

# GROUND LEASE OPPORTUNITY AT TRAFFIC LIGHT



**13992 STATION ROAD  
COLUMBIA STATION, OH 44028**

**GROUND LEASE RATE: \$5,000/MO | SALE PRICE: NEGOTIABLE**



## PROPERTY HIGHLIGHTS

- Available: 1.76 acres
- Frontage: ±267.80'
- Depth: ±335.02'
- Utilities: Septic, Electric (Ohio Edison), Water (Lorain Rural), Gas (Columbia Gas)
- Landlord will Build to Suit
- Permitted Uses Include but are not Limited to Financial Institutions, Restaurants, Beauty Salon, Professional Offices, Vehicle Sales, and Retail Establishments
- Zoning: Neighborhood Commercial
- Highway Access: 7.2 miles from I-71 North/South Interchange



## LISTING AGENTS

**Tim Shalala**

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**Sam Tecca**

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**330.722.5002**

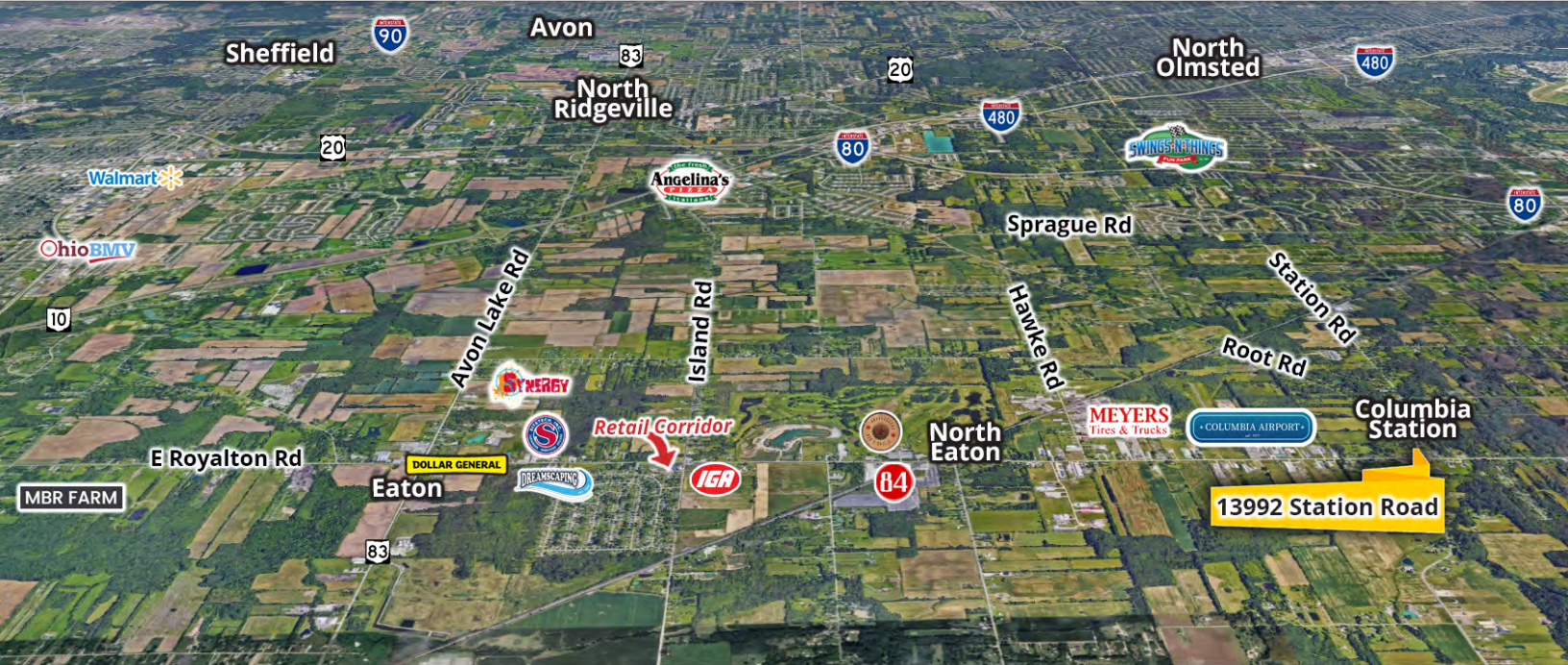


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## PROPERTY OVERVIEW

This Ground Lease opportunity features approximately 1.76 acres at the corner of Station Road and Royalton Road. The site features two timber-framed storage structures that would need to be razed in order to develop the site. It offers an excellent opportunity for a variety of users including but not limited to QSR's or gas refueling station.

## LOCATION OVERVIEW

The property is situated along Route 82, offering the most direct access through Columbia Station. It is approximately 12 minutes (5.9 miles) from downtown Strongsville and about 36 minutes (25.2 miles) from downtown Cleveland. The site benefits from excellent visibility, with an average daily traffic count of  $\pm 7,330$  vehicles along Royalton Road and roughly 4,000 vehicles along Station Road.

## 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.

