

LIGHTHOUSE VILLAGE PHASE II

Jaeger Road, Lorain, Ohio 44053



BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

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Property Information

- 28.55 acre site | Build up to 250,00 SF
- Phase II of existing 450,000 SF shopping center Lighthouse Village with anchor tenants Walmart Superstore & Home Depot
- Eligible for CRA 100% Tax Abatement on improvements for 10 years
- Pylon signage available on highly coveted Leavitt Road (Rt. 58) & Jaeger Road
- No restrictions on Phase II from Phase 1 tenants
- Zoned Commercial



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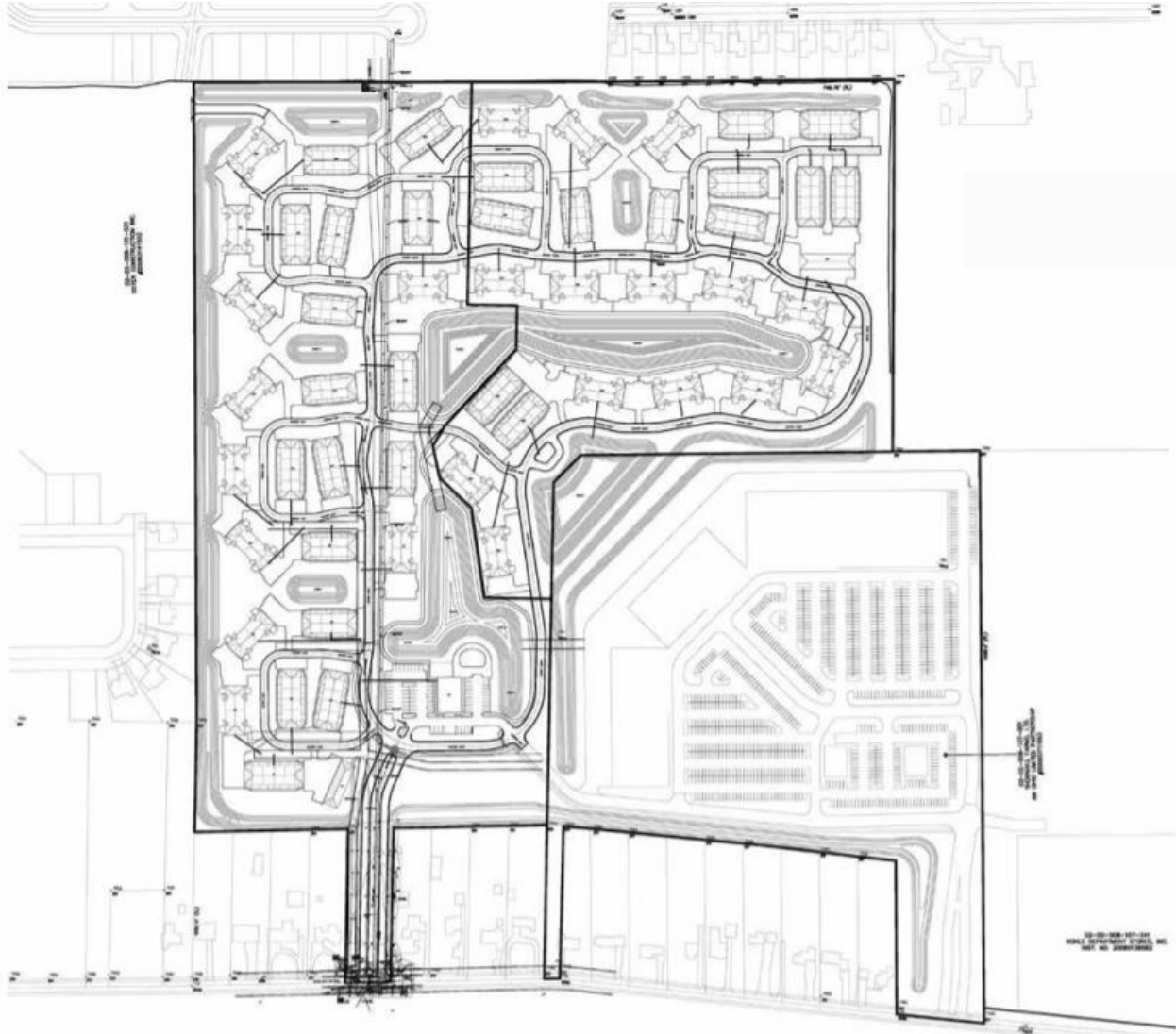
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Drawing



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**LIGHTHOUSE VILLAGE
PHASE II
Jaeger Road
Lorain, OH 44053**

Business Park:	LIGHTHOUSE VILLAGE PHASE II
County:	Lorain
Market:	NW-Z3
Sub Market:	Lorain County Area
Land Size (SF):	1,243,638 SF
Land Size (Acres):	28.55 Acres

Site

Parcel Number:	02-02-009-101-089 & 02-02-008-107-061
Zoning:	Commercial
Topography:	Flat
Land Condition:	Excellent

Utilities

Gas:	Columbia Gas
Water:	City
Sewer:	City

General Listing/Transaction Information

Transaction Type:	Sale
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Contacts

Listing Broker(s)	Brian Smith CRESCO Real Estate 216.525.1476 bsmith@crescoreal estate.com
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Comments

Listing Comments: Phase II of existing 450,000 SF shopping center. Lighthouse Village features anchor tenants Walmart & Home Depot. No restrictions on Phase II from Phase I tenants. Large traffic counts: N. Leavitt Rd. & Jaeger Rd-19,280. State Route 2 & Leavitt Rd.- 37,480.

Pylon signage available on highly coveted Leavitt Road (SR 58) & Jaeger Road. Immediately adjacent to approved 298 one-story suites - The Village At Lighthouse Pointe, on 62 acre site.