

LAND FOR SALE

VACANT INDUSTRIAL LAND

River Street, Grand River, OH 44045



OFFERING SUMMARY

SALE PRICE:	\$2,254,800
LOT SIZE:	14.09 Acres
ZONING:	Light Industrial
MARKET:	Cleveland
SUBMARKET:	Mentor

PROPERTY OVERVIEW

Light industrial- level cleared and ready for development! \$60,000 per acre. Will divide. Close to Grand River. Could possibly be used for multifamily as well. Great easy highway access. Rt 44. I 90. Two parcels.

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

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

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PROPERTY HIGHLIGHTS

- \$60,000 per Acre
- Direct access to SR 44 and Interstate 90.
- All utilities are present
- Will Subdivide



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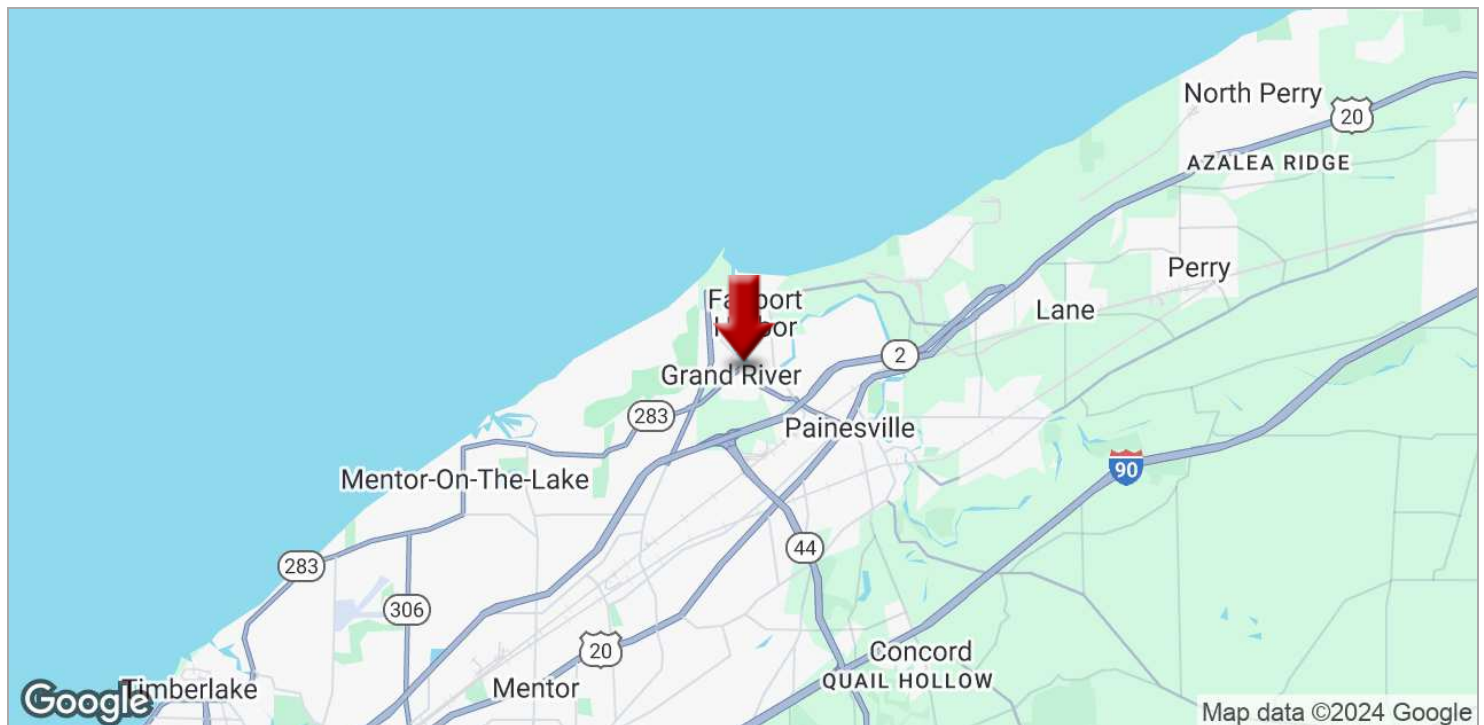
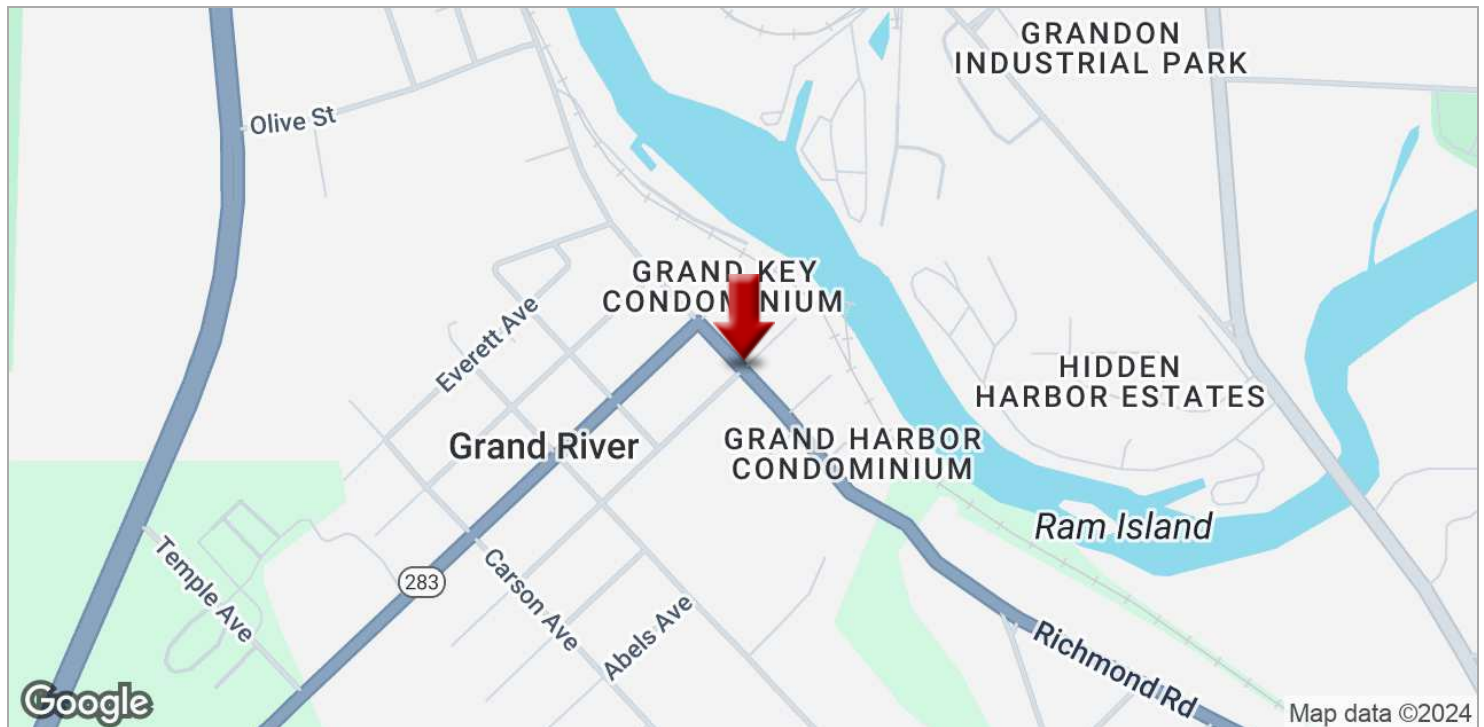
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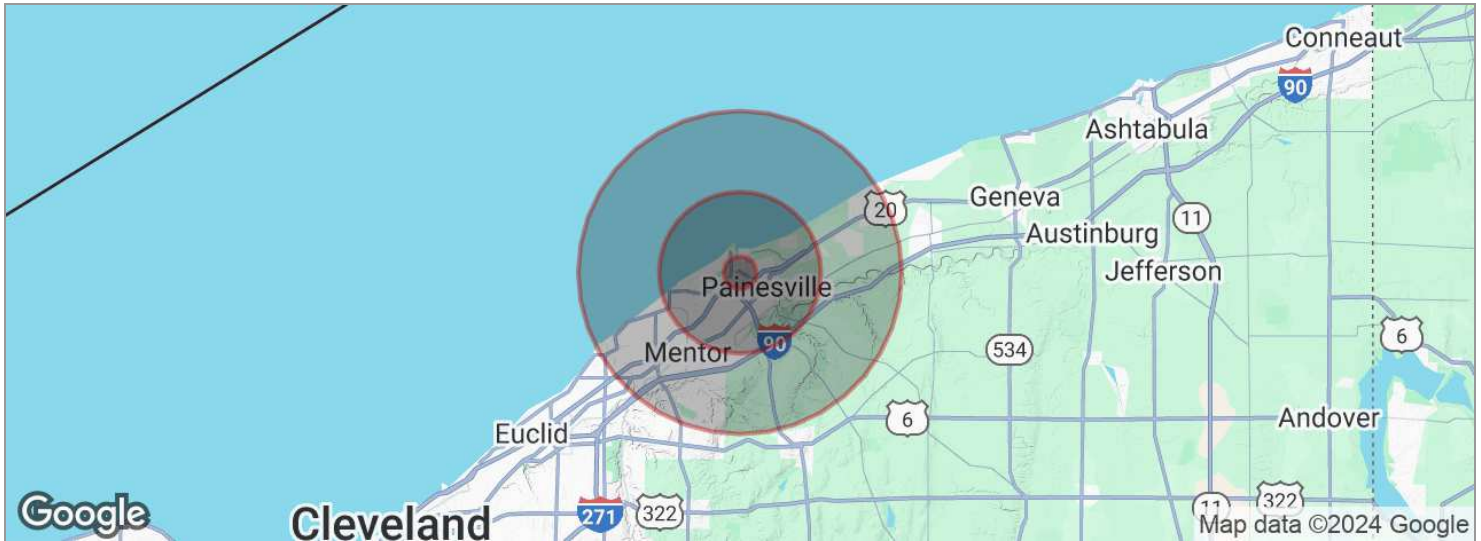
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,864	77,925	157,126
Median age	45.5	43.0	44.3
Median age (male)	44.1	40.9	42.7
Median age (Female)	45.7	45.0	45.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,762	34,176	68,290
# of persons per HH	2.2	2.3	2.3
Average HH income	\$63,649	\$72,610	\$82,071
Average house value	\$126,360	\$164,090	\$184,398

* Demographic data derived from 2020 ACS - US Census

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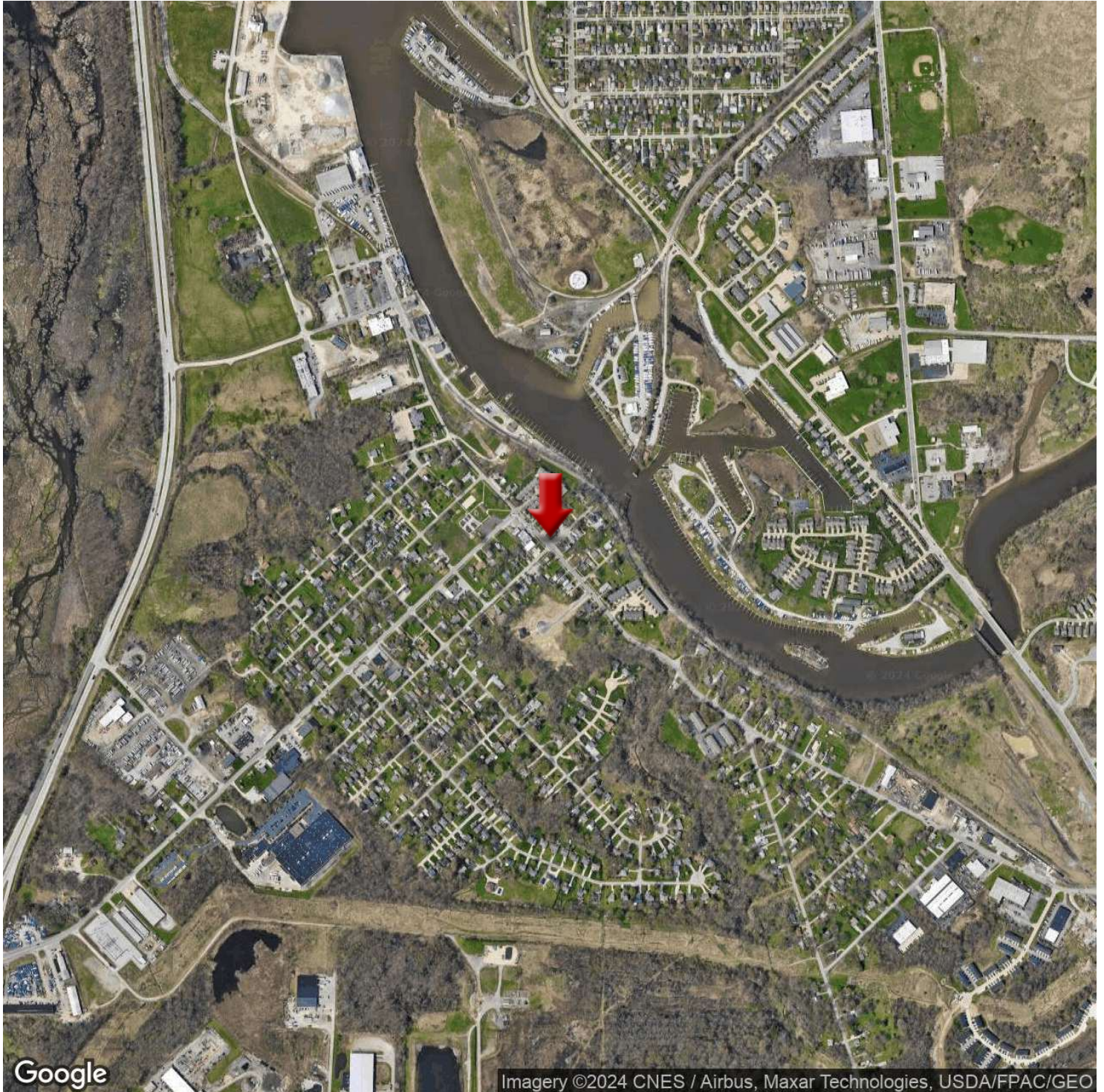
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PROFESSIONAL BACKGROUND

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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