conference room, open area (PT), and a large basement with high ceilings.

- Permitted uses: animal hospital, automotive sales, banking, car wash, gas services and much more.
- Site access from Center Ridge Rd. and Case Rd. with daily traffic counts of 11,983 VPD along Center Ridge Rd
- Immediate access to SR 20 with daily traffic counts of 29,608 VPD.
- Located 4 miles from the new Midway Mall redevelopment and 2 miles from Downtown Elyria.
- Neighboring tenants include Riddell World HQ, O'Neill Healthcare North Ridgeville, Sportsville, BigLots, The Goddard School



# Property photos





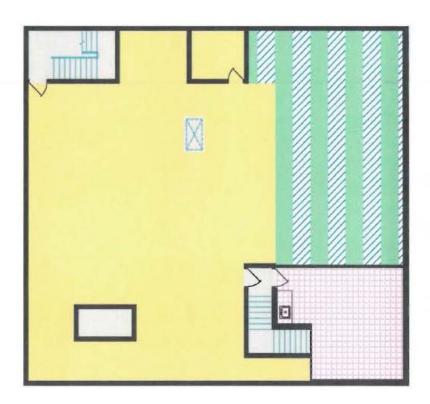




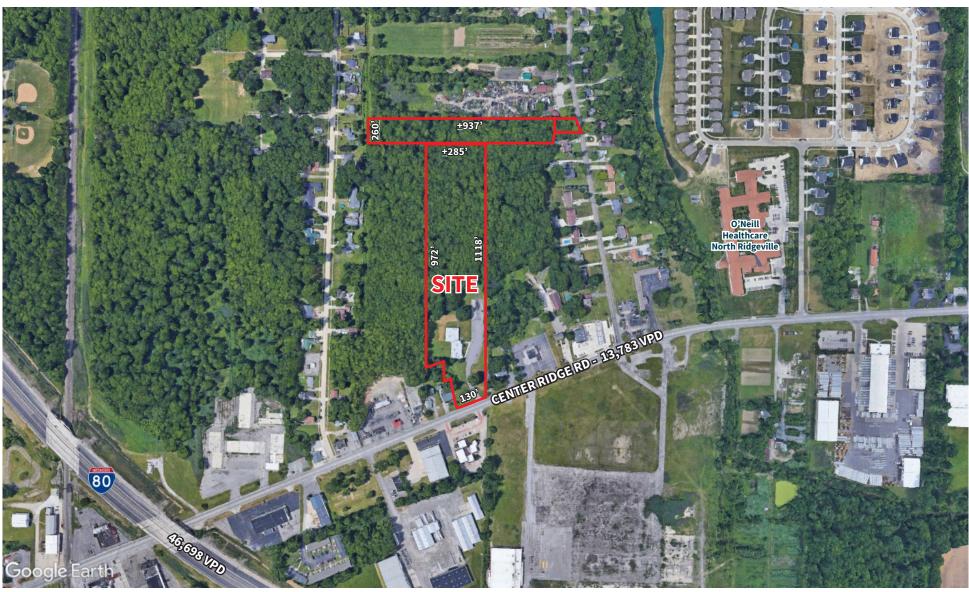
# Floor plan



# Basement Floor plan



### Aerial view



#### 39000 Center Ridge Rd / North Ridgeville





### Demographics



#### **Population**

<u> 1 Mile</u>	<u> 3 Miles</u>	<u> 5 Miles</u>
3,393	56,825	120,541



#### **Daytime Population**

1 Mile	3 Miles	<u> 5 Miles</u>
6,751	60,188	111,987



#### **Daytime Workers**

**1 Mile 3 Miles 5 Miles** 5,319 31,855 51,176



#### **Number of Households**

1 Mile	3 Miles	<u> 5 Miles</u>
1,628	24,328	49,565



#### **Average Household Income**

1 Mile	3 Miles	<u> 5 Miles</u>
\$84,636	\$90,037	\$95,612



#### **Median Household Age**

<u> 1 Mile</u>	3 Miles	<u> 5 Miles</u>
43.0	42.0	42.4

JLL

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