

LAND FOR SALE

250' FRONTAGE ON ROUTE 20 | 3.15 AC COMMERCIAL LAND | 15K+ VPD | PAINESVILLE / MENTOR CORRIDOR



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

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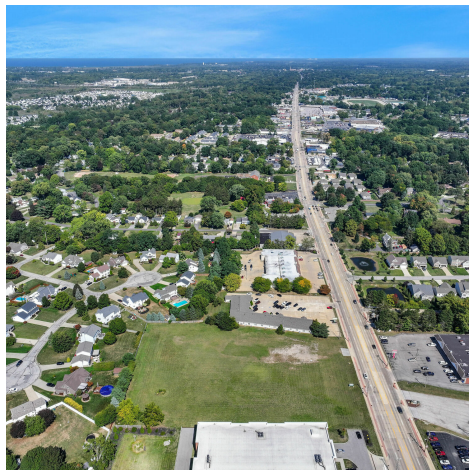
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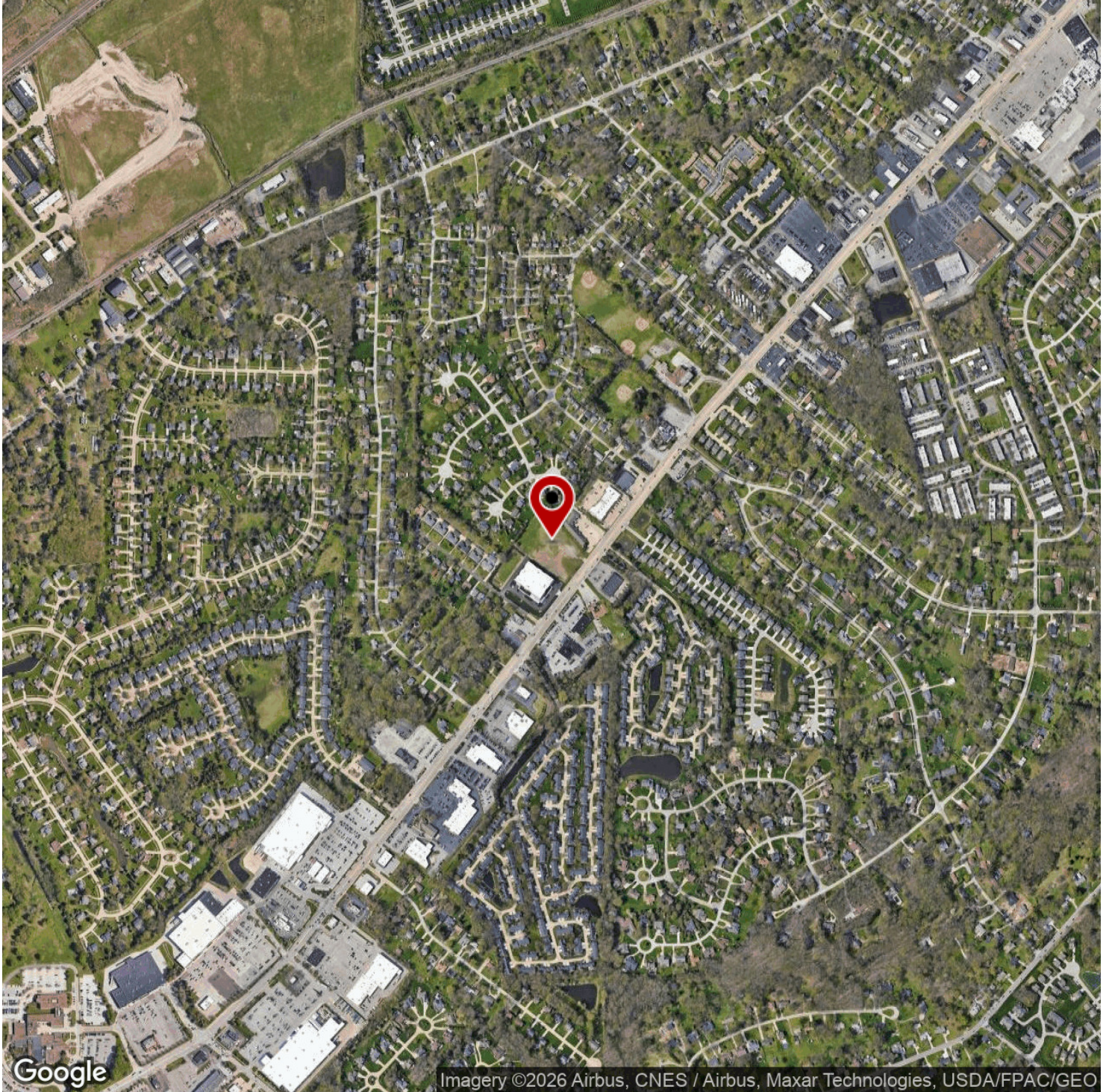
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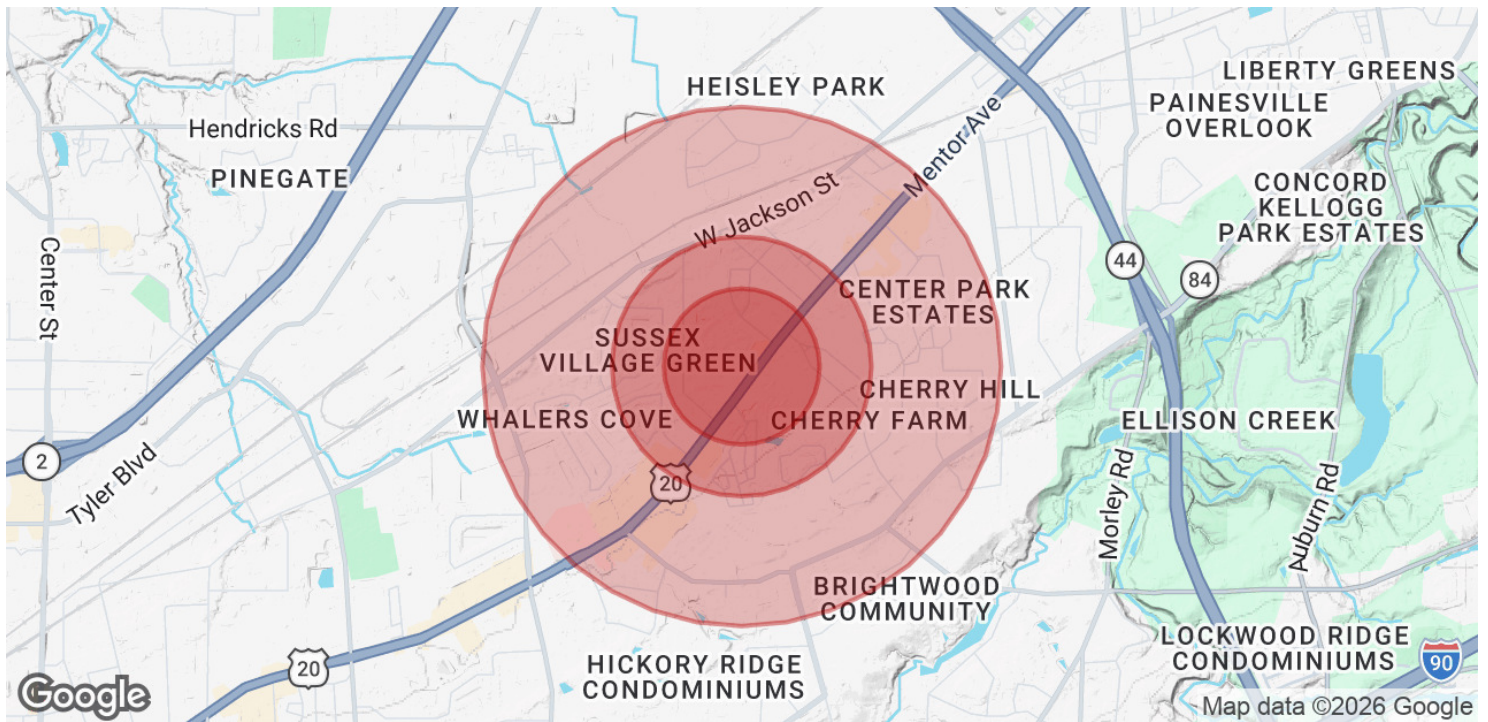
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	467	2,219	7,333
Average Age	47	49	46
Average Age (Male)	46	48	45
Average Age (Female)	48	50	47

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

2020 American Community Survey (ACS)

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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 the Osborne Family Trust. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail, logging over 2,000 trail miles to date.

Osborne Group - KW Commercial

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PROFESSIONAL BACKGROUND

Celeste joins the Osborne Group with over 20 years of high-level business management and ownership experience. Having served as the General Manager and owner of Swain Ski Resort in Western New York for 15 years, Celeste has a proven track record of navigating complex operations and driving growth in the hospitality and recreation sectors.

As a licensed realtor, Celeste brings a unique perspective to the team, combining her boots-on-the-ground market knowledge with her extensive background as a multi-state business owner. She remains invested in several other family-owned businesses across New York and Pennsylvania, providing her with a deep understanding of the operational excellence and strategic discipline required to support a premier real estate team. Celeste understands the intricacies of asset management and the importance of integrity-driven leadership in every transaction.

Outside of the office, Celeste is a passionate outdoors enthusiast who recently completed a 2,655-mile thru-hike of the Pacific Crest Trail, traveling from Mexico to Canada over the course of six months. She brings that same "long-trail" mindset to her real estate career—maintaining the endurance, adaptability, and unwavering focus required to navigate long-term projects and ensure the Osborne Group delivers exceptional results for its clients.

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WHY

Hire KW Commercial for Land and Development:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.2 billion in transaction volume in 2019

I specialize in land brokerage and development services and possess an exceptional understanding of the complex factors that influence the land brokerage transaction and have the extensive experience and contacts to get the deal done right. Working in coordination with my other specialties, land and development services include:

- Sales leasing and negotiation
- Site selection and demographics
- Entitlement and approval services
- Environmental resource constraints
- Feasibility analysis
- Valuation services
- Infrastructure analysis



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means

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