



3 Parcels Available

Up to 23.74 Acres of Industrial Land

MURRAY RIDGE RD & SHILLING DR | ELYRIA, OH 44035

CONTACT

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First Vice President

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CBRE

3 Parcels Available Up to 23.74 Acres



Property Overview

3 PARCELS FOR SALE | 23.74 ACRES

- **ALL UTILITIES AVAILABLE ON SITE**
- **EXCELLENT SITE FOR LIGHT INDUSTRIAL, WAREHOUSING OR STORAGE**
- **EXCELLENT FREEWAY ACCESS**
4 miles from I-80 (Ohio Turnpike) and near the I-90/I-80 Interchange
7 miles from the I-90/Route 2 Interchange | 10 miles from the I-80/I-480 Interchange
- **SURROUNDED BY SUCCESSFUL INDUSTRIAL NEIGHBORS**
Including Beacon Roofing, Schibley Chemical, Amware, & Northern Ohio Industrial Park
- **CENTRALLY LOCATED**
35 minutes to Cleveland | 50 minutes to Akron | 1 hour 25 minutes to Toledo
- **THE CITY OF ELYRIA IS COMMITTED TO DEVELOPEMENT**
Incentives available through the City of Elyria. Nearby Midway Mall will be re-developed into a health, wellness, and industrial innovation park following a 5-year plan possibly driving more development in the area.

PARCEL INFO



10.47 AC

PPN 0624021000077

NWC of
Murray Ridge Road
& Lowell Street



10.93 AC

PPN 0624014000088

South of
Lowell Street



2.34 AC

PPN 0624014000087

South of
Lowell Street
& 10.93 AC parcel

\$39,000

PER ACRE

\$925,860

TOTAL (23.74 AC)

L-1
Light Industrial
ZONING

3 Parcels Available Up to 23.74 Acres



EXCELLENT SITE FOR
LIGHT INDUSTRIAL,
WAREHOUSING OR
STORAGE

1

10.47 ACRES

PPN 0624021000077

FRONTAGE

755' on Murray Ridge

521.7' on Lowell

2

10.93 ACRES

PPN 0624014000088

FRONTAGE

714' on Lowell

3

2.34 ACRES

PPN 0624014000087

NOTE:

Shilling Drive can continue
in-between Parcels 2 & 3,
connecting up to Lowell Street

1

10.47 ACRES

PPN 0624021000077

2

10.93 ACRES

PPN 0624014000088

3

2.34 ACRES

PPN 0624014000087



Area Demographics

| | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------------|-----------|-----------|-----------|
| 2023 Population | 2,869 | 104,289 | 267,085 |
| 2028 Population <i>Projection</i> | 2,859 | 105,235 | 269,663 |
| Population 25 & Over | 2,100 | 74,627 | 188,064 |
| 2023 Businesses | 76 | 3,303 | 7,280 |
| 2023 Employees | 1,406 | 50,656 | 105,936 |
| 2023 Households | 1,486 | 44,939 | 108,088 |
| 2023 Avg. Household Income | \$62,885 | \$71,104 | \$87,623 |
| 2023 Median HH Income | \$43,985 | \$51,296 | \$61,665 |
| 2023 Median Housing Value | \$152,791 | \$151,925 | \$192,558 |
| 2023 Daytime Population | 2,819 | 105,298 | 243,596 |
| 2023 Daytime Workers | 1,304 | 48,672 | 102,955 |
| 2023 Daytime Residents | 1,515 | 56,626 | 140,641 |

QUICK STATS

5 MILE
RADIUS

◆ **105,298**

DAYTIME
POPULATION

◆ **50,656**

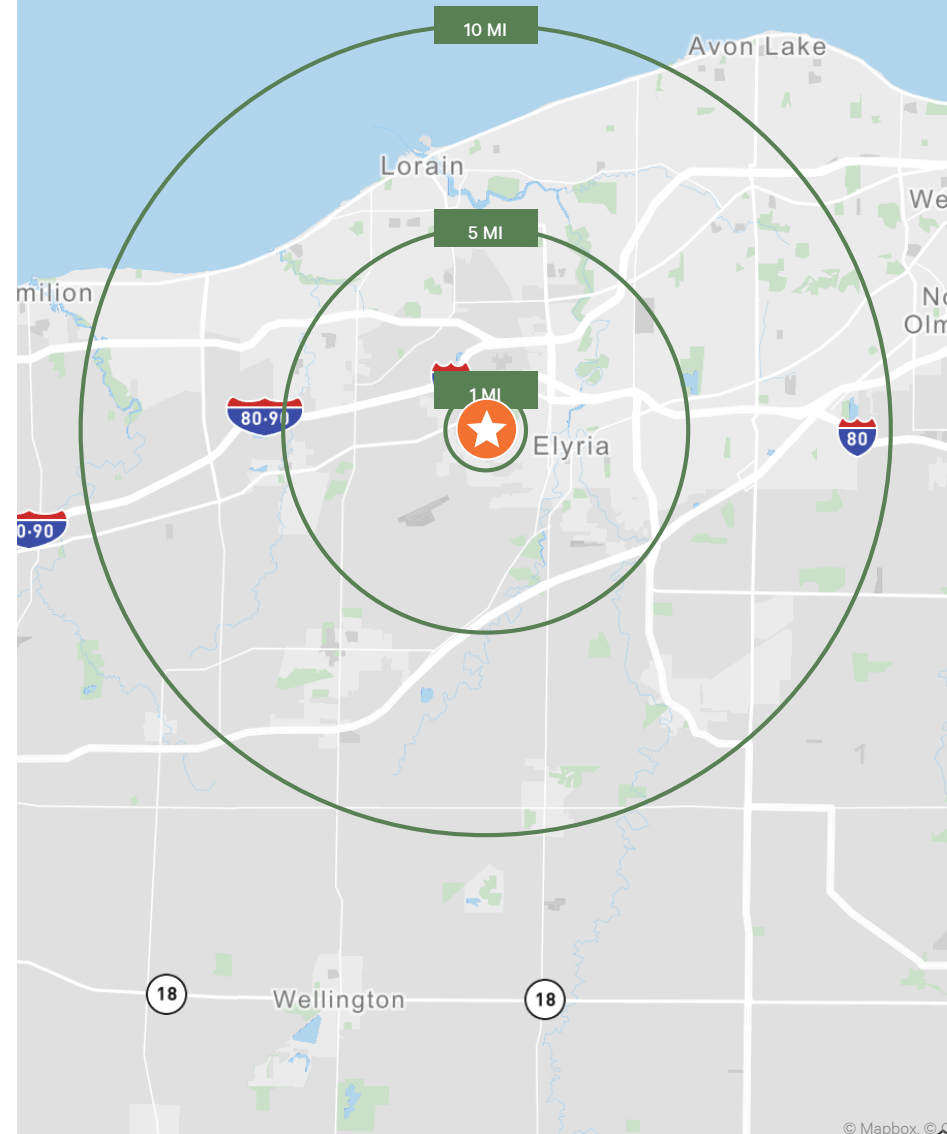
2023
BUSINESSES

◆ **\$71,104**

AVERAGE
HOUSEHOLD INCOME

◆ **44,939**

2023
HOUSEHOLDS



FOR SALE

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