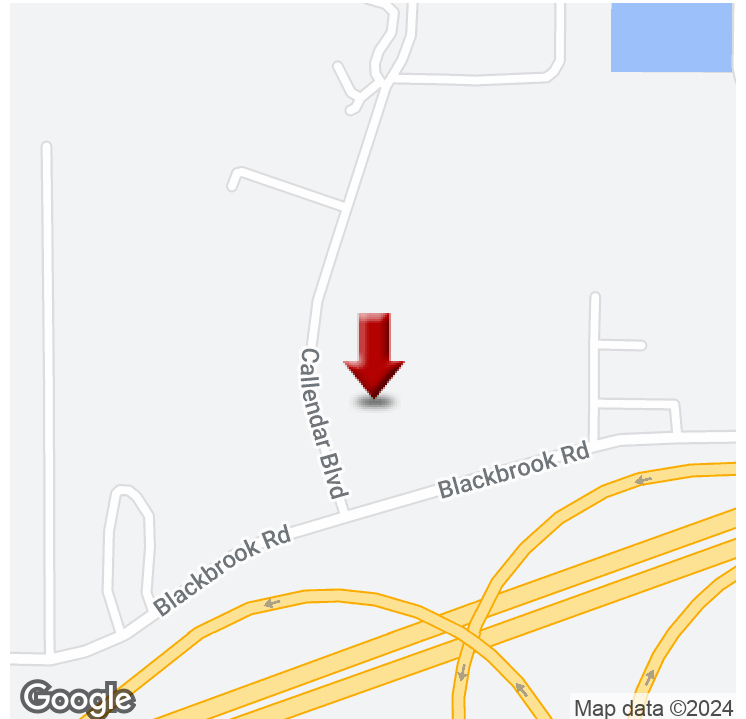


# LAND FOR SALE



402 Blackbrook, Mentor, OH 44060



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$185,000
<b>LOT SIZE:</b>	2.28 Acres
<b>ZONING:</b>	I-1, LIGHT INDUSTRY
<b>MARKET:</b>	Cleveland
<b>SUBMARKET:</b>	Mentor

## PROPERTY OVERVIEW

Do you want your business to have SR 2 Highway visibility and no income tax? Buy this property to build you dream industrial building and run your business. Shovel ready site with all utilities. Asking price is less than \$85,000 per acre and ready to go!

2.28 Acres of Industrial Land Available for Sale in Painesville Township, Ohio. Parcel can be subdivided. All utilities are present on site along Callander Road and Blackbrook Road.

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

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
C: 216.219.0290  
rick.osbornejr@kw.com  
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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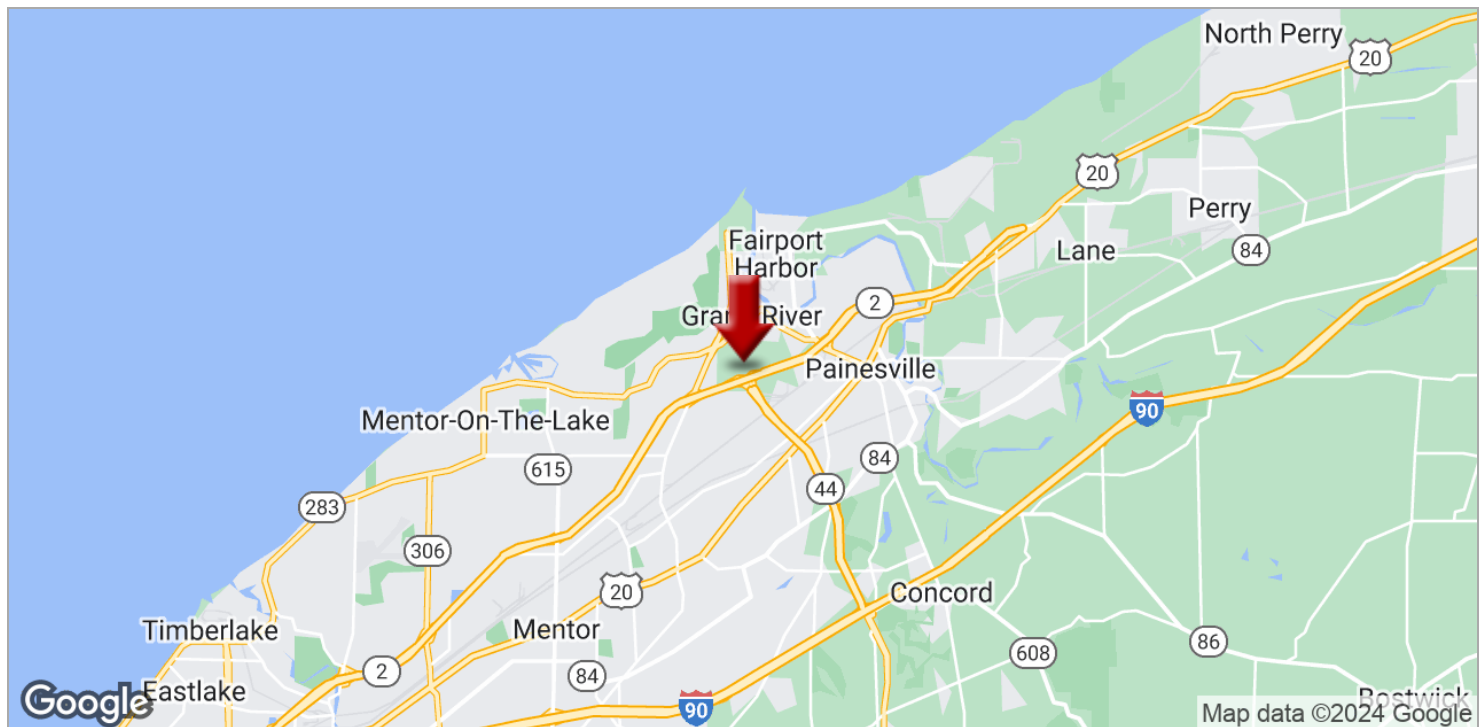
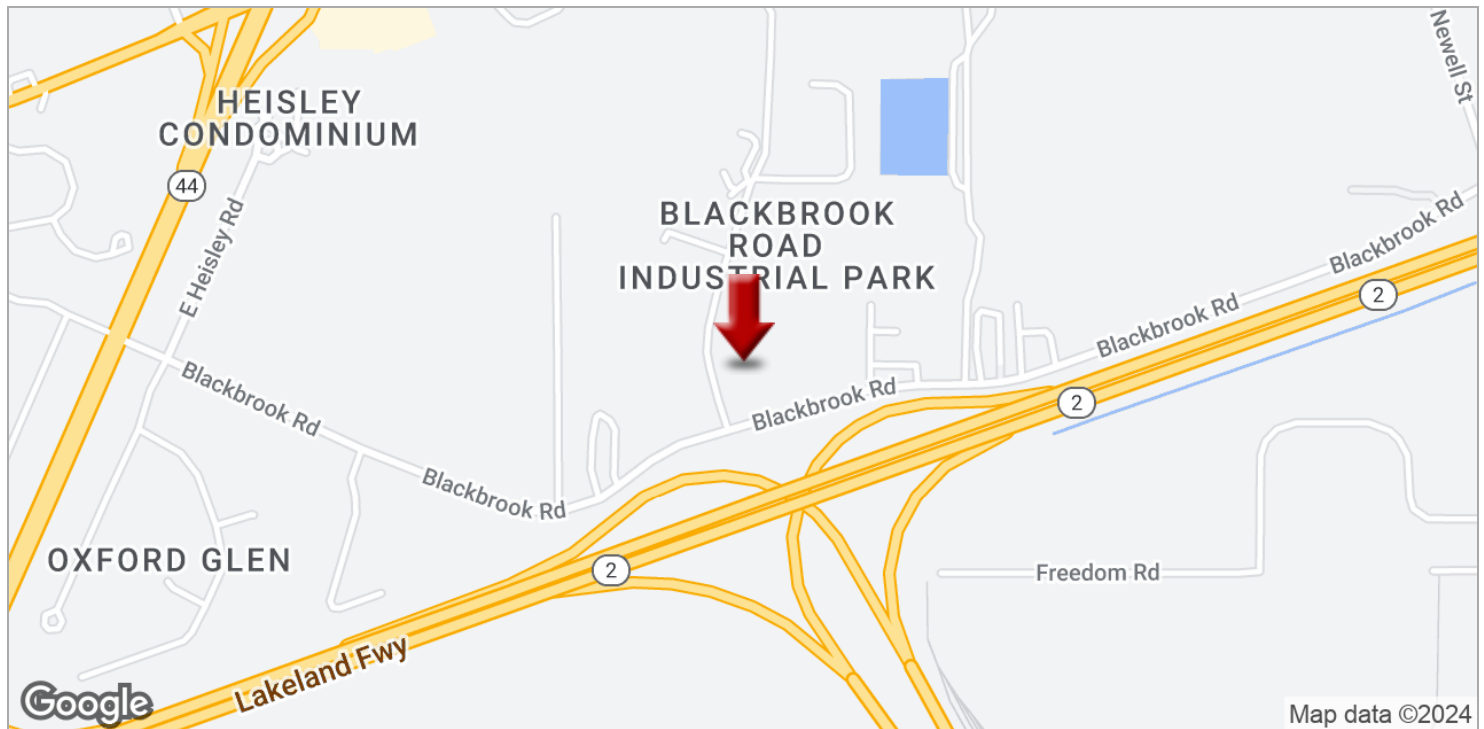
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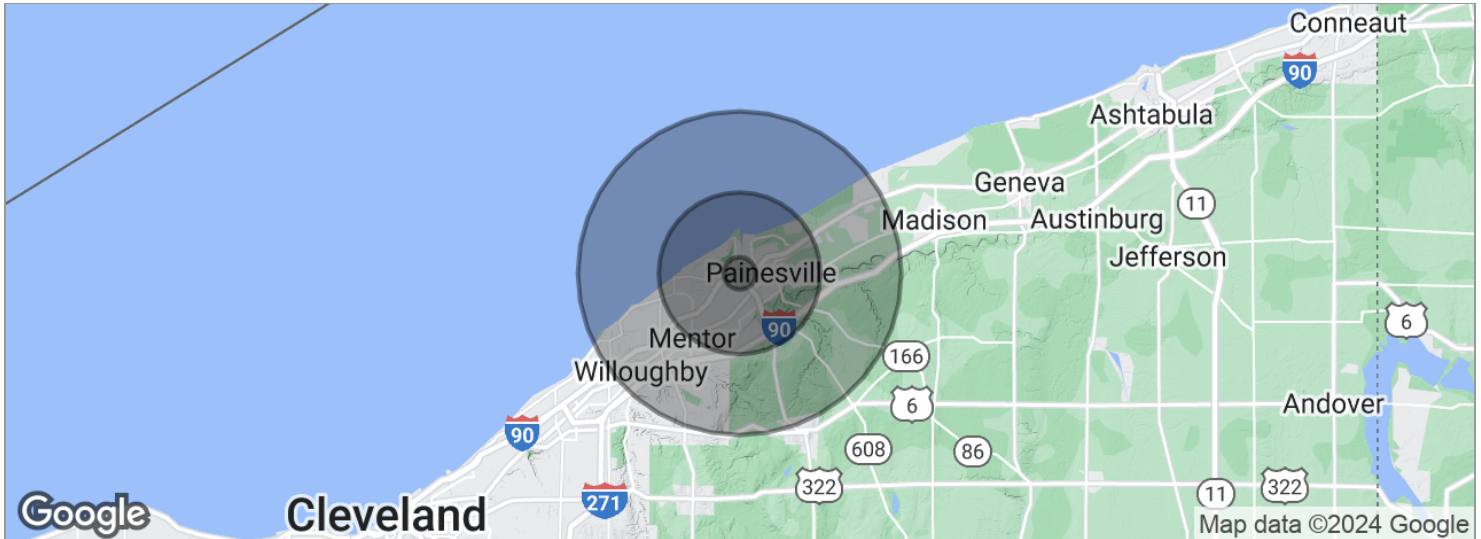
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,389	93,584	187,987
Median age	34.8	39.9	41.5
Median age (male)	36.5	39.2	40.8
Median age (Female)	30.6	40.7	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	885	36,799	74,985
# of persons per HH	2.7	2.5	2.5
Average HH income	\$67,733	\$69,080	\$72,563
Average house value	\$160,346	\$189,888	\$212,253

\* Demographic data derived from 2020 ACS - US Census

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