

## RETAIL FOR SALE

# FREE-STANDING COMMERCIAL BUILDING

10609 Chillicothe Road, Kirtland, OH 44094



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,975,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	5.3 Acres
<b>BUILDING SIZE:</b>	25,318 SF
<b>ZONING:</b>	Commercial
<b>PRICE / SF:</b>	\$78.01

### PROPERTY OVERVIEW

25,318 SF of Commercial Space in Kirtland, Ohio situated on 5.3 Acres of Land. Concrete parking lot in front with over 100 spaces. Paved drive continues around rear of building for deliveries and access to 3 overhead doors. On site septic plant services property. Expansion possibilities on south side of building. Ideal for commercial businesses. Well-built structure with open space and aesthetically pleasing exterior brick and block.

**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
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OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**KW**  
COMMERCIAL



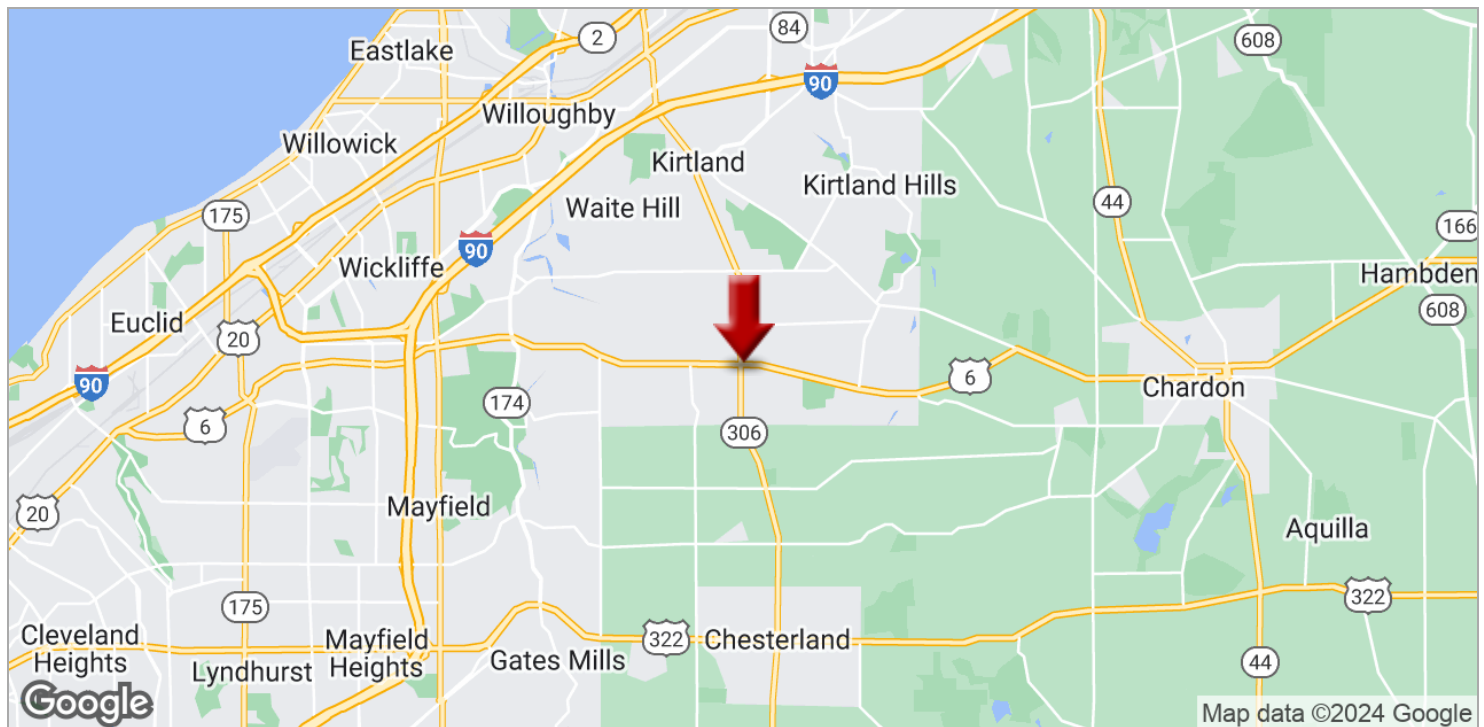
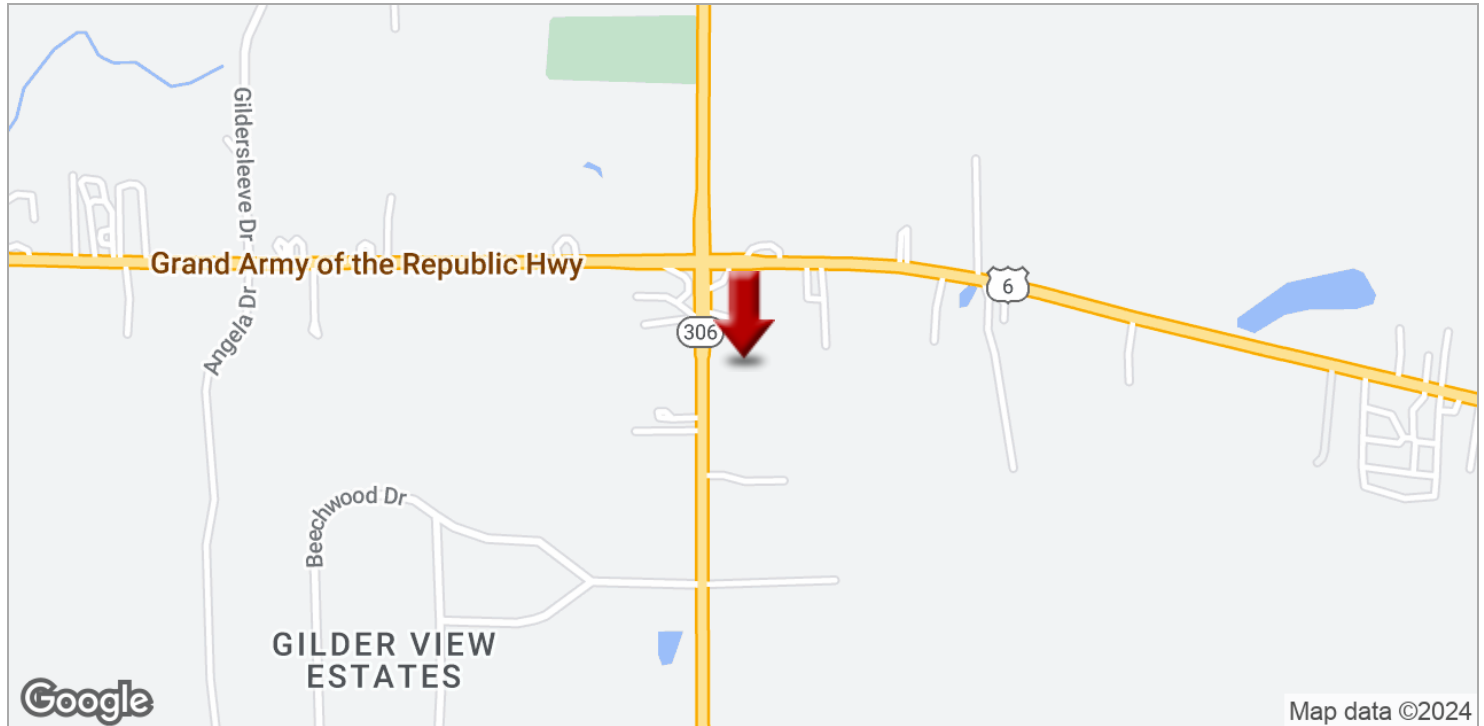
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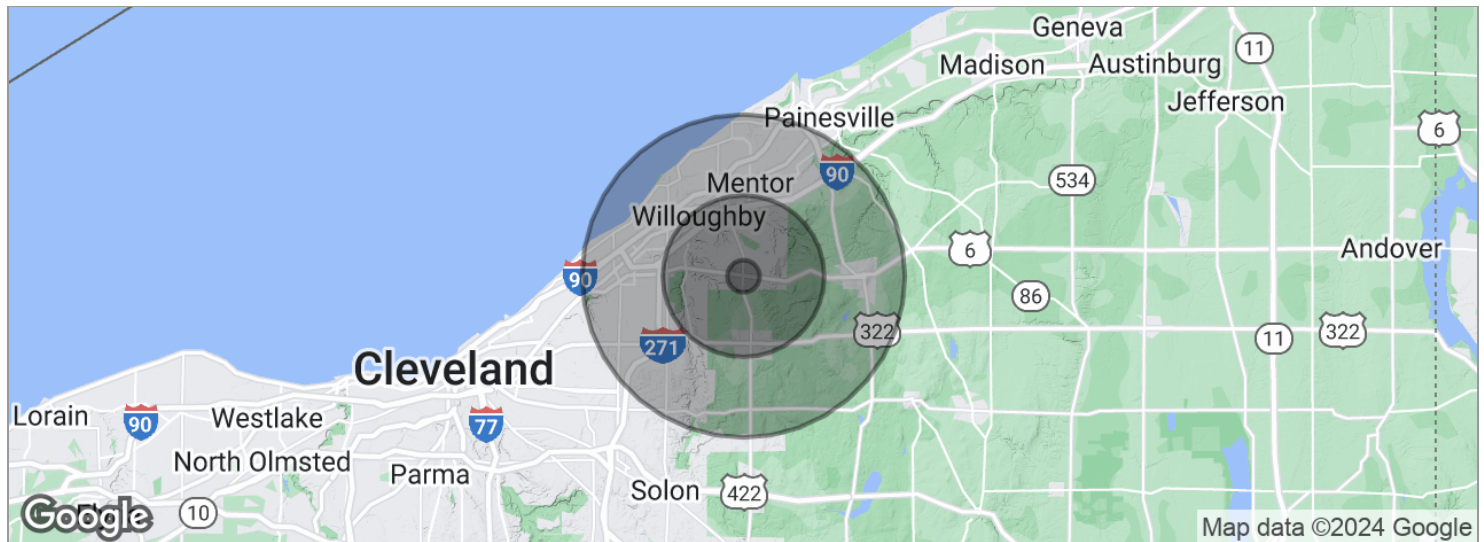
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	955	31,999	295,546
Median age	45.8	45.3	43.7
Median age (male)	45.4	44.7	42.4
Median age (Female)	46.5	46.2	45.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	368	12,623	124,937
# of persons per HH	2.6	2.5	2.4
Average HH income	\$111,820	\$93,355	\$76,140
Average house value	\$321,420	\$310,557	\$240,896

\* Demographic data derived from 2020 ACS - US Census

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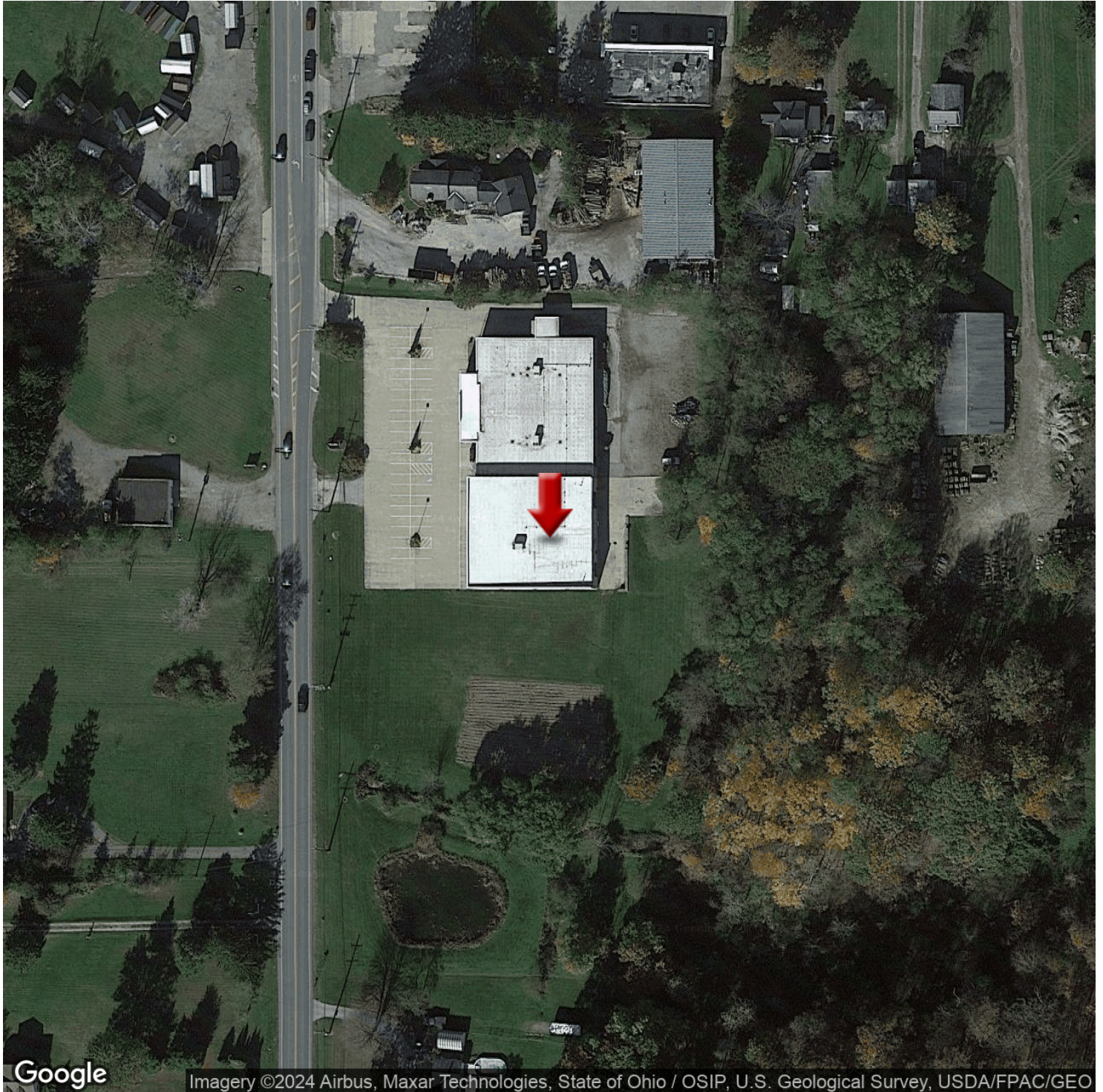
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