

DEVELOPMENT OPPORTUNITY FOR SALE

20.1 ACRES OF VACANT INDUSTRIAL LAND IN GRAND RIVER, OHIO

William Street, Grand River, OH 44045



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	20.1 Acres
ZONING:	Light Industrial

PROPERTY OVERVIEW

Light Industrial - level cleared land ready for development!. \$60,000 per acre. Close to the Grand River. Could possibly be used for multifamily as well. Great easy highway access. Rt 44/ I 90.

PROPERTY HIGHLIGHTS

- \$60,000 per acre.
- Level and cleared
- Great easy highway access off of Rt 44/ I 90.
- All utilities present including sanitary, gas, water, and electric.
- Rail access to the north for possible siding.

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

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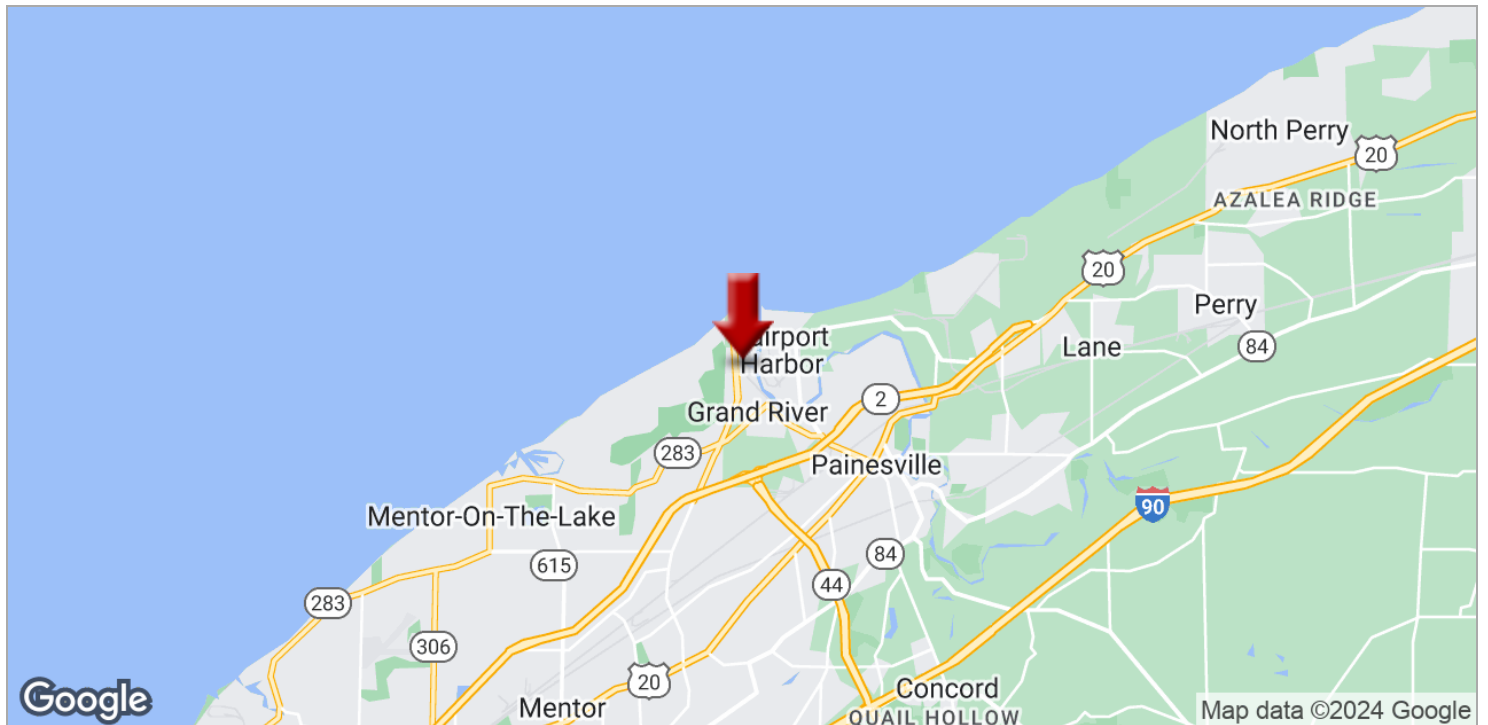
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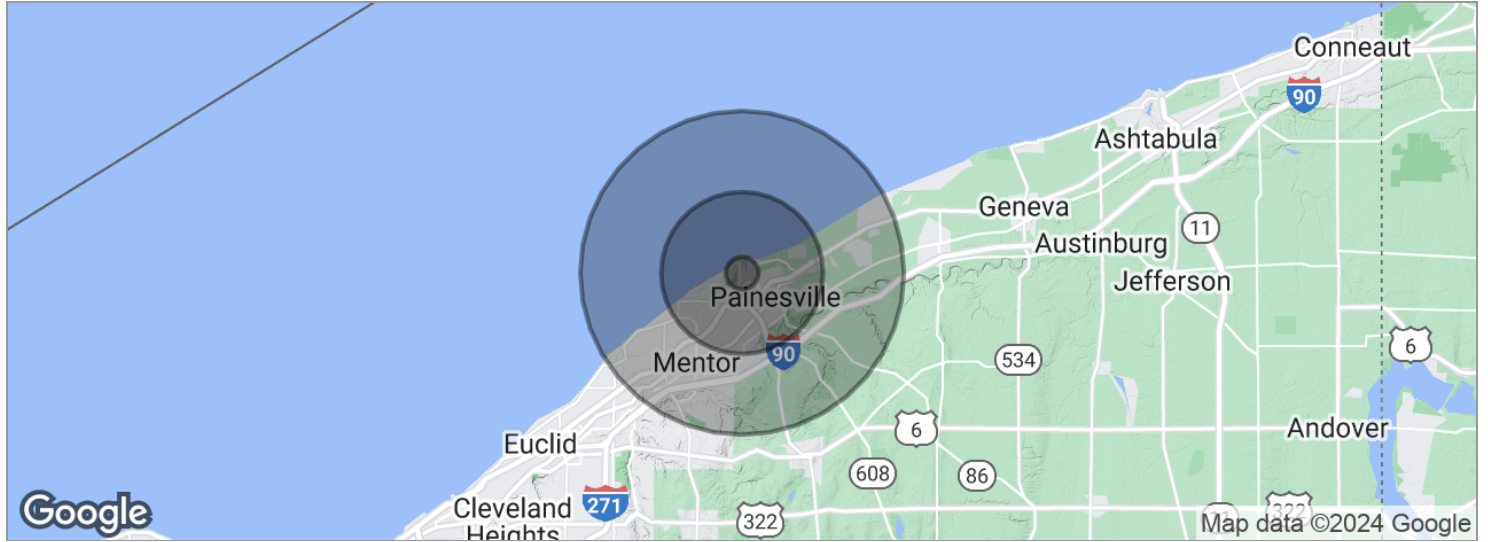
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,996	70,856	153,587
Median age	48.1	42.4	44.2
Median age (male)	47.7	40.3	42.6
Median age (Female)	46.2	44.2	45.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,007	31,101	66,790
# of persons per HH	2.0	2.3	2.3
Average HH income	\$59,055	\$70,657	\$81,764
Average house value	\$124,580	\$159,299	\$183,165

* Demographic data derived from 2020 ACS - US Census

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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 Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

Osborne Group - KW Commercial

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