



FOR SALE

550 Goodrich Road, Bellevue, OH 44811



COMMERCIAL

The
FRANK VAN DRESSER
Team
RE/MAX
Quality Realty

RE/MAX QUALITY REALTY

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226 Republic Street | Norwalk, OH 44857
(419) 663-3536 | www.quality-realty.com

Each Office Independently Owned and Operated.

PROPERTY HIGHLIGHTS

550 GOODRICH ROAD

550 Goodrich Road
Bellevue, OH 44811



Property Summary

Zoning	I-1
Approx. Square Feet	16,130
Stories	1
Year Built	1976
Lot Acres	1.91
Water	Public
Sewer	Public
Heat Source	Electric, Gas
Heat System	Baseboard, Forced Air
Air Conditioning	Central
Restrooms	Yes
Parking Total	60
1/2 Year Taxes	\$4,449.94

Property Highlights

- The building offers expansion potential to the south, up to the setback line along Moore Avenue.
- Interior walls in the smaller office areas are non-load bearing and can be fully removed to create an open-concept layout.
- The garage area can be significantly opened-up by removing three larger rooms on the east side—spaces that were originally part of an open layout before being enclosed.
- A second driveway or entrance can be added at the rear of the property via Moore Avenue, improving access and traffic flow.
- Non-load bearing walls in the rear production/light manufacturing area allow for complete reconfiguration or open floor planning.

Location Overview

- Approximate 60 minutes' drive from Cleveland and Toledo
- 10-minute drive to I-90 (Ohio Turnpike) and within 20 minutes to US Route 2
- Just 1 mile from US Route 20 and 3 miles from US Route 4



Bellevue's North East Side | 16,130 S.F. Flex Space Building

Looking for clean, flexible space that can adapt to your business needs? This well-maintained building offers unique combination of professional office areas, production space & garage/shop functionality perfect for single user or business ready to expand.

Office Space - 8,440 sq. ft. Features welcoming lobby, multiple conference rooms, ample private offices, & restrooms perfect for client-facing operations or administrative use. Includes basement sq. ft.

Production Area - 6,250 sq. ft. Designed w/ 12'-13' eave heights, dock & shipping area, standing seam metal roof, metal siding, restrooms, & break room. Ideal for light manufacturing, packaging, or distribution.

Garage/Shop - 2,998 sq. ft. Includes large overhead door 19-foot ceilings, well-suited for equipment storage, shop work, or warehousing. This flexible, functional property is move-in ready. Space plans available upon request. Whether you're expanding operations or consolidating under one roof, this facility can accommodate your needs!

Building plans available upon request.

PROPERTY PHOTOS

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LOCATION MAPS

550 GOODRICH ROAD

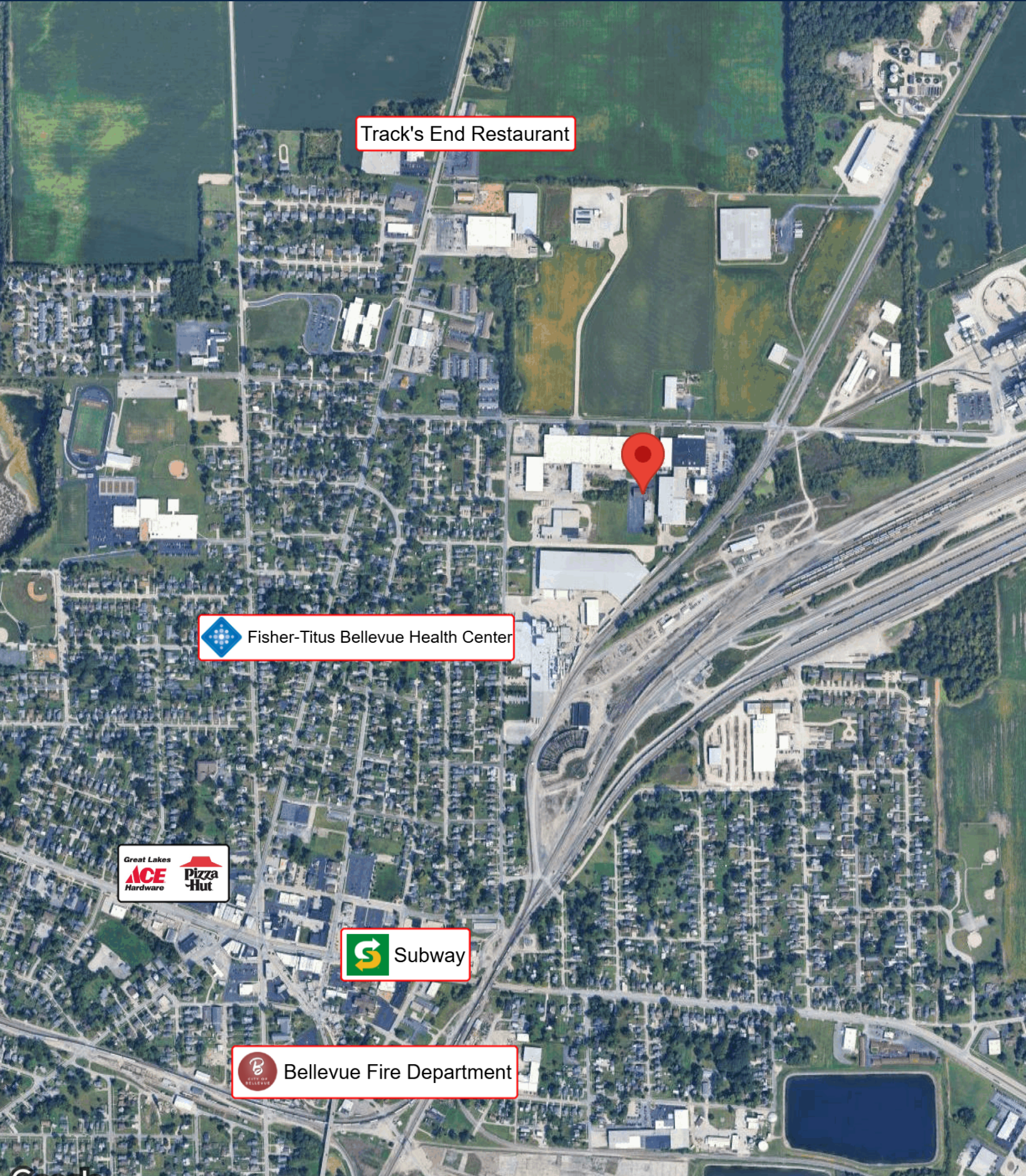
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BUSINESS MAP

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Track's End Restaurant

 Fisher-Titus Bellevue Health Center

Great Lakes
ACE
Hardware

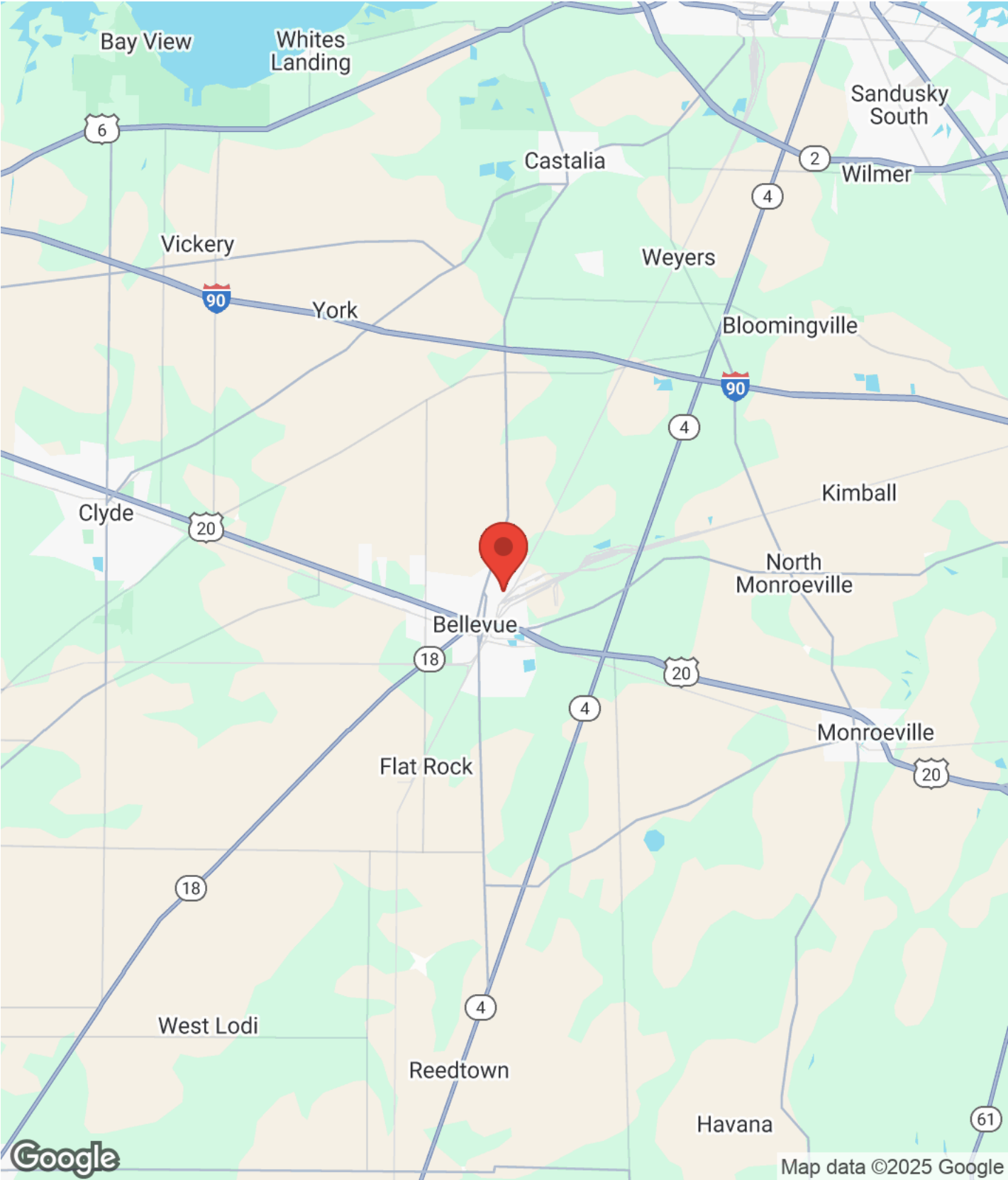
Pizza
Hut

 Subway

 Bellevue Fire Department

REGIONAL MAP

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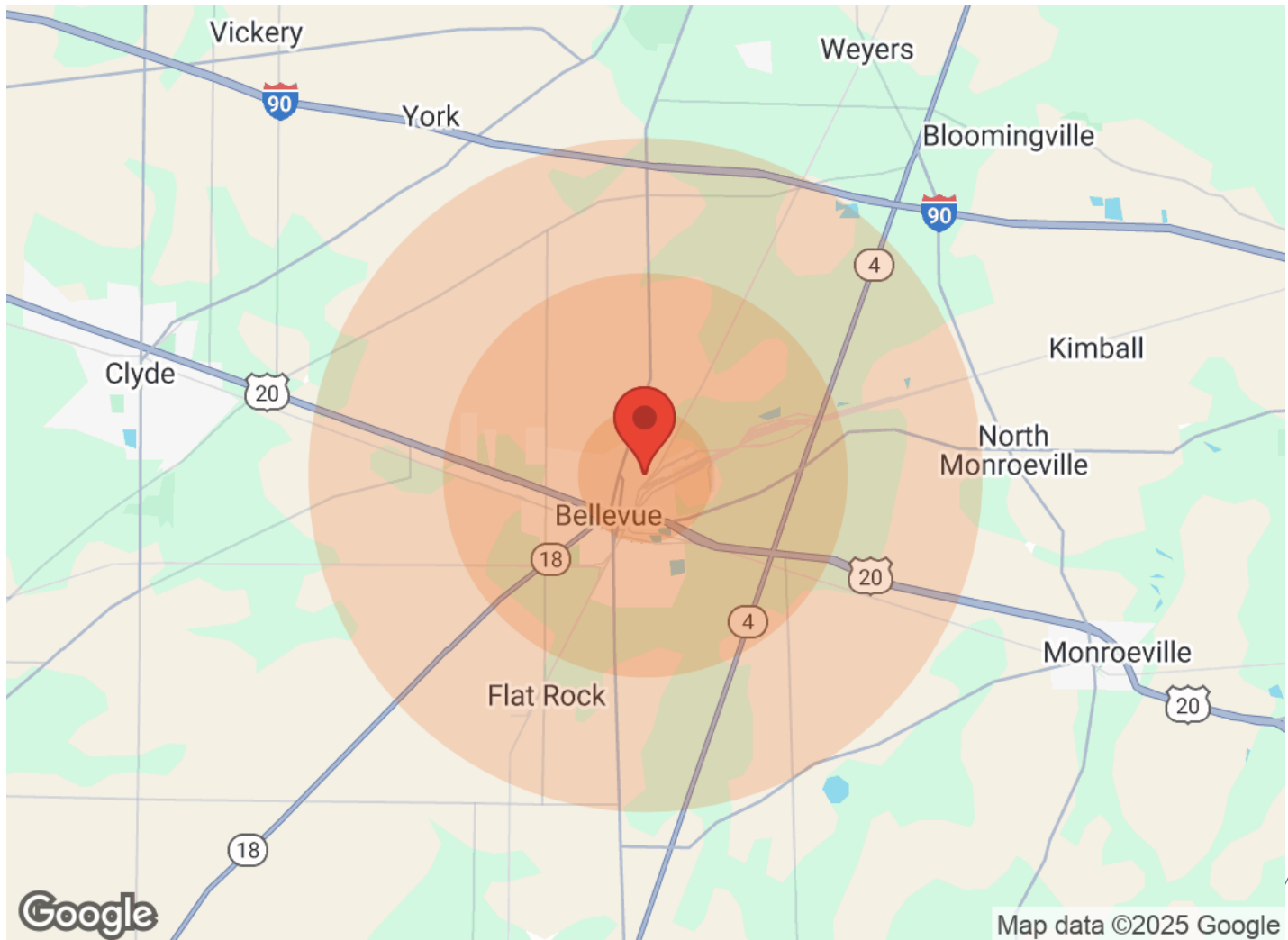
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,281	4,581	6,026
Female	1,356	4,754	6,199
Total Population	2,637	9,335	12,225

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	554	1,817	2,354
Ages 15-24	370	1,311	1,723
Ages 25-54	1,036	3,530	4,567
Ages 55-64	293	1,108	1,531
Ages 65+	384	1,569	2,050

Race	1 Mile	3 Miles	5 Miles
White	2,611	9,265	12,154
Black	3	3	3
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	22	98	117
Multi-Racial	46	130	132

Income	1 Mile	3 Miles	5 Miles
Median	\$41,778	\$43,783	\$46,276
< \$15,000	32	336	443
\$15,000-\$24,999	147	366	472
\$25,000-\$34,999	165	528	687
\$35,000-\$49,999	319	746	857
\$50,000-\$74,999	225	831	1,168
\$75,000-\$99,999	86	356	516
\$100,000-\$149,999	64	456	546
\$150,000-\$199,999	14	85	85
> \$200,000	15	43	43

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,235	4,470	5,599
Occupied	1,091	4,040	5,085
Owner Occupied	738	2,749	3,602
Renter Occupied	353	1,291	1,483
Vacant	144	430	514



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Commercial Real Estate Advisor | Investor | Business Owner | Market Strategist

With over 20 years of real estate experience and a solid background in construction, investment, and deal structuring, I specialize in helping investors identify, evaluate, and acquire high-performing properties. My approach is centered on delivering long-term value and results aligned with each client's unique investment goals. Spending five years on the ground with a premier regional builder gave me a hands-on technical foundation—enabling me to assess properties with a level of insight that sets me apart from most agents.

Raised in a real estate family, I officially entered the industry in 2001 and went on to acquire and expand my father's 26-year By Referral Only business—built on the core principles of integrity, trust, and exceptional client service. Today, I carry those same values into every transaction, working with a diverse range of clients including private investors, developers, and business owners. I lead a team of highly skilled professionals who collectively bring over 40 years of experience in the real estate industry.

I'm passionate about delivering results through efficient, modern systems while maintaining a personalized, high-touch approach. In a fast-paced, often transactional industry, I pride myself on providing the kind of attention, transparency, and reliability that builds lasting partnerships.

I hold a degree in management from Ohio Northern University, with a focus on negotiation and strategic communication, critical skills in complex transactions. I leverage technology, market analytics, and a high-touch advisory approach to help clients make data-driven decisions with confidence.

My background also includes extensive leadership within community and civic organizations, reflecting a deep commitment to service and stewardship. I've served in key roles such as past president of both the Rotary Club and City Park Board, past vice president of Norwalk Catholic Schools, and a member of the Chamber of Commerce, Fisher Titus Medical Center Finance Committee, and Foundation Board. Additionally, I've held leadership positions with the Jaycees (past president) and served as Huron County Jr. Fair Sheep Superintendent, among many others. These experiences underscore my dedication to

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