COMMERCIAL LAND WITH ALL UTILITIES AVAILABLE ADJACENT TO POWER CENTER (WALMART)

6094 N Ridge Rd, Madison, OH 44057







OFFERING SUMMARY

SALE PRICE: \$425,000

LOT SIZE: 15.53 Acres

PROPERTY OVERVIEW

Vacant Land for Sale in Madison along SR 20. Excellent site for retail development along SR 20 for many uses like gas stations, retail, fast-food restaurants with a drive-thru, big-box retail, and offices. Property has 170' of frontage along SR 20 and Seller will consider splitting with qualified Buyer and additional easements to back land. Pre-development package includes, Phase I ESA, Wetland Delineation, preliminary development plan, and topographic survey.

This property is located on south side of SR 20 and across the street from the retail stores including Wal-Mart along Green Road. Seller is a licensed surveyor/civil engineer and will provide engineering expertise to any Buyer.

KW COMMERCIAL

440.255.5500 7400 Center Street Mentor, OH 44060

RICK OSBORNE JR.

Managing Director Of Commercial Real Estate 0: 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, entail 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 galaxious should conduct your own investigation of the property and transaction.

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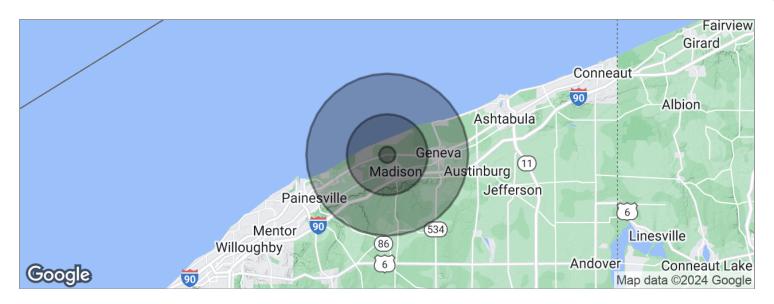
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,304	27,696	57,180
Median age	40.1	39.9	40.5
Median age (male)	38.2	38.4	39.2
Median age (Female)	42.7	42.1	41.8
HOUSEHOLDS & INCOME	4	F MU FO	40 1411 50
HUUSEHULDS & INCUME	1 MILE	5 MILES	10 MILES
Total households	908	10,432	21,816
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^{*} Demographic data derived from 2020 ACS - US Census

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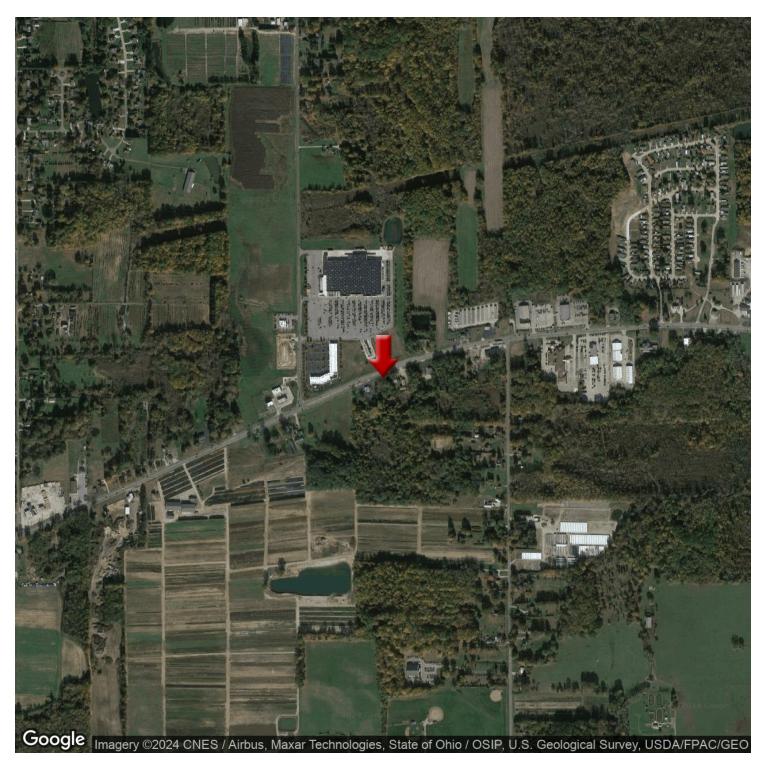
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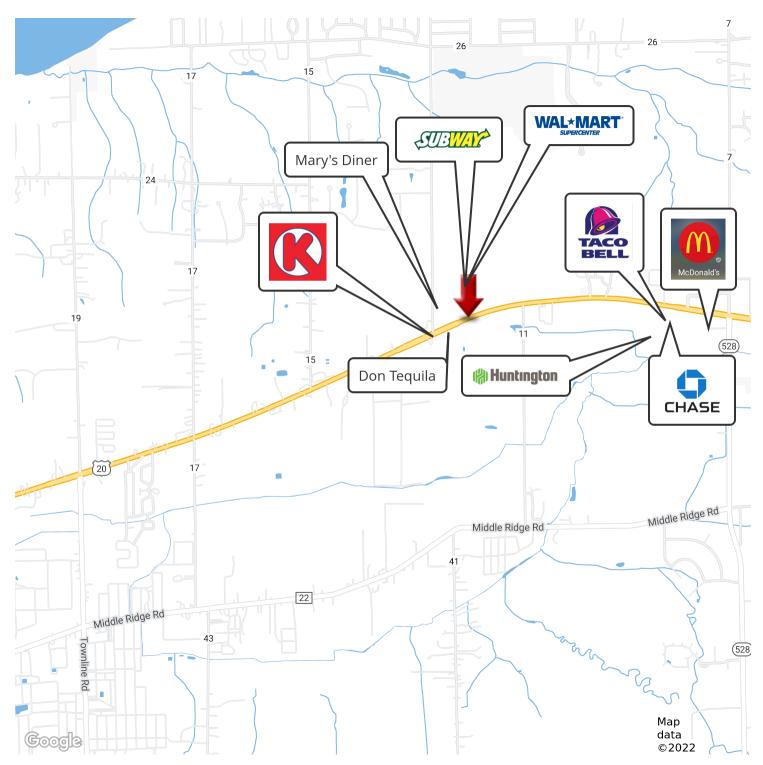
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