

North Ridge Road (SR 20 and SR 528)

15.12± Acres of Development Land

Madison Township, Ohio 44057 (Lake County)



Property Features:

- 15.12± Acres
- Three (3) Parcels:
 - 8.61± Acres Zoned B-2
 - 5.00± Acres Zoned B-2
 - 1.51± Acres Zoned R-2
- Parcels may be Collectively Developed as a Planned Unit Development (PUD) Area (15 Acre Minimum)
- Mixed Zoning:
 - ~Zoned B-2 - Regional Business District, Retail & Services
 - ~Zoned R-2, Single Family Residential District
- Utilities at Site
- Madison Township - **No Local Income Tax**
- Excellent Access to SR 20 and Minutes to Interstate 90 via SR 528

Sale Priced at \$1,100,000.00



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8585 East Ave., Mentor, Ohio 44060
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This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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*Parcel Lines are Approximate

2018 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	1,378	15,295	23,426
Average Household Income	\$58,576	\$66,249	\$68,776



2018 Traffic Count	26,071
Corner of SR 20 & SR 528	



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