

## RETAIL FOR SALE

# MULTI-TENANT INVESTMENT PROPERTY FOR SALE

7387 North Ridge Road, Madison, OH 44057



SALE PRICE:	\$259,000
PRICE PER UNIT:	\$64,750
LOT SIZE:	8.5 Acres
BUILDING SIZES:	5,000 SF & 2,400 SF
YEAR BUILT:	1979
ZONING:	B-1-Business
CROSS STREETS:	East Of Bennett Road

### PROPERTY OVERVIEW

Investment opportunity for a commercially-zoned multi-tenant buildings on 8.5 Acres of land. Two buildings exist on this property (two parcels make up the sale) with ample room for expansion. Additional out lot can be sold off for added income for a commercial/retailer user.

### PROPERTY FEATURES

- Income Producing Property
- Separate Utilities
- Approximately 200' of Frontage Along SR 20 (North Ridge Road)
- Commercial Zoned Property for Future Development
- Great for a Storage Business or Retail Business

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7400 Center Street  
Mentor, OH 44060

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Property lines are graphic representations and are **NOT** survey accurate.  
Lake County GIS Dept. / Lake County Tax Map Dept., 185 Main Street, Painesville, OH

1 inch = 200 feet  
Creation Date: December 21, 2017



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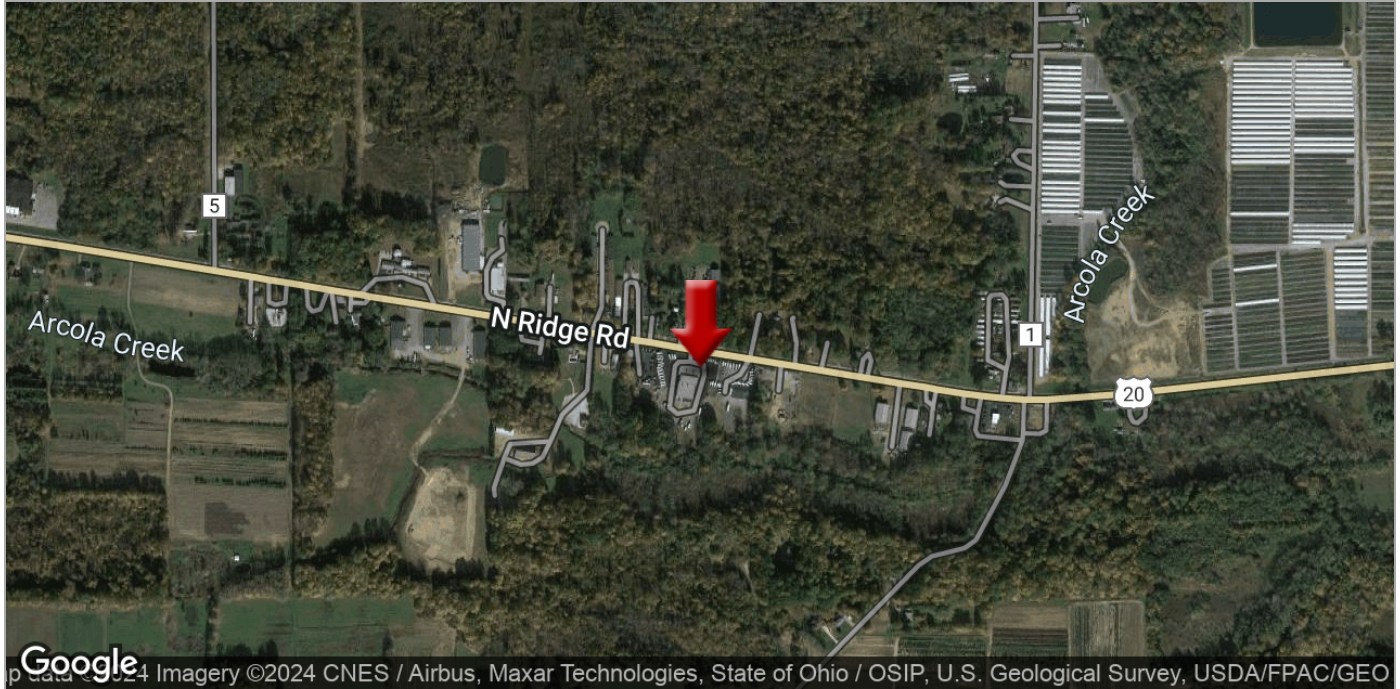
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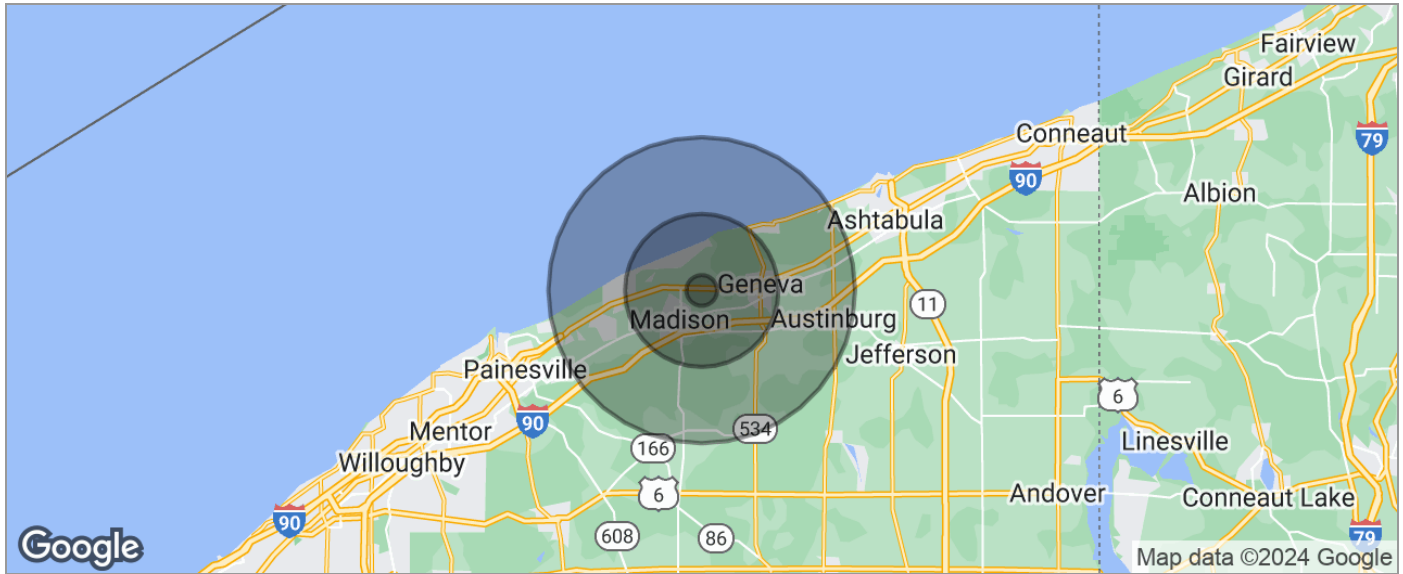
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,646	28,023	59,895
MEDIAN AGE	40.7	40.2	40.2
MEDIAN AGE (MALE)	38.1	38.3	38.8
MEDIAN AGE (FEMALE)	45.0	42.5	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	642	10,731	22,830
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$54,094	\$57,163	\$58,497
AVERAGE HOUSE VALUE		\$135,475	\$155,599
RACE	1 MILE	5 MILES	10 MILES
% WHITE	98.5%	97.8%	96.7%
% BLACK	0.0%	0.2%	0.7%
% ASIAN	1.2%	1.0%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.0%	0.2%	1.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	3.0%	2.7%	2.7%

\* Demographic data derived from 2020 ACS - US Census

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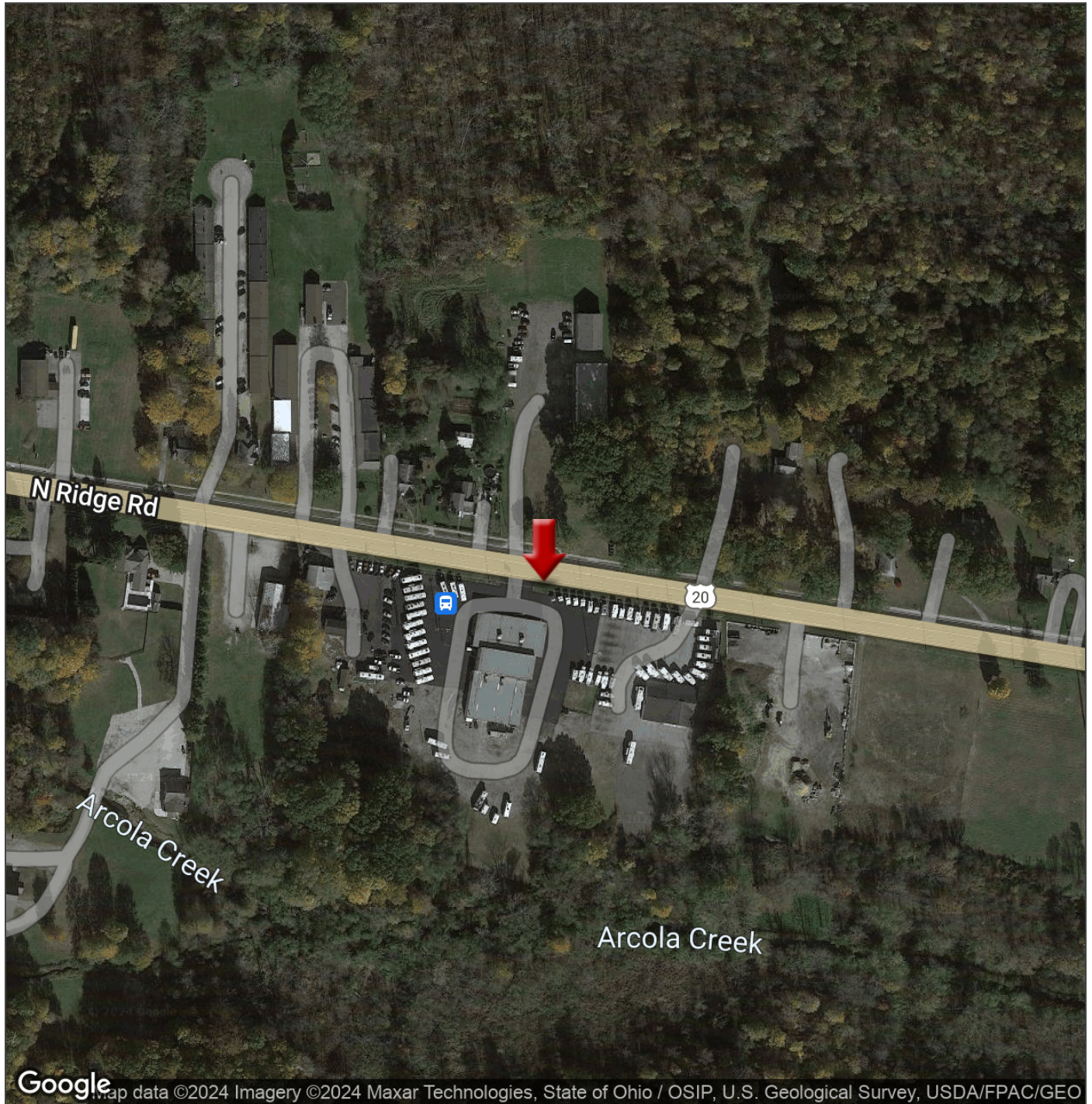
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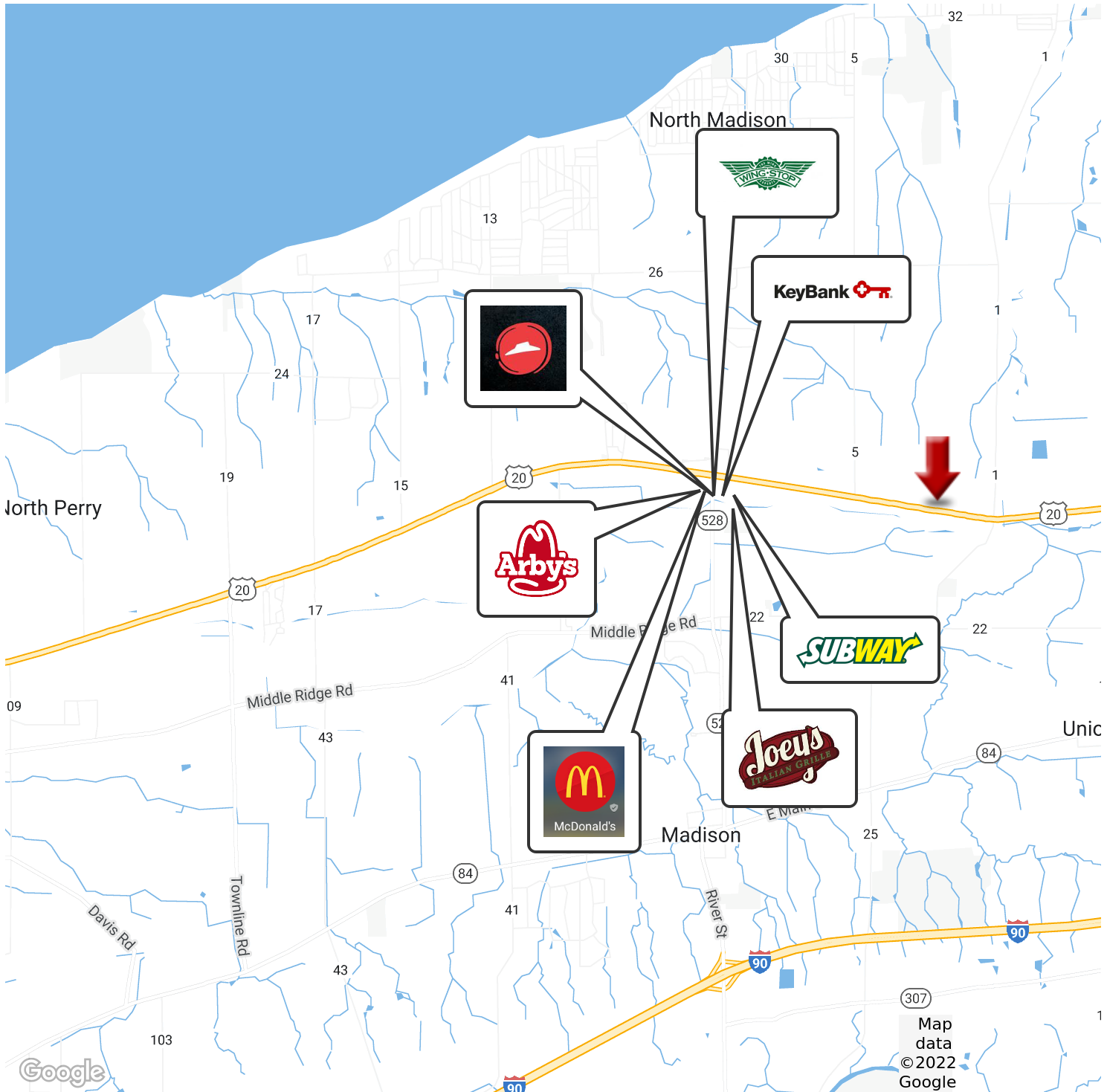
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