



### 7499 Leavitt Road

- 6,000 SF (4,000 SF Retail, 2,000 SF Industrial) on 1.75 acres
- Perfect redevelopment opportunity
- Busy intersection with signalized light-located on hard corner
- Would be a great gas station location

### 45950 Middle Ridge Road

- 2,240 SF Retail space on 0.28 acres
- Zoning: General Business
- VPD: 26,000+
- Great for Automotive use or combined with neighboring parcel

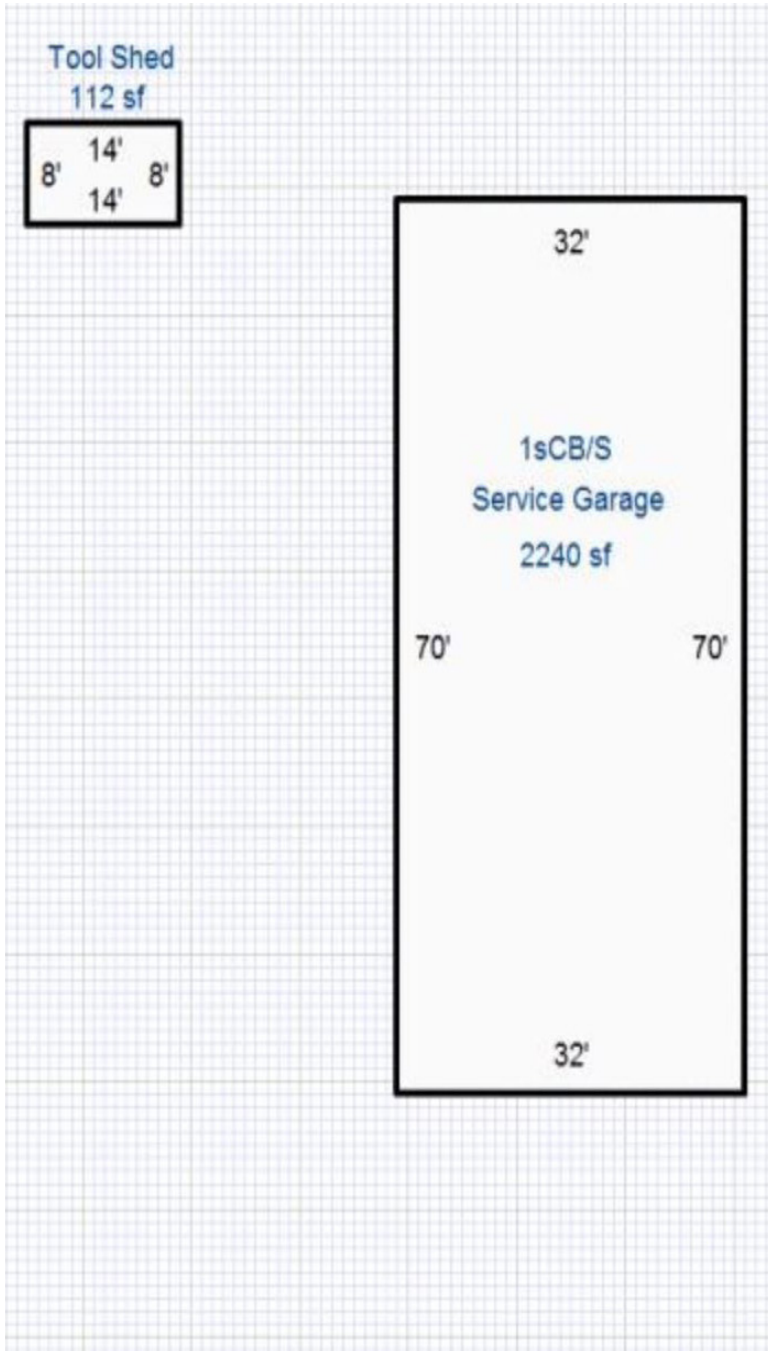
**Located along Route 58 Retail Corridor in Amherst**

**BRIAN SMITH**  
Sales Associate  
216.525.1476  
bsmith@crescorealestate.com

**GEORGE J. POFOK, CCIM, SIOR**  
Senior Vice-President  
216.525.1469  
gpofok@crescorealestate.com

**PAUL DIVINCENZO**  
Vice-President  
216.525.1470  
pdivincenzo@crescorealestate.com

### 45950 Middle Ridge Road

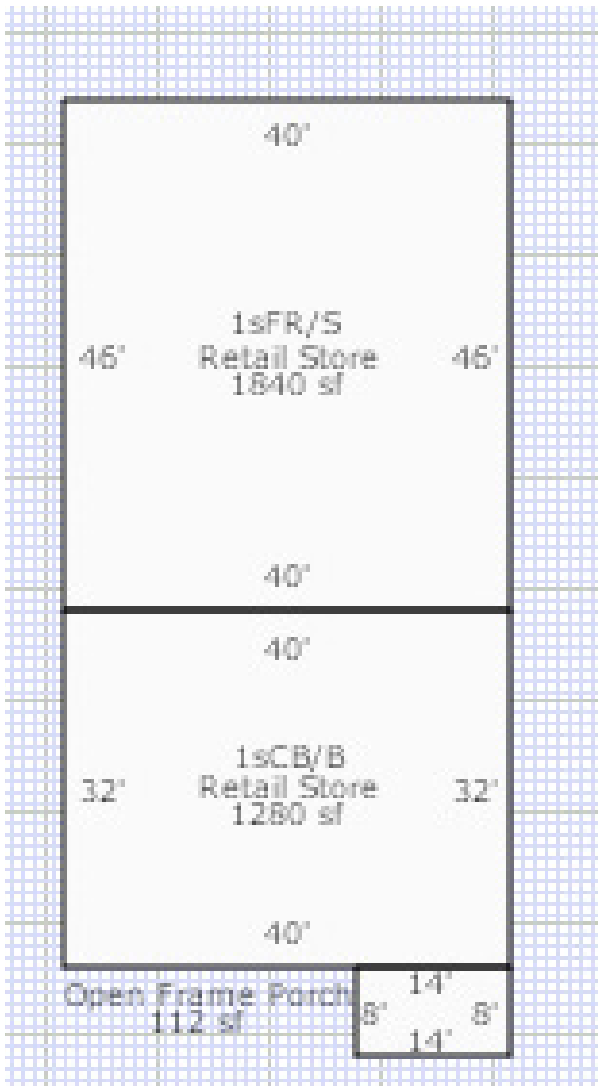


**BRIAN SMITH**  
Sales Associate  
216.525.1476  
bsmith@crescorealestate.com

**GEORGE J. POFOK, CCIM, SIOR**  
Senior Vice-President  
216.525.1469  
gpofok@crescorealestate.com

**PAUL DIVINCENZO**  
Vice-President  
216.525.1470  
pdivincenzo@crescorealestate.com

### 7499 Leavitt Road



**BRIAN SMITH**  
Sales Associate  
216.525.1476  
bsmith@crescorealestate.com

**GEORGE J. POFOK, CCIM, SIOR**  
Senior Vice-President  
216.525.1469  
gpofok@crescorealestate.com

**PAUL DIVINCENZO**  
Vice-President  
216.525.1470  
pdivincenzo@crescorealestate.com

Profile 1 of 1

## Summary (35814)



### Middle Ridge Auto Sales 45950 MIDDLE RIDGE ROAD Amherst, OH 44001

<b>County:</b>	Lorain
<b>Market:</b>	NW-Z3
<b>Land Size (Acres)</b>	0.28 Acres
<b>Lot Dimensions (LxW):</b>	60 x 200
<b>Available SF:</b>	2,240 SF
<b>Building SF:</b>	2,240 SF
<b>Industrial SF:</b>	1,740 SF
<b>Office SF:</b>	500 SF

#### General Listing/Transaction Information<sup>1</sup>

<b>Asking Price:</b>	\$360,000.00 \$160.71 Per SF
<b>Transaction Type:</b>	Sale

#### Parking

#### Loading & Doors

#### Site

<b>Land SF:</b>	12,197 SF
<b>Parcel Number:</b>	05-00-045-000-009
<b>Zoning:</b>	Gen B

#### Contacts

<b>Listing Broker(s)</b>	Brian Smith CRESCO Real Estate 216.525.1476 bsmith@crescorealestate.com George J. Pofok, CCIM, SIOR CRESCO Real Estate 216.525.1469 gpofok@crescorealestate.com
--------------------------	--

#### Building/Space

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Automotive
<b>Year Built:</b>	1986
<b>Construction Type:</b>	Block
<b>Exterior Type:</b>	Brick
<b>Roof Type:</b>	Flat
<b>Lighting Type</b>	Fluorescent
<b>Heat:</b>	Forced Air
<b>AC:</b>	Office
<b>Ceiling Height:</b>	9' (Min) 10' (Max)
<b>Floor Type:</b>	Concrete

#### Utilities

<b>Gas:</b>	Columbia Gas
<b>Water:</b>	City
<b>Sewer:</b>	City

#### Comments

**Listing Comments:** 2,240 SF retail building with great visibility from Middle Ridge Road/Route 58. VPD = 26,000+. Adjoining property on the corner of Route 58 & Middle Ridge Road for sale. Main thoroughfare in Amherst.

Profile 1 of 1

## Summary (35606)



### 7499 Leavitt Road Amherst, OH 44001

<b>County:</b>	Lorain
<b>Market:</b>	NW-Z3
<b>Sub Market:</b>	Lorain County Area
<b>Land Size (Acres)</b>	1.75 Acres
<b>Lot Dimensions (LxW):</b>	Multiple Abstract Parcels
<b>Available SF:</b>	6,000 SF
<b>Building SF:</b>	6,000 SF
<b>Industrial SF:</b>	2,000 SF
<b>Retail SF:</b>	4,000 SF

#### General Listing/Transaction Information 1

<b>Asking Price:</b>	\$375,000.00 \$62.50 Per SF
<b>Transaction Type:</b>	Sale

#### Parking

<b># Spaces:</b>	20
------------------	----

#### Loading & Doors

#### Site

<b>Land SF:</b>	76,230 SF
<b>Parcel Number:</b>	05-00-045-000-005,006,007,008
<b>Zoning:</b>	General Business
<b>Access:</b>	Great
<b>Visibility:</b>	Great
<b>Frontage:</b>	183 on Route 58 & 160 on Middle Ridge

#### Contacts

<b>Listing Broker(s)</b>	Brian Smith CRESCO Real Estate 216.525.1476 bsmith@crescorealestate.com George J. Pofok, CCIM, SIOR CRESCO Real Estate 216.525.1469 gpofok@crescorealestate.com Paul DiVincenzo CRESCO Real Estate 216.525.1470 pdivincenzo@crescorealestate.com
--------------------------	---

#### Building/Space

<b>Construction Status:</b>	Existing
<b>Construction Type:</b>	Block
<b>Exterior Type:</b>	Stucco
<b>Roof Type:</b>	Asphalt
<b>Lighting Type</b>	Fluorescent
<b>Sprinkler:</b>	No
<b>Restroom:</b>	1
<b>Heat:</b>	HVAC
<b>AC:</b>	HVAC-Office
<b>Handicapped Accessible (ADA):</b>	No
<b>Frontage (feet):</b>	183 on Route 58 & 160 on Middle Ridge
<b>Ceiling Height:</b>	9' (Min)
<b>Floor Type:</b>	Concrete

#### Utilities

<b>Gas:</b>	Columbia Gas
<b>Water:</b>	City
<b>Sewer:</b>	City

#### Comments

- Listing Comments:**
- Busy intersection with signal red hard corner
  - Two (2) separate buildings with 4,000 SF retail and 2,000 SF warehouse space
  - Perfect opportunity for redevelopment (gas station, fast food)
  - 26,000 vehicles per day
  - Close and easy access to I-80 & I-90
  - Main retail corridor in Amherst