

REDEVELOPMENT OPPORTUNITY AT TRAFFIC LIGHT



FOR SALE
32489 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039
SALE PRICE: \$599,000



PROPERTY HIGHLIGHTS

- Available: 1.93 AC | Price per AC: \$310,363
- Frontage: ±253' | Depth: ±518'
- Utilities: Available at the Street
- Power: 3-Phase
- Zoning: B-3 Highway Commercial District
- Permitted Uses: Animal Clinic, Appliance Store, Automobile Service Station, Automobile Repair, Drive-in Restaurant, Ice Cream or Soda Shop, Grocery Market, etc.
- Traffic Count: ±18,030
- Annual Real Estate Taxes: \$8,097.08
- Additional .82 Acres Can be Purchased (Price to be Determined)



LISTING AGENTS

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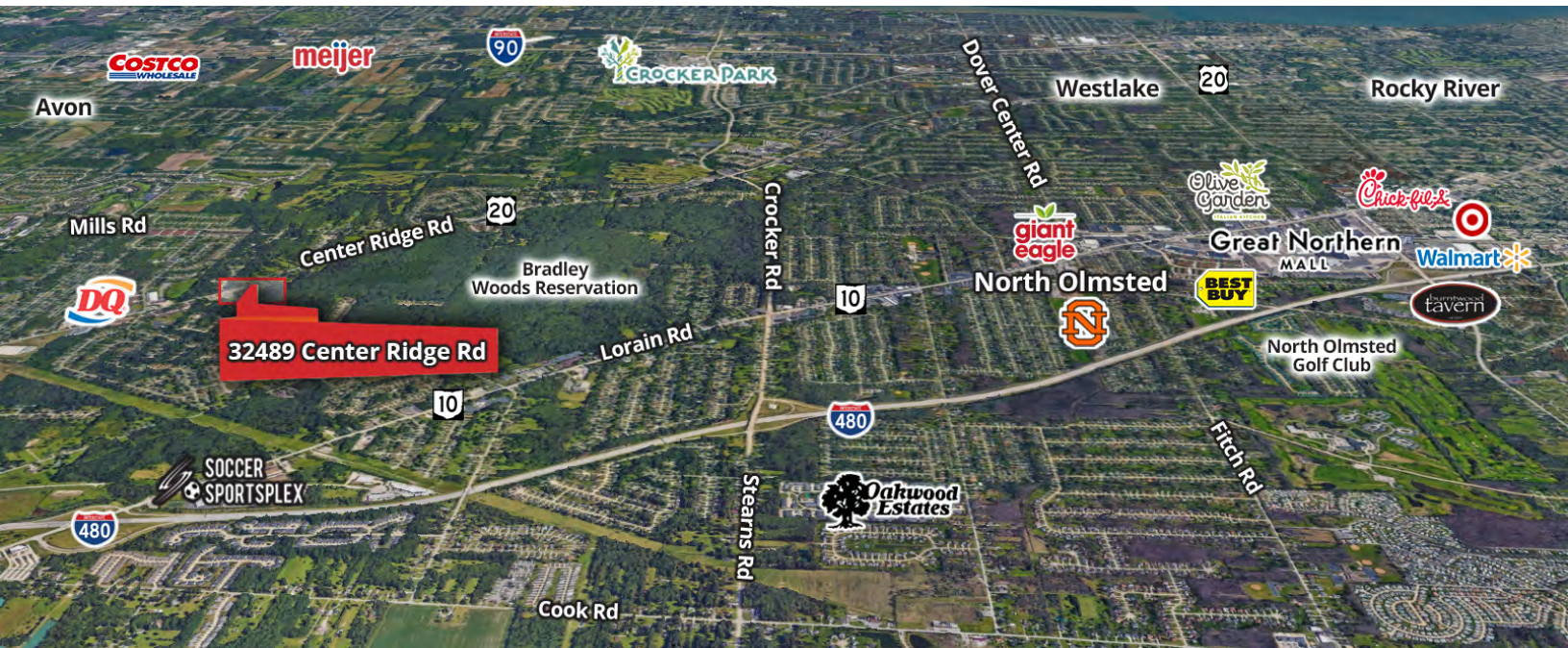
330.722.5002



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PROPERTY OVERVIEW

This redevelopment site contains three parcels zoned as B-3 Highway Commercial District. Formerly the site of Eddy's Chalet West, the corner parcel (0700006106035) spans across 1.03 acres with frontage of 253'. The second parcel (0700006106038) spans 0.65 acres and features a 1,499 SF, two-bedroom, one-bath single-family dwelling with a two-car garage. Both structures would need to be razed to develop the site. The site also includes a third parcel (0700006106036), which contains approximately 0.25 acres. Utilities are available at the street along with 3-phase power.

LOCATION OVERVIEW

Conveniently located halfway between the City of North Ridgeville and the City of Westlake, the site benefits from strong local traffic and excellent visibility along Center Ridge Road (18,030 vehicles per day). The area has recently attracted both national and local retail developers which is bringing in a new wave of growth along Center Ridge Road (Route 20). Also, the site is situated approximately 5 minutes (2.5 miles) from Westshore Professional Center business park and approximately 12 minutes (5.6 miles) from King James Office Park.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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