

## LAND FOR SALE

4194 North Ridge, Perry, OH 44081



<b>SALE PRICE:</b>	\$299,000
<b>PRICE PER ACRE:</b>	\$140,772
<b>LOT SIZE:</b>	2.12 Acres
<b>APN #:</b>	03-A-084-0-00-030-0, 03-A-084-0-00-015-0
<b>CROSS STREETS:</b>	Townline And North Ridge

## PROPERTY OVERVIEW

**\*REDUCED\***

Motivated seller. Willing to ground lease, trade, lease option, or build to suit. Sandy soil makes for less costly development cost. Signalized light is ideal for new commercial and retail development. 2 parcels.

## PROPERTY FEATURES

- 280' of frontage along North Ridge Road.
- 370' of frontage on Townline Road.
- Signalized light at intersection.
- All utilities are present including sanitary sewer, water, gas, electric, cable, and storm sewer.

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

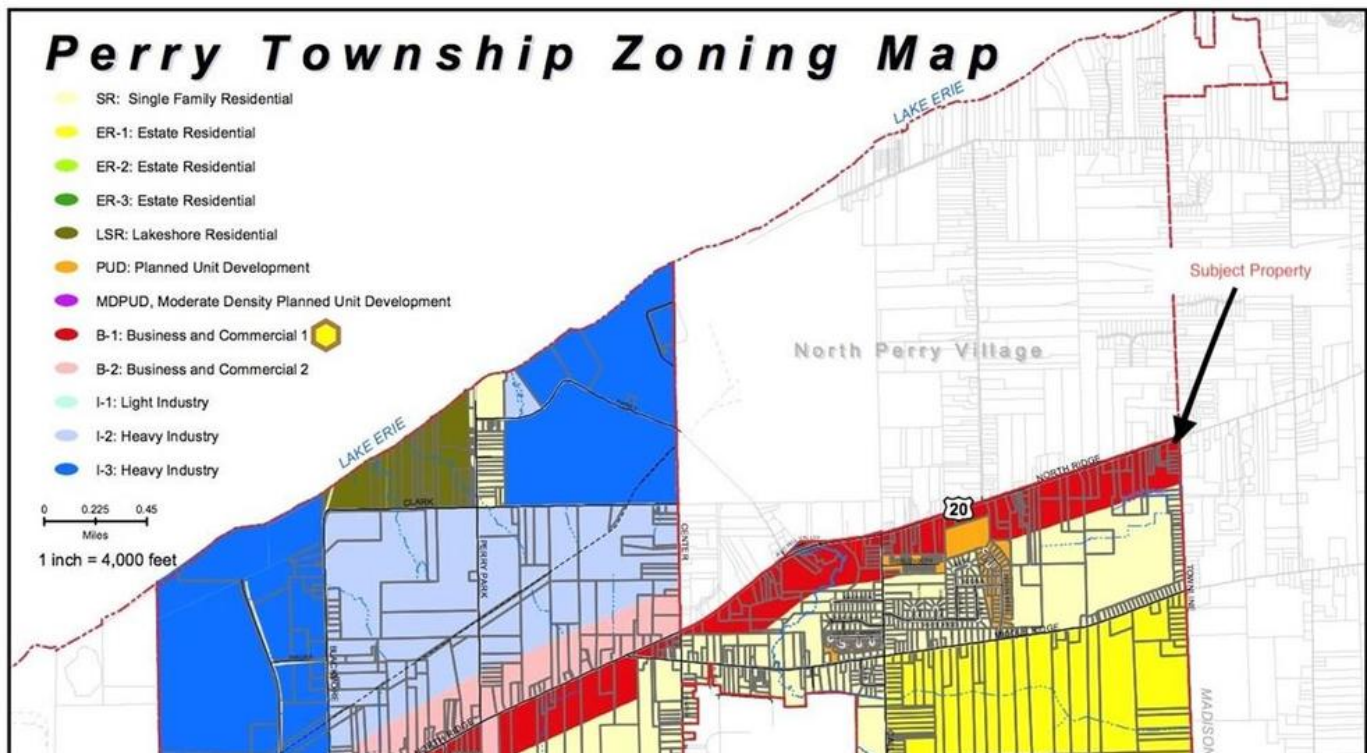
**RICK OSBORNE JR.**  
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QH #2010001710

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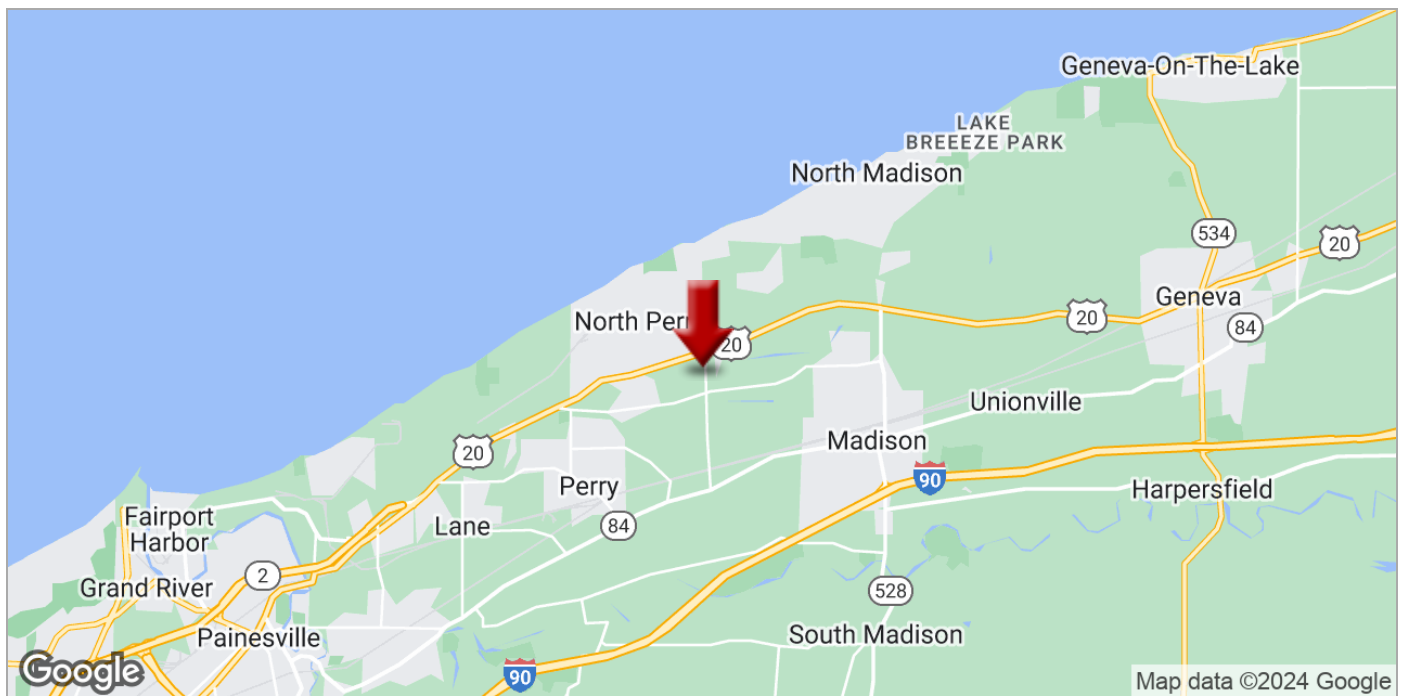
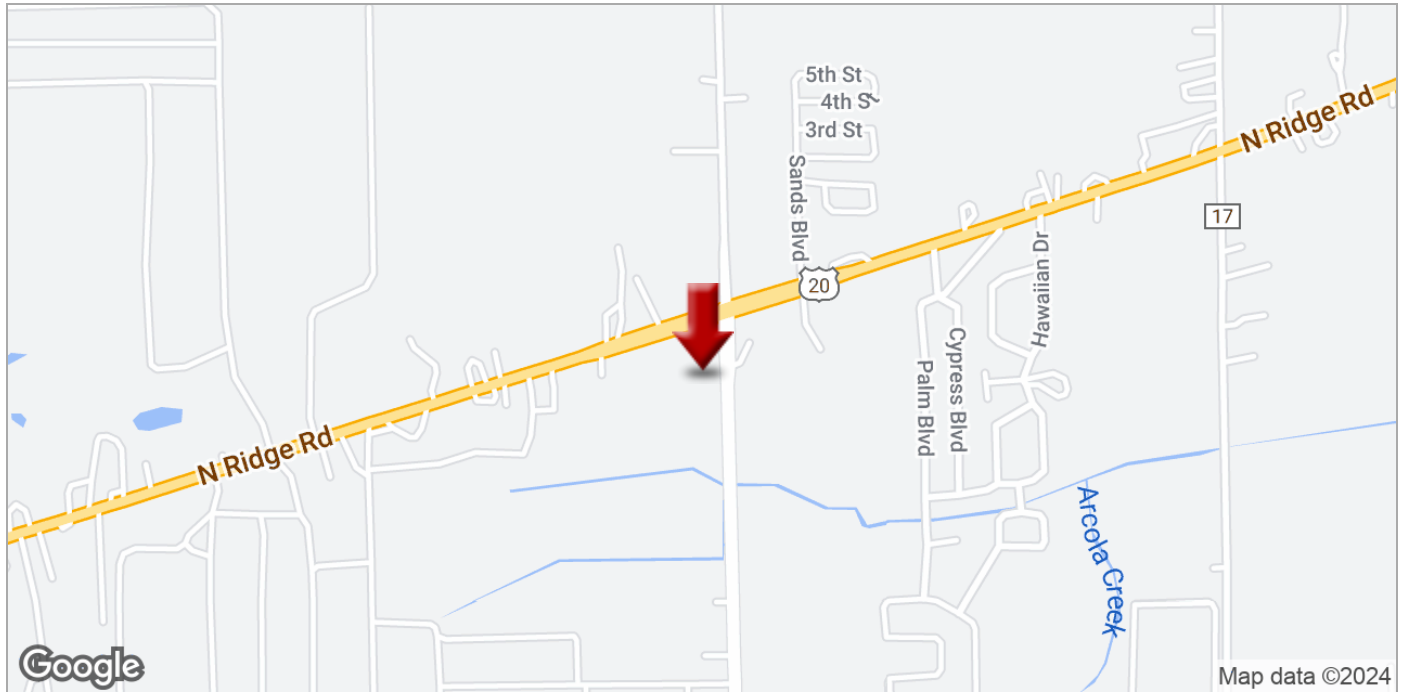
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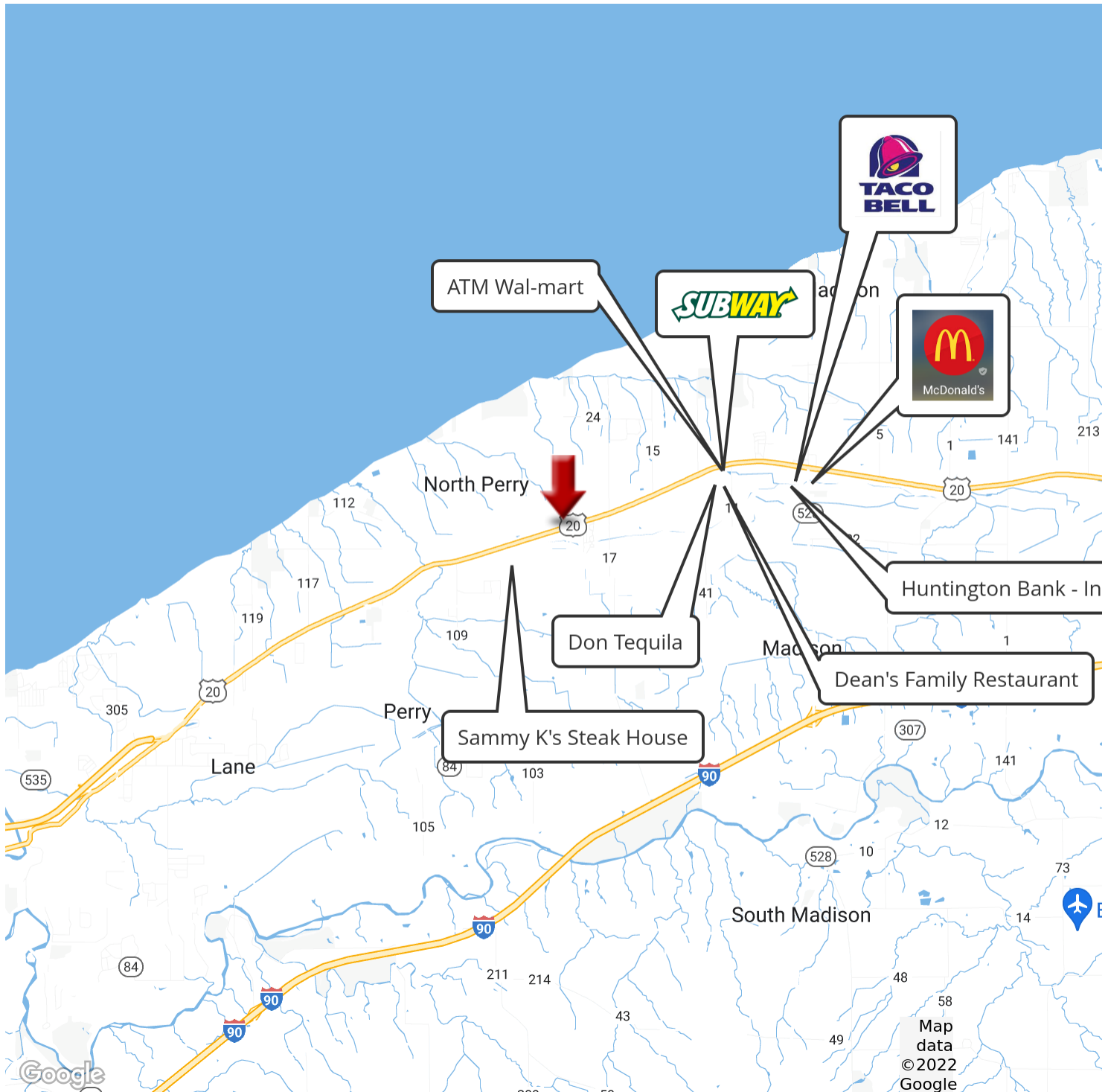
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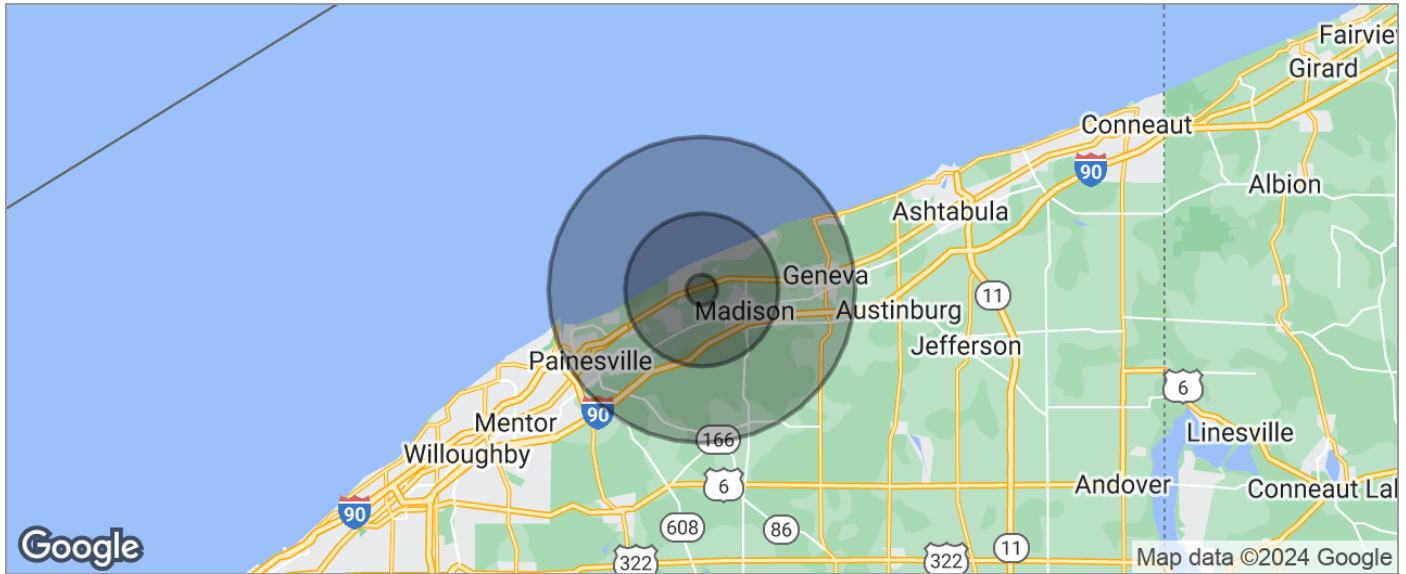
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,590	26,917	65,757
MEDIAN AGE	40.8	39.9	40.2
MEDIAN AGE (MALE)	39.6	39.0	39.1
MEDIAN AGE (FEMALE)	42.4	41.1	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	604	9,956	24,911
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$59,470	\$65,098	\$64,873
AVERAGE HOUSE VALUE	\$139,294	\$162,431	\$175,444
RACE	1 MILE	5 MILES	10 MILES
% WHITE	97.5%	97.5%	96.9%
% BLACK	0.4%	0.3%	0.8%
% ASIAN	0.3%	0.8%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.4%	0.4%	0.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	5.0%	2.8%	3.2%

\* Demographic data derived from 2020 ACS - US Census

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