



SALE
4075 Bellaire Ln
4075 BELLAIRE LN
Peninsula, OH 44264

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity with this single-family residential development, nestled in the heart of Peninsula, Ohio, and neighboring the Cuyahoga Valley National Park. This prime location offers convenience and accessibility to nearby amenities and outdoor recreation. The area provides a peaceful setting, perfect for families seeking a tranquil yet well-connected community. With its proximity to local attractions, parks, and cultural sites, this is an ideal place to build a home in a thriving market. Don't miss the chance to invest in this sought-after location and capitalize on its potential.

OFFERING SUMMARY

SALE PRICE:	\$960,000
LOT SIZE:	38.55 Acres

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PROPERTY HIGHLIGHTS

- Prime location in the heart of Peninsula, Ohio
- Well-maintained exterior and attractive curb appeal
- Rolling topography
- Minimal wetlands
- Newer custom homes neighboring the site
- Ideal for a single-family home or residential development
- Close proximity to local amenities, parks, and outdoor recreation
- Woodridge Schools nearby
- Potential for strong demand in a growing community
- Excellent investment opportunity in a thriving market
- Neighboring the National Parks

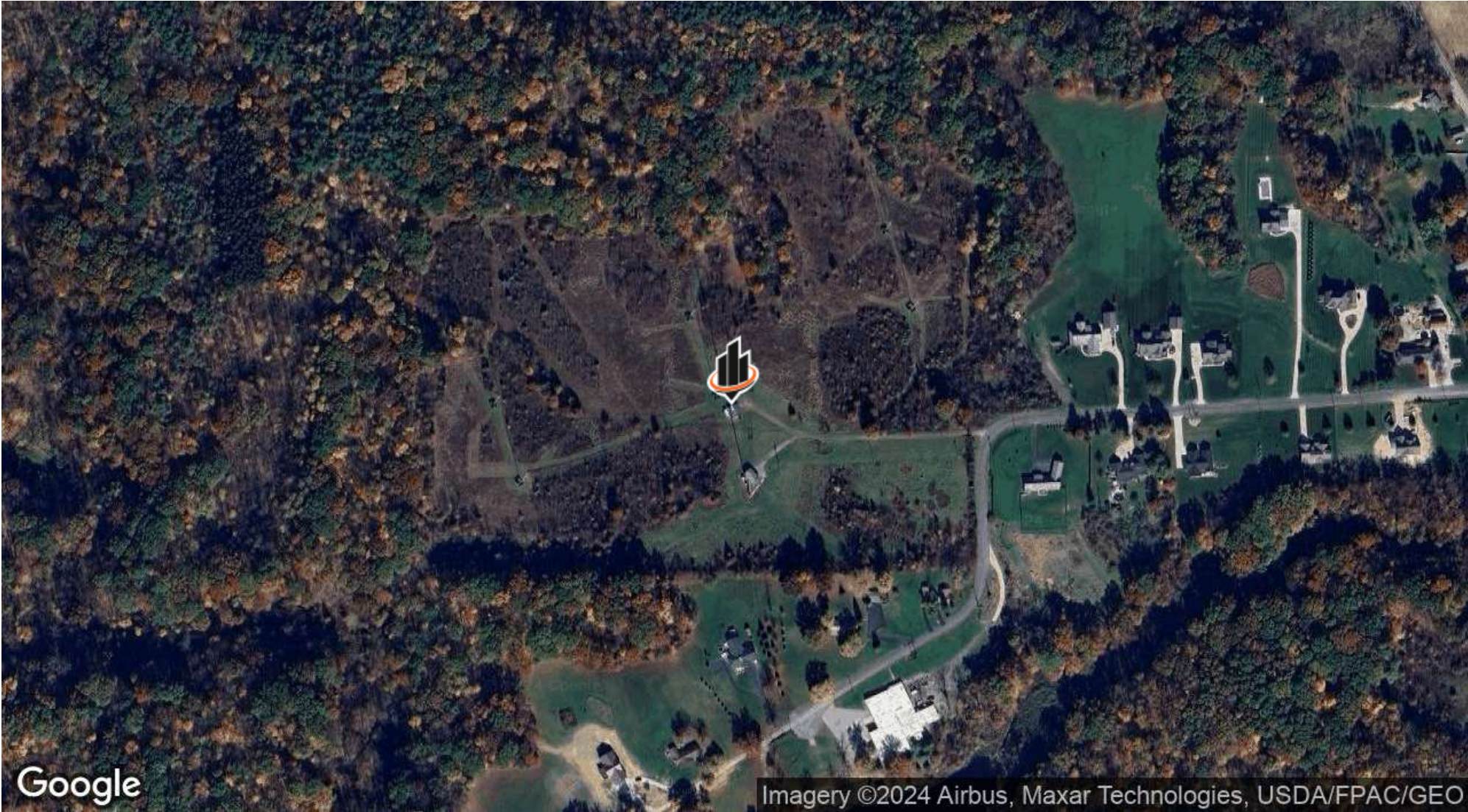
ADDITIONAL PHOTOS



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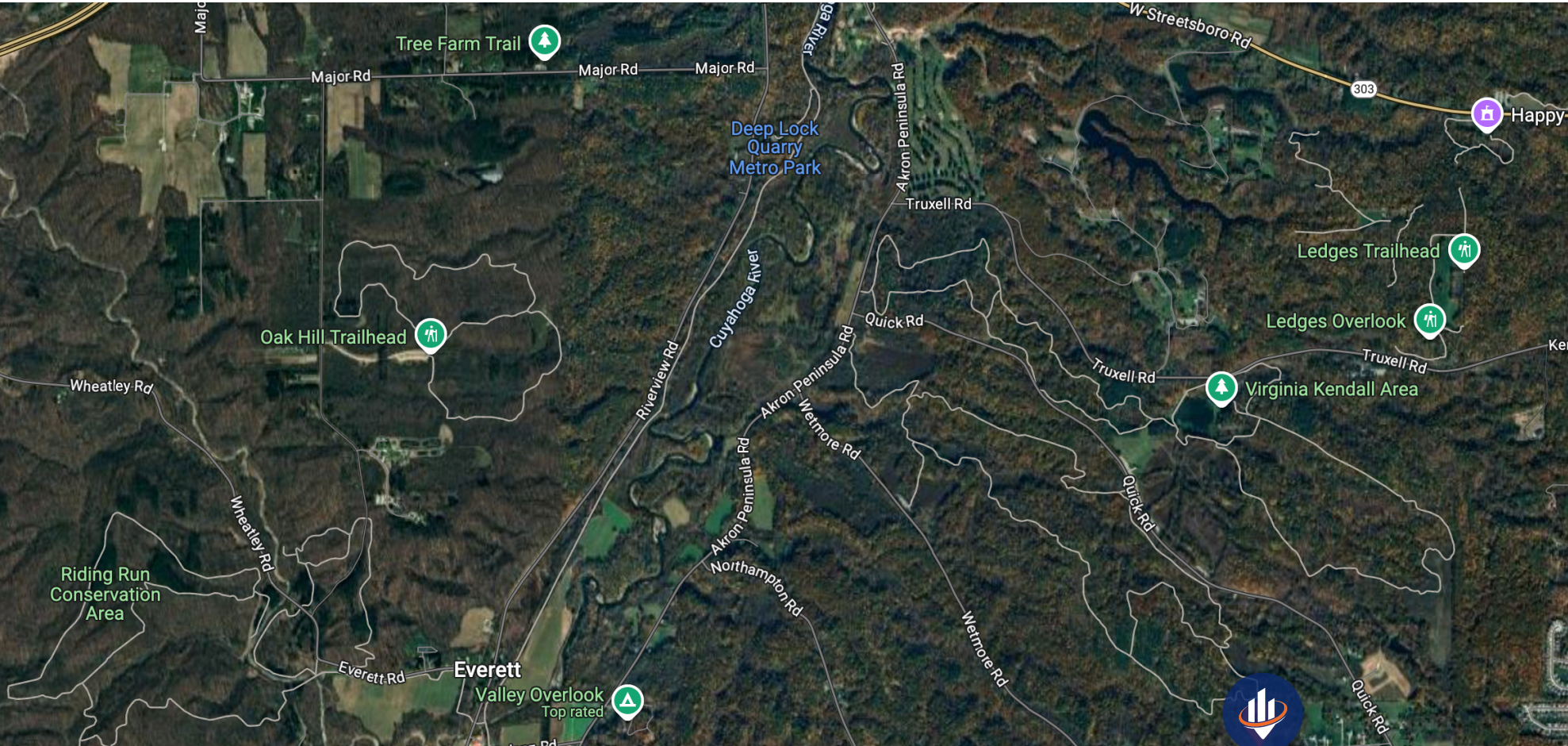
AERIAL MAP



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TRAILS AND PARKS



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WCUE ArcGIS Web Map

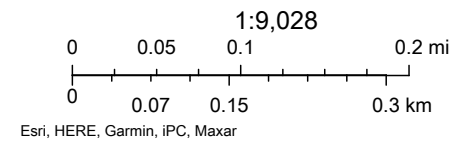


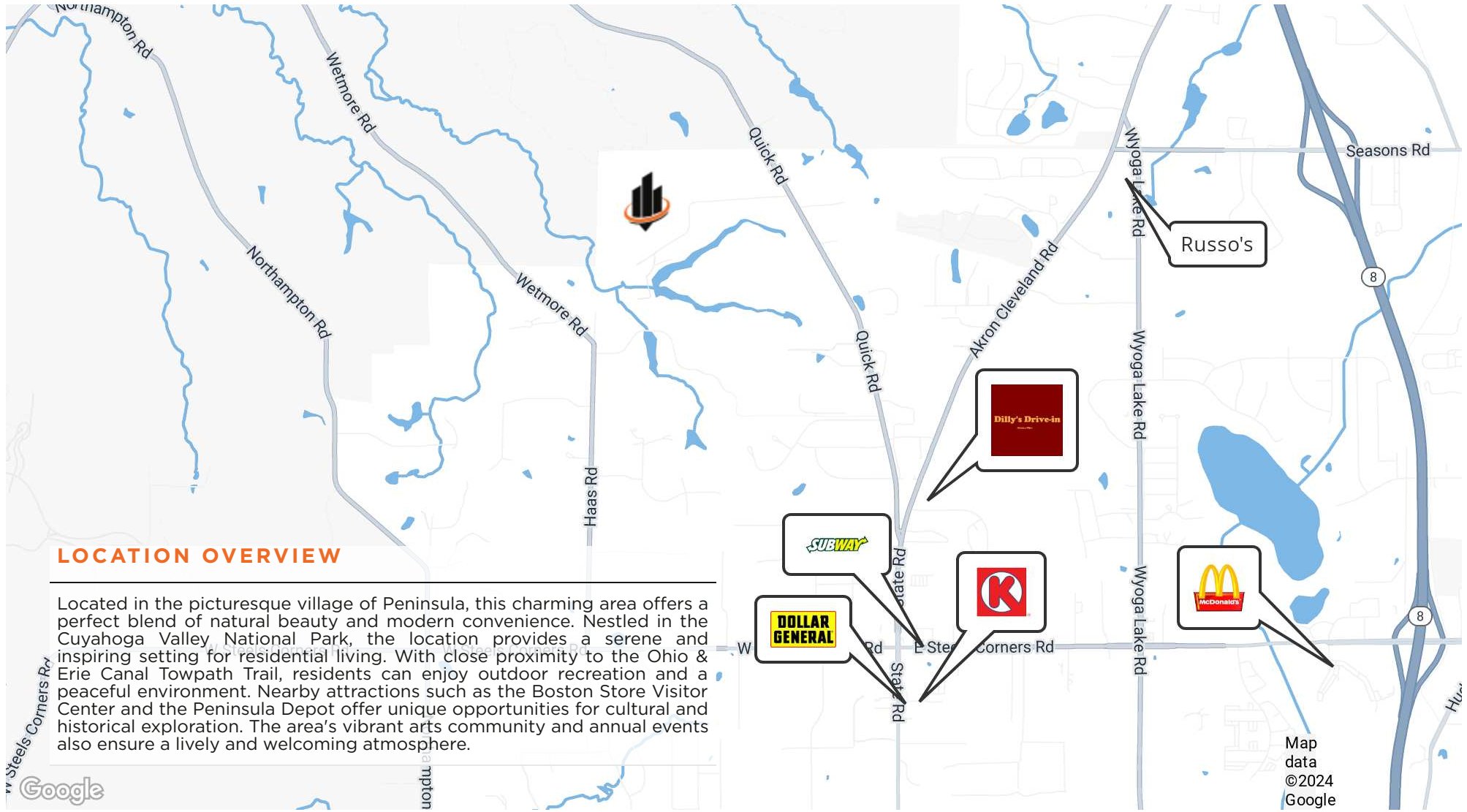
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 Parcels

 Road Labels

 Summit County Municipal Outlines





LOCATION OVERVIEW

Located in the picturesque village of Peninsula, this charming area offers a perfect blend of natural beauty and modern convenience. Nestled in the Cuyahoga Valley National Park, the location provides a serene and inspiring setting for residential living. With close proximity to the Ohio & Erie Canal Towpath Trail, residents can enjoy outdoor recreation and a peaceful environment. Nearby attractions such as the Boston Store Visitor Center and the Peninsula Depot offer unique opportunities for cultural and historical exploration. The area's vibrant arts community and annual events also ensure a lively and welcoming atmosphere.

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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

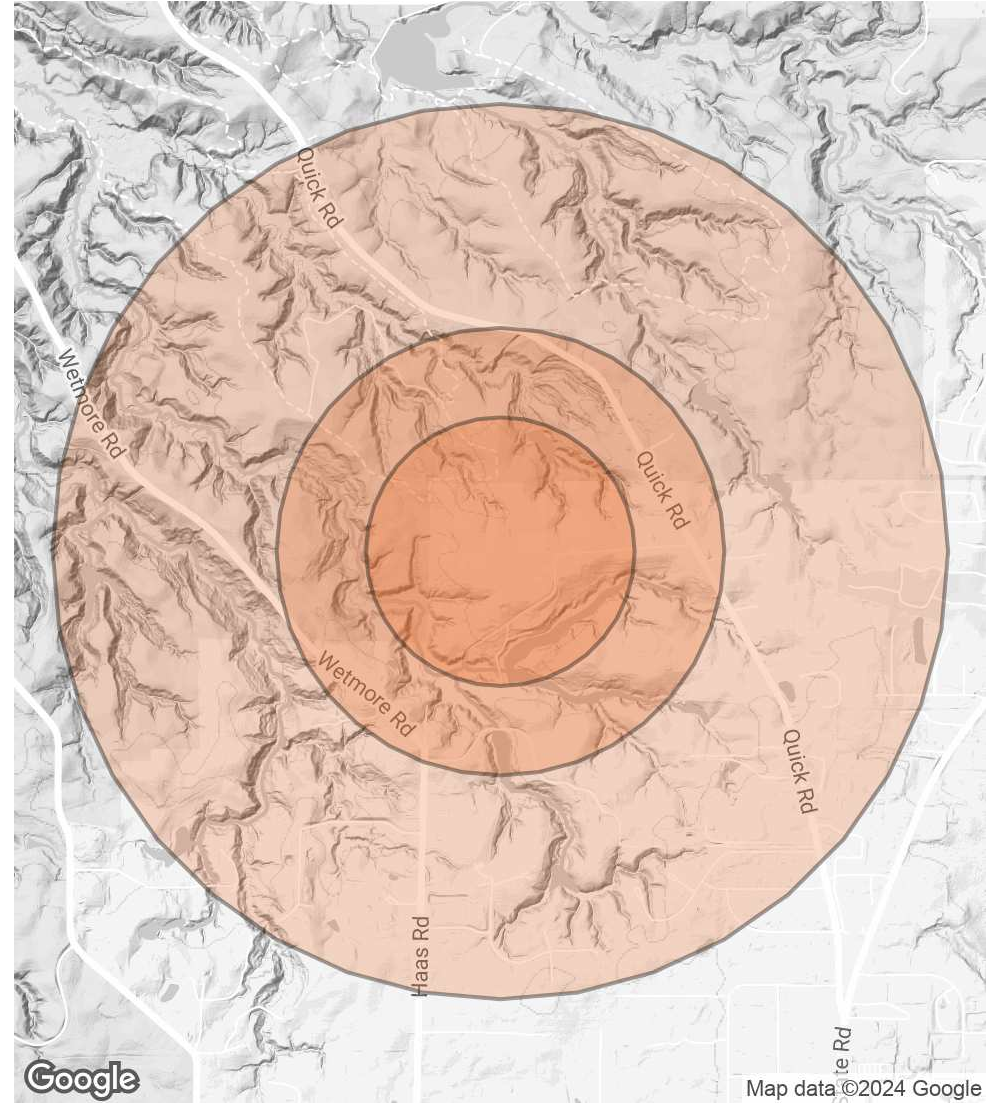
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	18	109	818
AVERAGE AGE	44	42	40
AVERAGE AGE (MALE)	43	42	40
AVERAGE AGE (FEMALE)	45	43	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	7	41	317
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$135,022	\$128,136	\$119,772
AVERAGE HOUSE VALUE	\$355,793	\$374,624	\$396,484

Demographics data derived from AlphaMap



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