

Retail ~ Medical ~ Office - Development Land Available
State Route 44 (Center Street) and Fifth Avenue

2.2± Acres Zoned C-4 General Commercial For Sale

Chardon, Ohio 44024 (Geauga County)

Lat / Long
(41.586532, -81.219145)

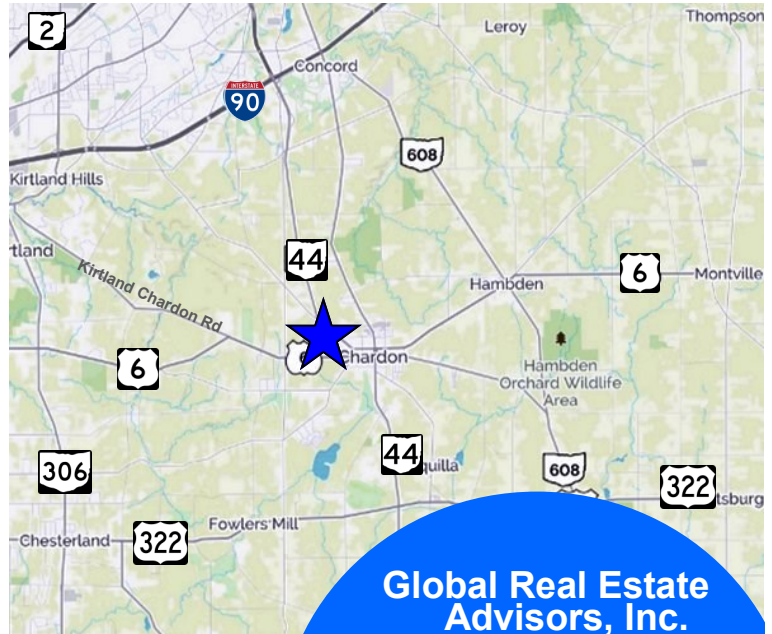
GPS Coordinates
41° 35' 11.5152" N 81° 13' 8.922" W



Property Features:

- 2.2± Acres
- City of Chardon
- Zoned C-4 General Commercial
- **Tax Abatement Available – Guaranteed 100% for 12 years**
- Phase 1 Environmental Complete and Clear
- Survey Available
- For Sale - Build to Suit - Lease Option
- All Utilities at the Site
- Excellent Development Opportunity
- Corner Lot - Located on Fifth Avenue & SR 44 (Center St)
- High Traffic Area with High Visibility
- A Lot of New Development in Immediate Area
- Major Retail/Office Corridor

Sale Priced at \$590,000.00



Global Real Estate Advisors, Inc.
Neil Sawicki, SIOR, Broker
440-255-5552 x 221
440-339-8585 Cell
Neil@GlobalCommercialRE.com



www.GlobalCommercialRE.com

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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2017 Demographics <small>Courtesy of STDB</small>	1 Mile	3 Mile	5 Mile
Average Household Income	\$56,595	\$83,367	\$95,001
Population	2,194	11,469	22,389
Total Households	1,064	4,720	8,803

2017 Traffic Count Intersection of Fifth Ave & SR 44 By STDB
15,170



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