



5750 N Ridge Rd, Madison, OH 44057

\$1,599,000

Flex Space Cleveland Sub-Market



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Listing Added: Yesterday

Listing Updated: Today



Details

Asking Price	\$1,599,000	Property Type	Retail
Subtype	Auto Shop	Investment Type	Stabilized
Investment Sub Type	Value-add	Class	B
Lease Type	Net	Tenancy	Multi
Number of Tenants	4	Square Footage	22,488
Net Rentable (sq ft)	22,488	Price/Sq Ft	\$71.10
Occupancy	100%	Units	8
Year Built	2003	Buildings	2
Stories	1	Permitted Zoning	B-2
Lot Size (acres)	6.108	Price/Acre (Land Value)	\$35,000 - 45,000/acre
Parking (spaces)	50	Broker Co-Op	Yes
APN	01B1220000650	Ownership	LLC

Marketing Description

22,488 SQ' of Flex Space on 6.108 acres in the Cleveland Sub-Market of Madison, OH. Consisting of two high quality, well-maintained steel and block buildings featuring 16 ft ceilings, a total of 9 overhead doors, and ample exterior storage. The property houses a blend of heavy commercial, retail, and office space. Fully leased with long-term tenants, there remains room for expansion, promising additional revenue streams. Strategically located with 272.7 ft.+/- frontage on North Ridge Rd (US RT 20), the property benefits from high traffic volumes, guaranteeing excellent visibility. Close proximity to a rapidly developing area near War-Mart Supercenter. This property is ideal for investors looking for a stable income stream and potential for growth in a thriving market. Please see video for great overview of the property.

Video Link: <https://youtu.be/nAEA7HDbKQO?feature=shared> (<https://youtu.be/nAEA7HDbKQO?feature=shared>)

Investment Highlights

2 high quality steel and block buildings in great condition.

6.108 acres.

16 ft. ceilings.

Eight 14'x12' overhead doors.

One 14'x14' overhead door.

Fully leased with long term tenants.

Plenty of room to expand.

Rapidly developing area near War-Mart Super-center.

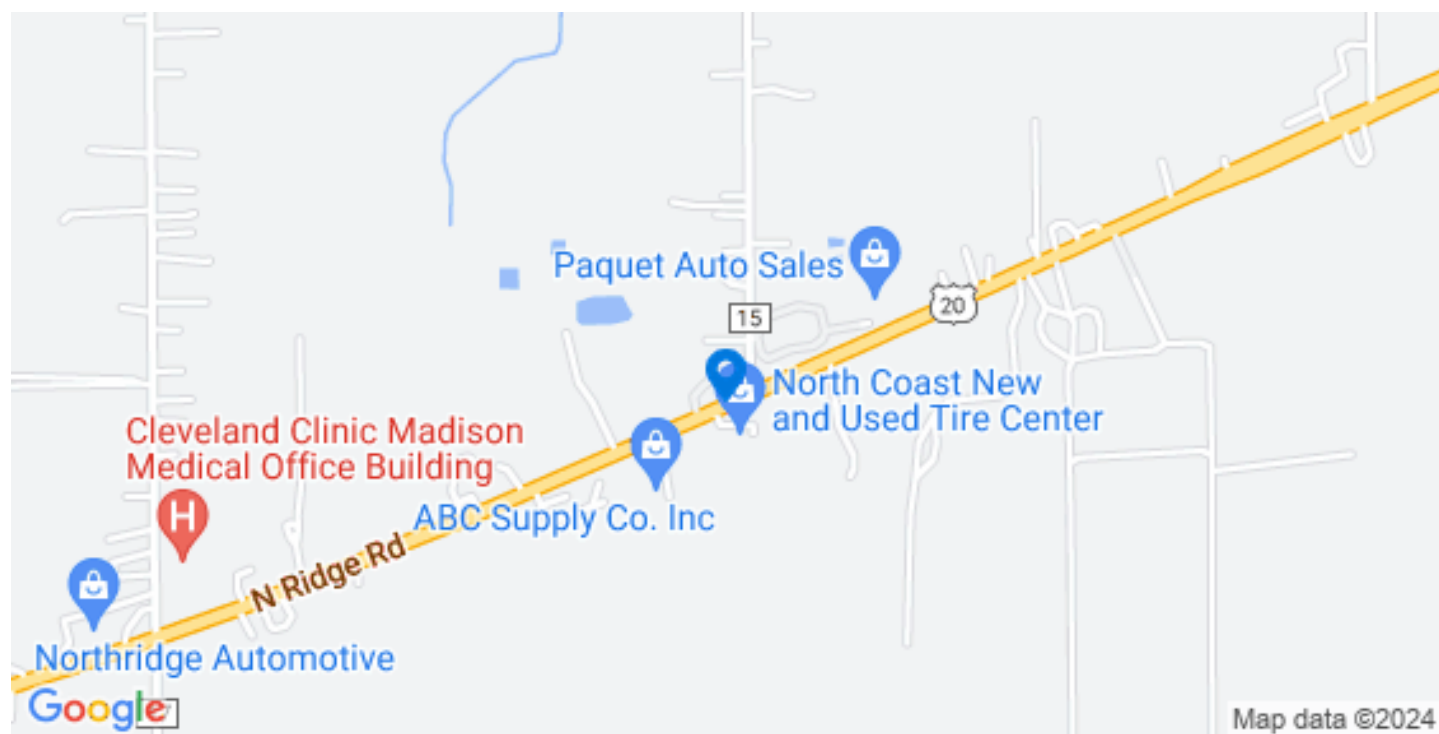
High traffic counts on US RT 20.

Great visibility.

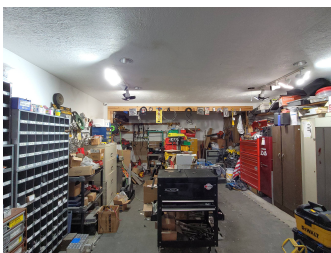
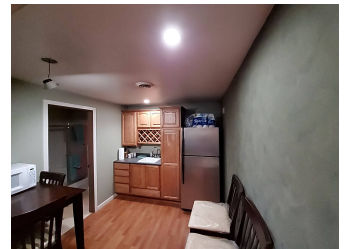
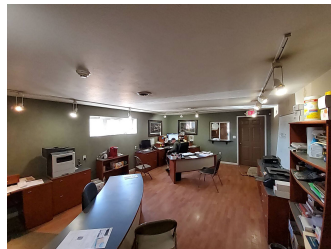
272.7 +/- frontage.

Ample parking.

Location (1 Location)



Property Photos (24 photos)



Demographic Insights



Population

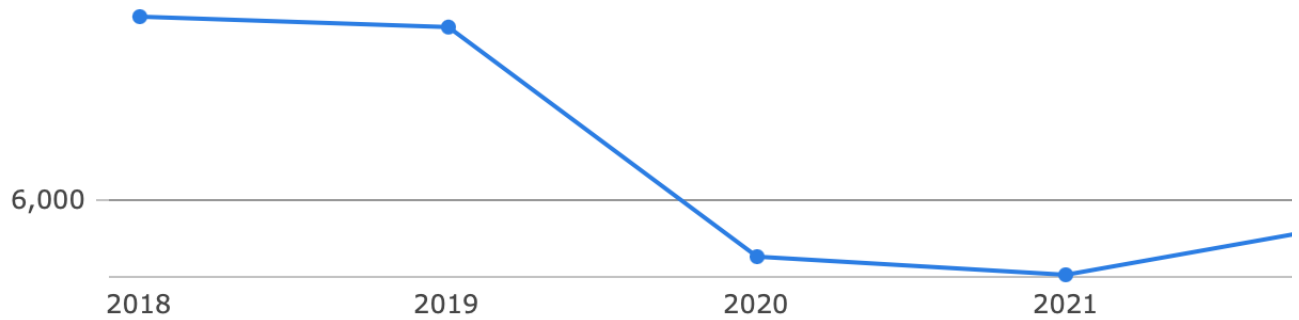
5,814

↑ 9%

Compared to 5,293 in 2021

↓ -24%

Compared to 7,743 in 2018



Household Income

\$68.5k

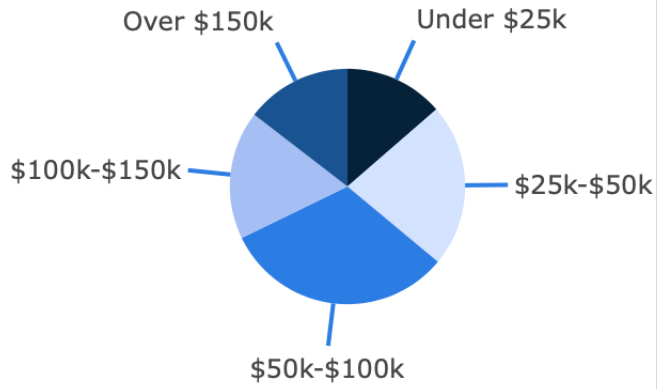
Median Income

\$70.1k

2028 Estimate

↑ **2%**

Growth Rate



Age Demographics

51

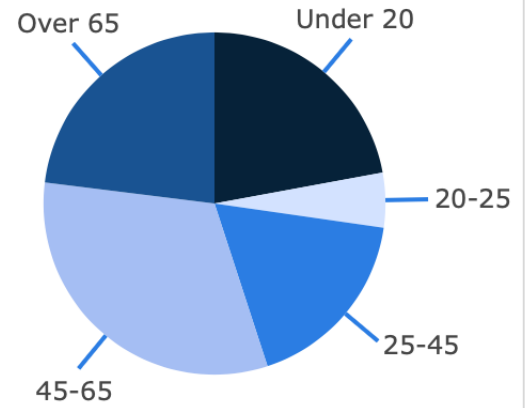
Median Age

49

2028 Estimate

↓ **-5%**

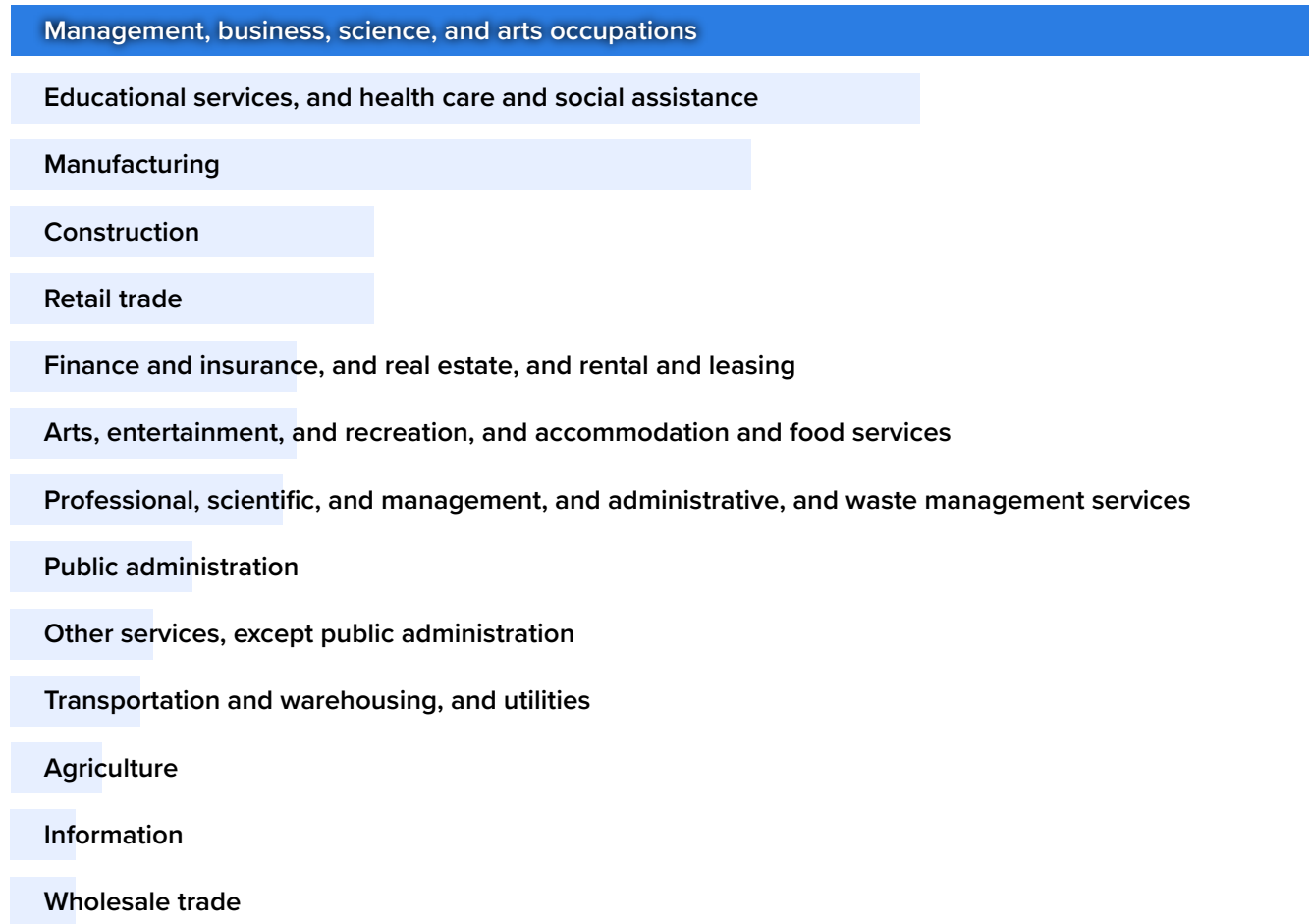
Growth Rate



Number of Employees

4,907

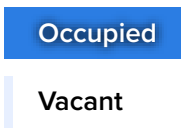
Top Employment Categories



Housing Occupancy Ratio

19:1

5:1 predicted by 2028



Renter to Homeowner Ratio

1:6

1:6 predicted by 2028



