

LIGHTHOUSE VILLAGE PHASE II

Jaeger Road, Lorain, Ohio 44053



BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

LIGHTHOUSE VILLAGE PHASE II

Jaeger Road, Lorain, Ohio 44053

Property Information

- 28.55 acre site | Build up to 250,00 SF
- Phase II of existing 450,000 SF shopping center Lighthouse Village with anchor tenants Walmart Superstore & Home Depot
- Eligible for CRA 100% Tax Abatement on improvements for 10 years
- Pylon signage available on highly coveted Leavitt Road (Rt. 58) & Jaeger Road
- No restrictions on Phase II from Phase 1 tenants
- Zoned Commercial



BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

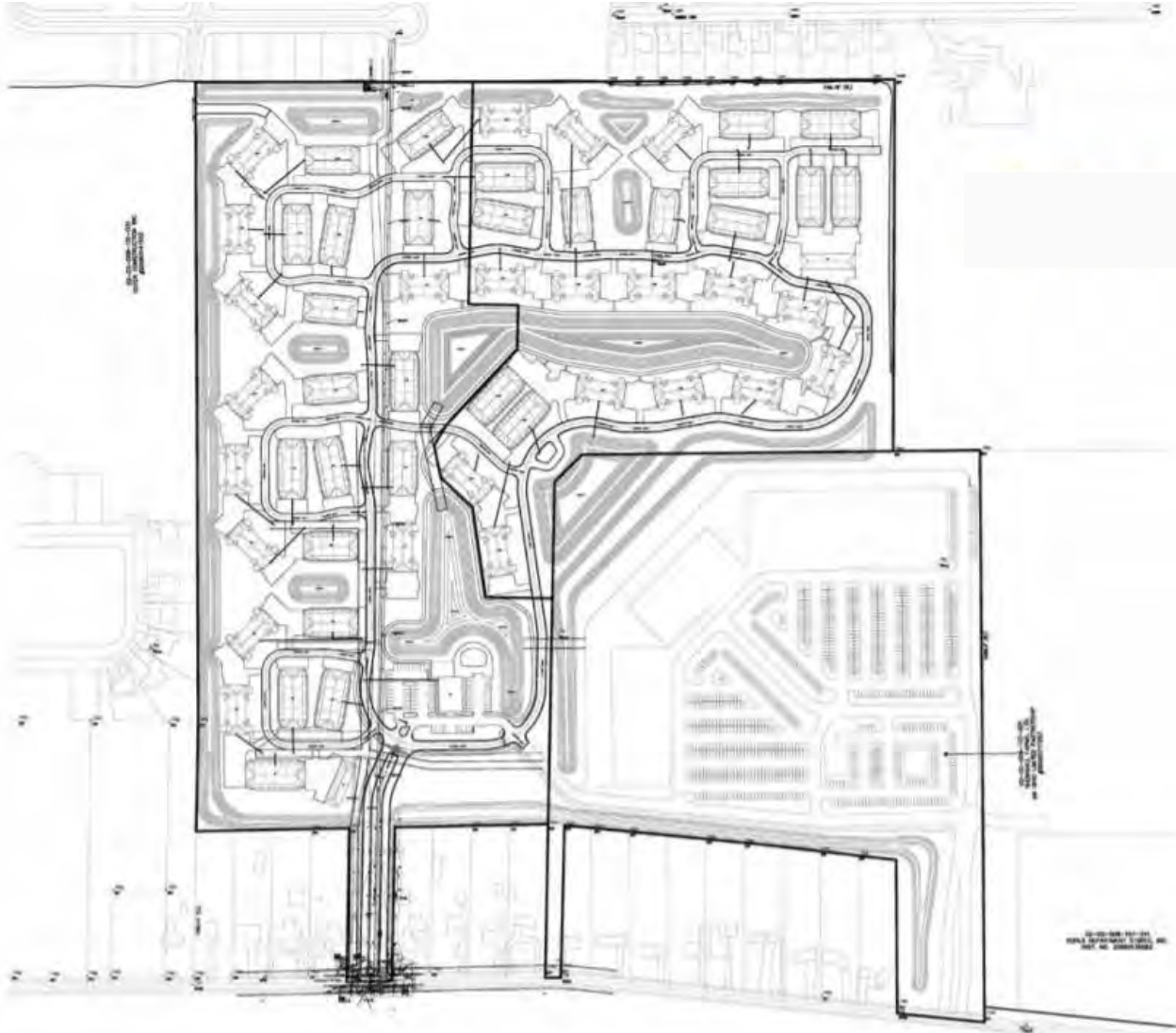
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

LIGHTHOUSE VILLAGE PHASE II

Jaeger Road, Lorain, Ohio 44053

Drawing



BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.


**LIGHTHOUSE VILLAGE
PHASE II
Jaeger Road
Lorain, OH 44053**

Business Park:	LIGHTHOUSE VILLAGE PHASE II
County:	Lorain
Market:	NW-Z3
Sub Market:	Lorain County Area
Land Size (SF):	1,243,638 SF
Land Size (Acres):	28.55 Acres

Site

Parcel Number:	02-02-009-101-089 & 02-02-008-107-061
Zoning:	Commercial
Topography:	Flat
Land Condition:	Excellent

Utilities

Gas:	Columbia Gas
Water:	City
Sewer:	City

General Listing/Transaction Information

Transaction Type:	Sale
--------------------------	------

Contacts

Listing Broker(s)	Brian Smith CRESCO Real Estate 216.525.1476 bsmith@crescorealestate.com
--------------------------	--

Comments

Listing Comments: Phase II of existing 450,000 SF shopping center. Lighthouse Village features anchor tenants Walmart & Home Depot. No restrictions on Phase II from Phase I tenants. Large traffic counts: N. Leavitt Rd. & Jaeger Rd-19,280. State Route 2 & Leavitt Rd.- 37,480.

Pylon signage available on highly coveted Leavitt Road (SR 58) & Jaeger Road. Immediately adjacent to approved 298 one-story suites - The Village At Lighthouse Pointe, on 62 acre site.