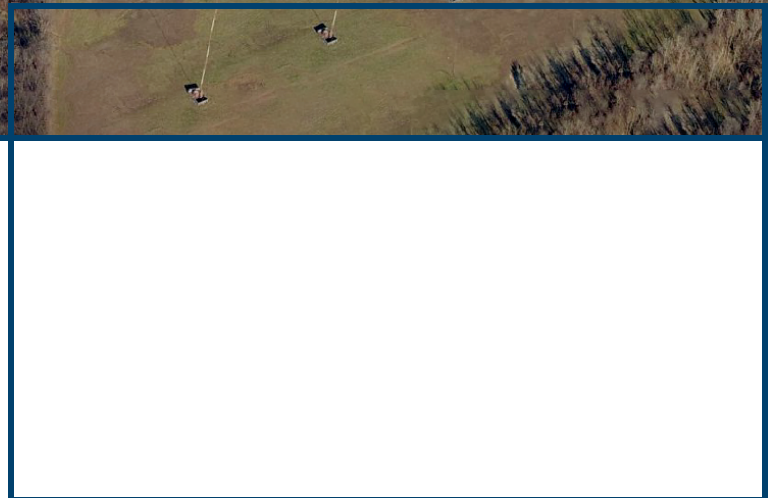




SALE PRICE: \$468,000

Property Highlights

Sale Price:	\$468,000
Lot Size:	12.13 Acres
Frontage:	109'
Depth:	2,400'
Zoning:	I-1
Utilities:	Located at street with additional sewer in rear of property
Market:	Greater Cleveland
Nearest Highway:	1.9 miles
Annual Taxes:	\$9,949

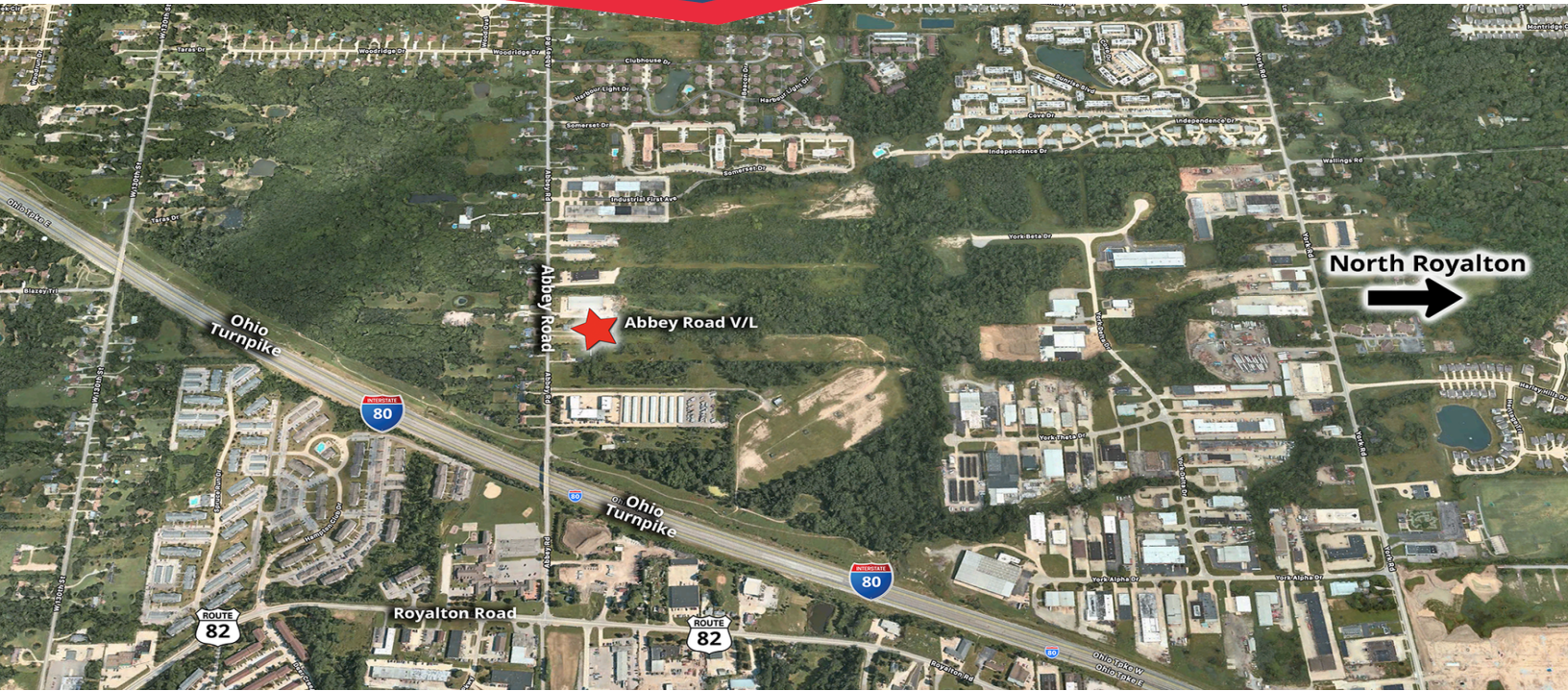


LISTING AGENT

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GERSPACHER REAL ESTATE GROUP
5164 Normandy Park Drive, Suite 285
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PROPERTY OVERVIEW

12.1 acres of industrial land close to interstate. All utilities are located at the street and there is an additional sewer line in the rear of the property (from the East.) The seller extended sanitary sewer from the rear of the property (East border) 500 feet west to about the middle of the property. There is about about a 200' span.

LOCATION OVERVIEW

1.9 miles to I-71 and 9 miles to I-77. Easy access to Cleveland, Akron, Columbus, I-71, Cleveland Hopkins Airport and Ohio Turnpike

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,366	22,835	69,303
Total Population	5,378	54,802	167,602
Average HH Income	\$65,344	\$71,836	\$69,494