

LAND FOR SALE

INDUSTRIAL LAND FOR SALE

24604 Sprague Road, Olmsted Falls, OH 44138



OFFERING SUMMARY

SALE PRICE: \$499,000

LOT SIZE: 5.58 Acres

PROPERTY OVERVIEW

Vacant industrial land ready for development. All utilities available. Water and sewer are present along the property and accessible to user. Property is divisible. Highly developed area with commercial and industrial users along Sprague Road.

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
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OH #2010001710

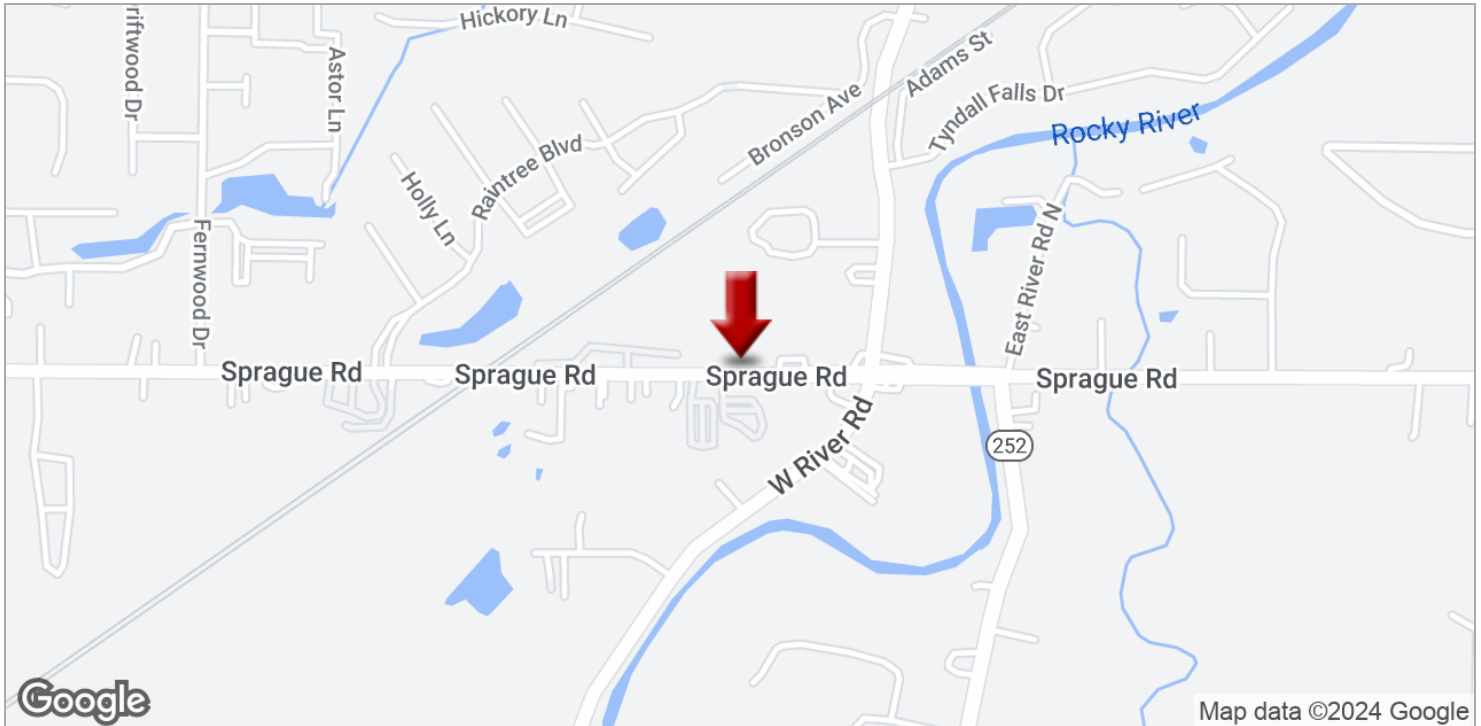
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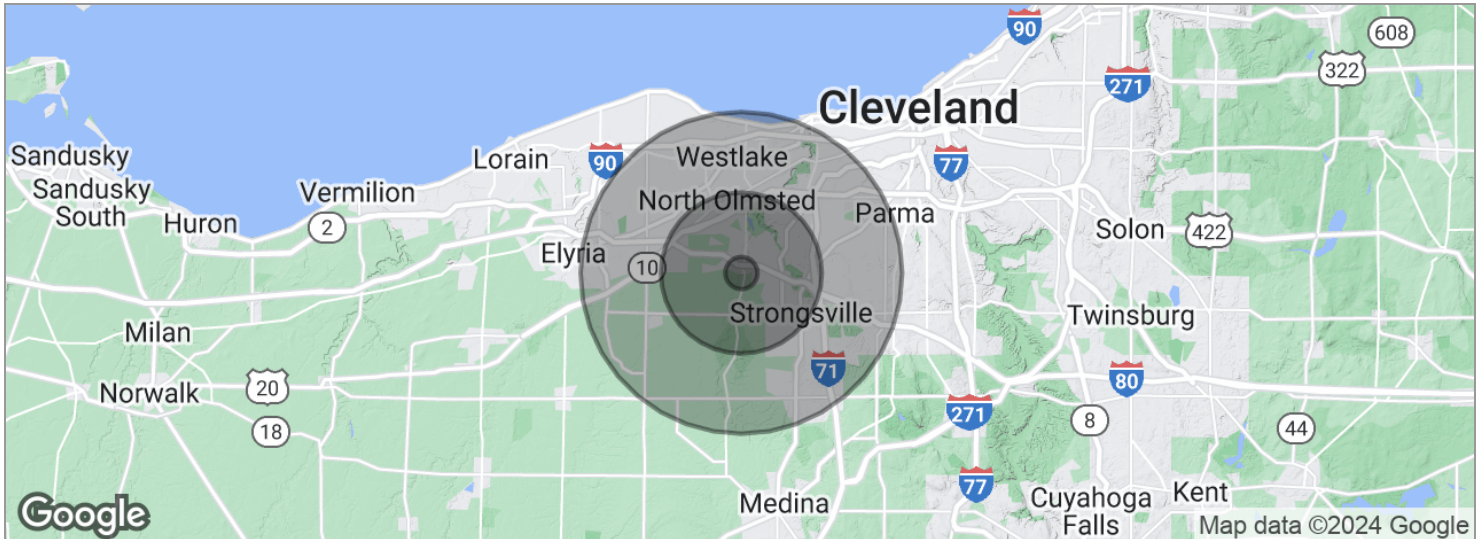
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,479	102,749	467,169
Median age	39.1	41.3	42.1
Median age (male)	38.5	40.3	40.9
Median age (Female)	40.2	42.5	43.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,836	40,782	188,325
# of persons per HH	2.4	2.5	2.5
Average HH income	\$69,574	\$73,074	\$74,435
Average house value	\$233,751	\$192,311	\$199,727

* Demographic data derived from 2020 ACS - US Census

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