




# For Sale

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

 **JLL** SEE A BRIGHTER WAY

39000 Center Ridge Rd / North Ridgeville

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

## Asking Price

\$750,000



## 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

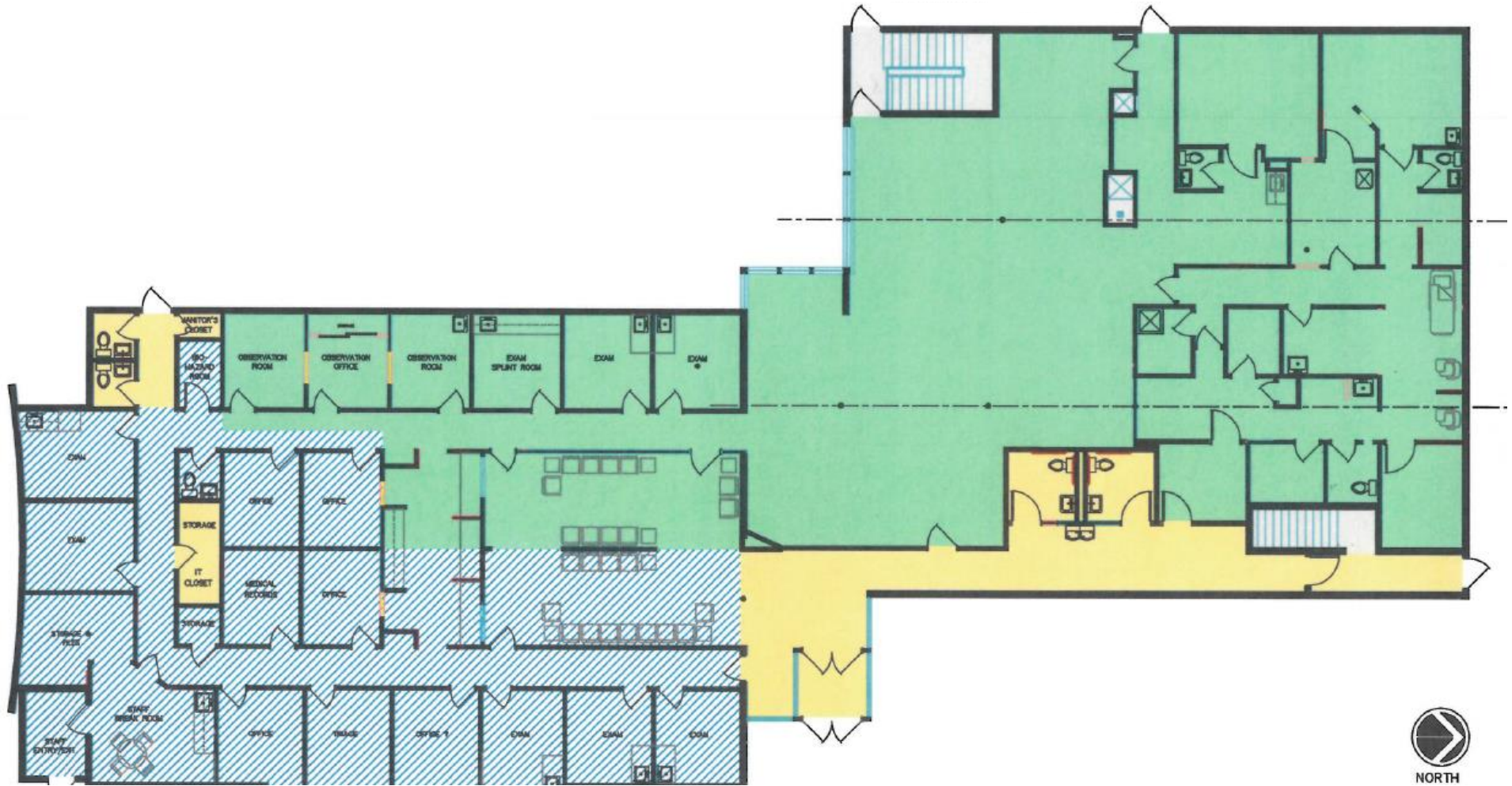


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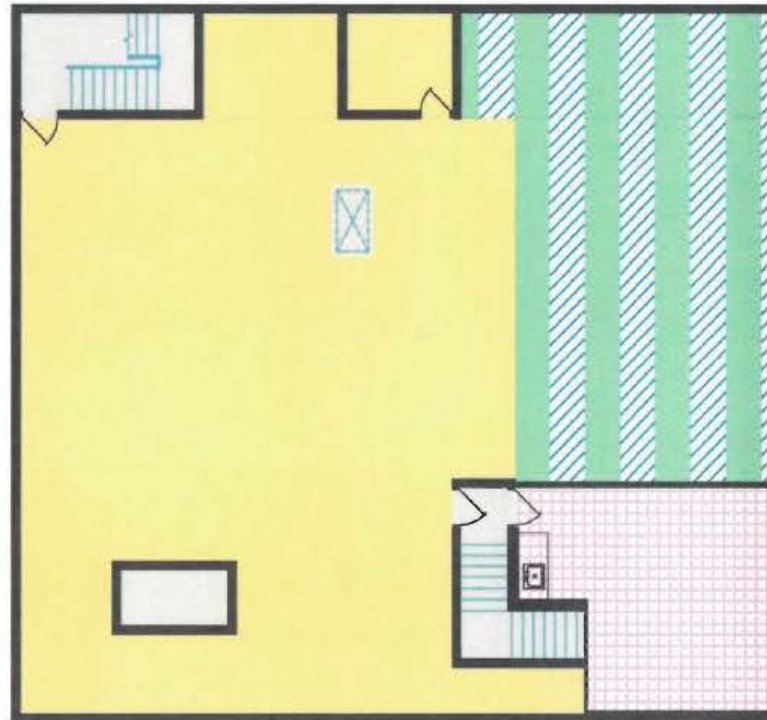
# Property photos



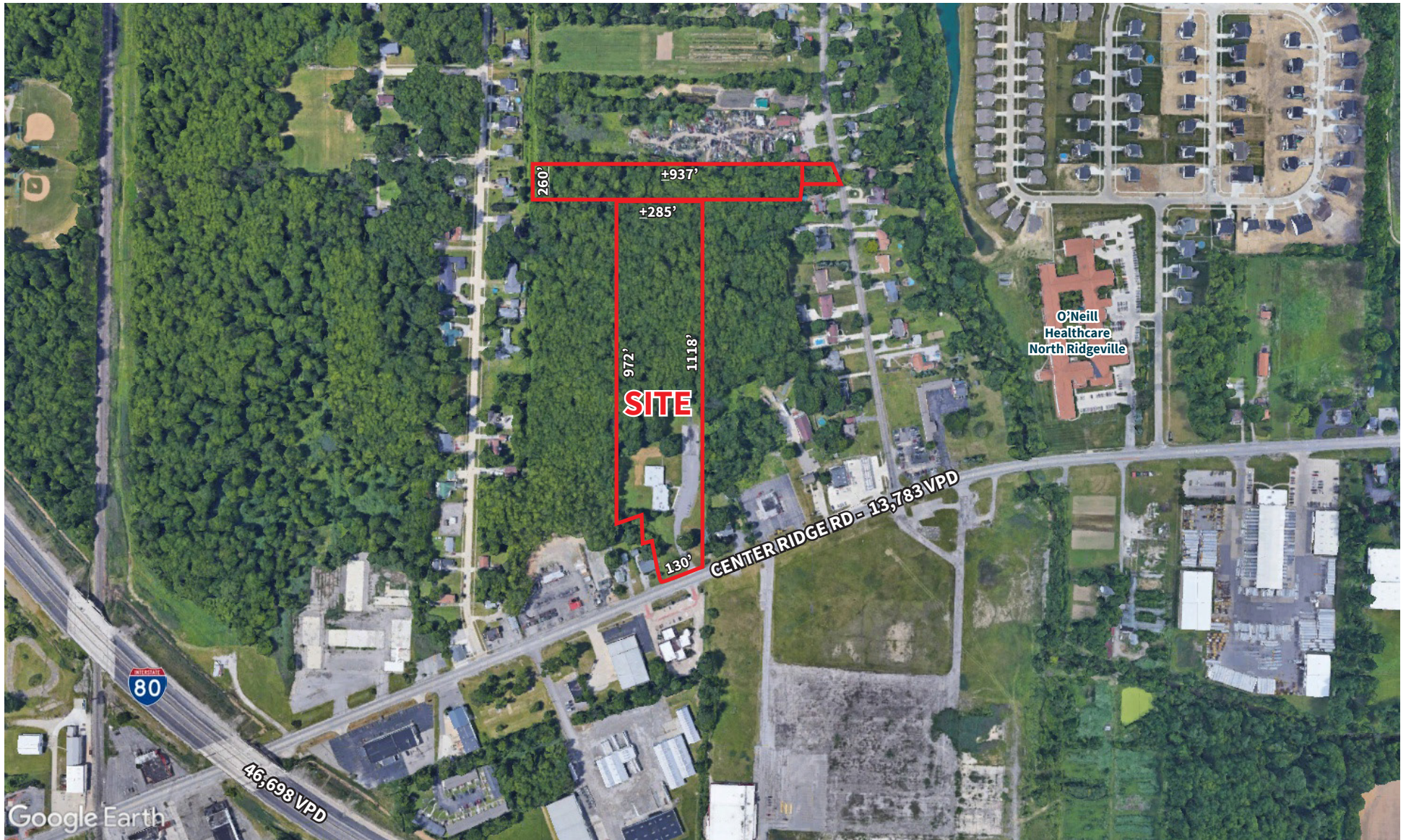
# Floor plan



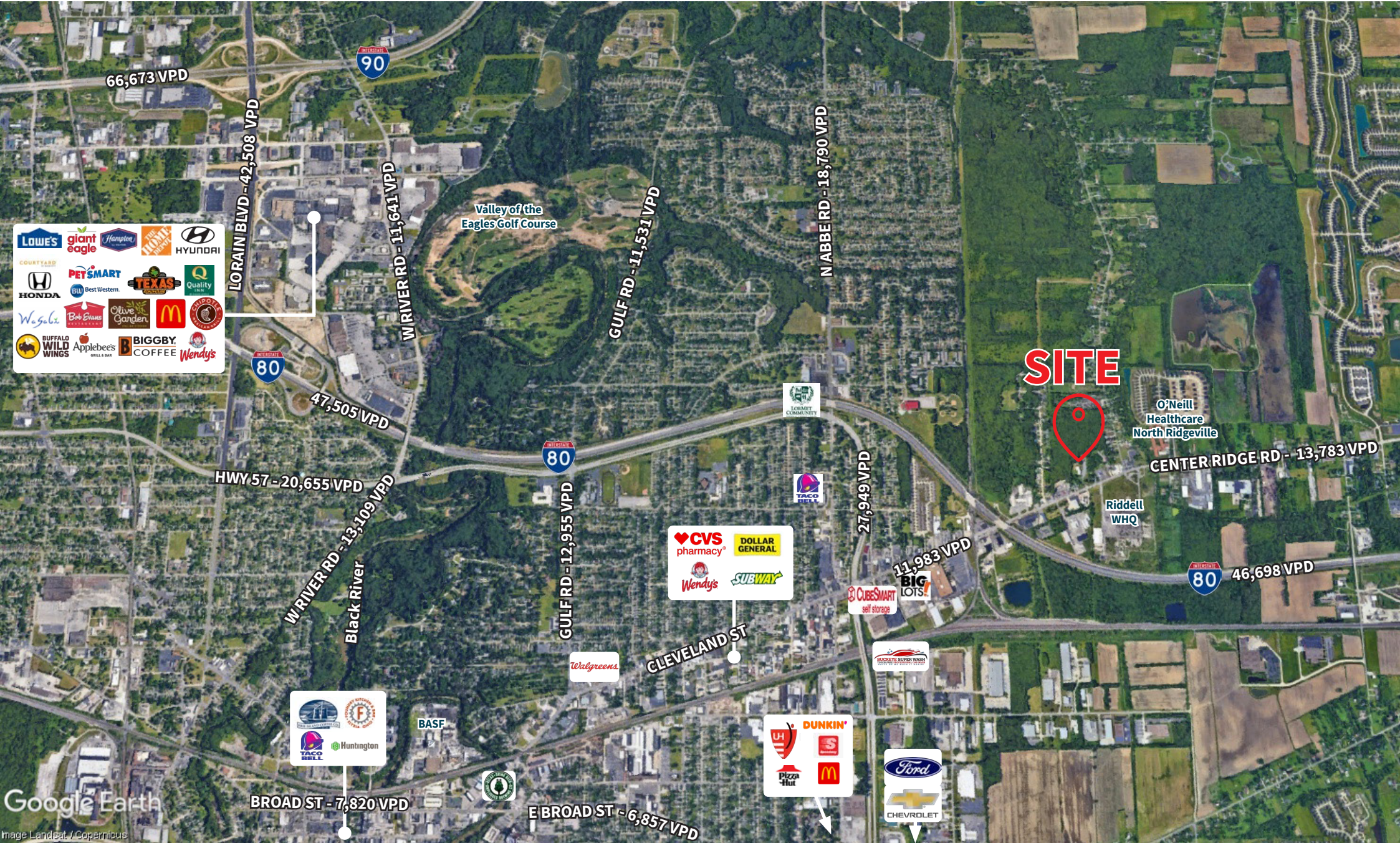
# Basement Floor plan



# 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

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



### Daytime Workers

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
5,319	31,855	51,176



### Number of Households

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



### Average Household Income

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



### Median Household Age

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

## JLL

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