

Outstanding Development Opportunity

Interstate 90 and State Route 528 (SW) - 8.83± Acres

Madison Village, Ohio 44057 (Lake County)



Property Features:

- 8.83± Acres
- Zoned B-5: Interstate Business
- Highly Visible From Interstate 90
- South West Quad (I-90 & SR 528)

8.83± Acres

444± Feet Frontage on Interstate 90
200± Feet Frontage on SR 528 (S Madison Rd)

24± Acres (Also Available Separately)

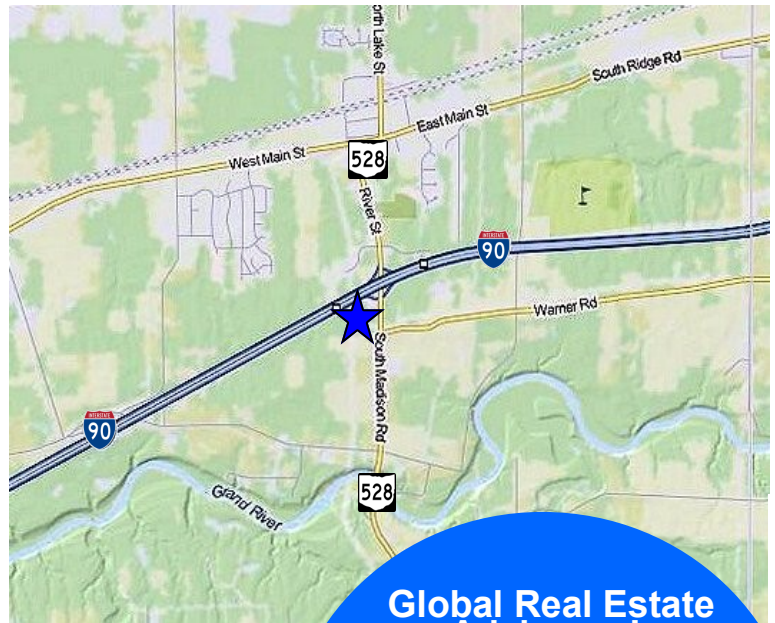
1,200± Feet Frontage on Interstate 90
324.98± Feet Frontage on SR 528 (S Madison Rd)

6± Acres (Also Available Separately)

535± Feet Frontage on Interstate 90
105± Feet Frontage on SR 528 (S Madison Rd)

2,179± Feet Total Frontage on Interstate 90

630± Feet Total Frontage on SR 528 (S Madison Rd)



**Global Real Estate
Advisors, Inc.**

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

440-339-8585 Cell

Neil@GlobalCommercialRE.com



GLOBAL

www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
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This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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- **All Utilities Including Water & Sewer On SR 528 (S. Madison Road)**
- Interstate 90 Visibility
- Outstanding Location Situated Halfway Between Chicago and New York
- Only 35 Minutes From Cleveland
- One Exit West of the Spire Institute, Home of the NCAA Swim and Indoor Track & Field Championships, Junior Olympic Volleyball and Soccer
- Easy Access to Lake Erie and Metro Park Systems
- New Madison Village Fire Station Adjacent to Site
- Centrally Located in Northeast Ohio Wine Country
- Major Industrial Corridor From Cleveland-Mentor-Ashtabula & Erie, PA
- Economic Incentives Available:
 - ~ Water Tower District
 - ~ Economic Incentive Grant

For Complete Marketing Package Inclusive of Demographics, Business Directory, Traffic Counts and More

Contact:

Neil Sawicki, SIOR, Broker / David Sigg, CCIM, Broker

440-255-5552 Ext. 221 / 440-255-5552 Ext. 224

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