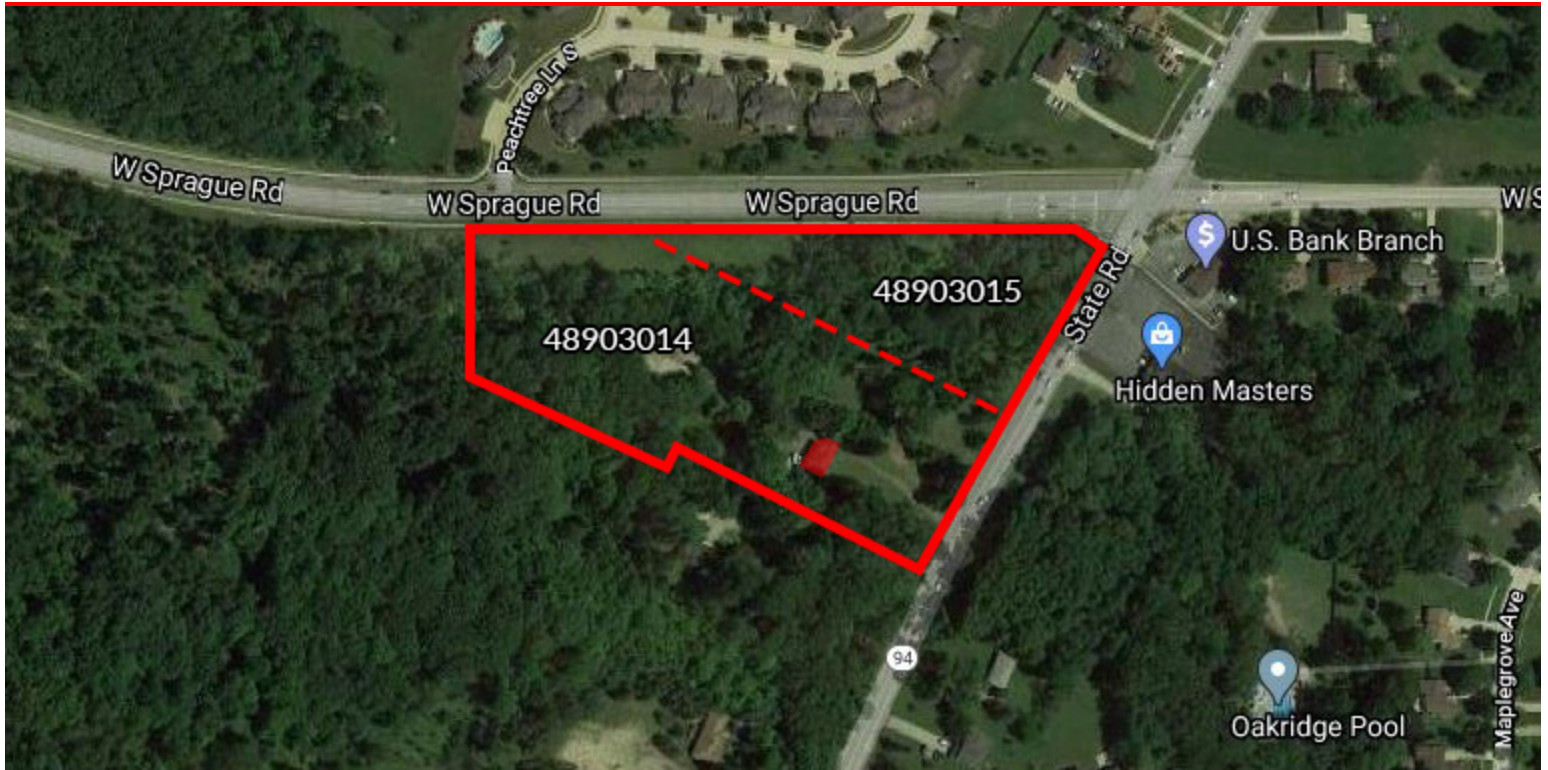


CORNER LOT/REDEVELOPMENT SITE IN NORTH ROYALTON (SPRAGUE & STATE)

8094 State Road, North Royalton, OH 44133



OVERVIEW

Development site: Major signalized corner in North Royalton with commercial business zoning. Across from U.S. Bank on State Road and across from Peachtree Place Residential development on Sprague.

Perfect for retail, multifamily, automotive or office.

Income producing, single-family home included!

HIGHLIGHTS

- Sprague & Main
- Major Corner
- Commercial Business Zoning
- Income Producing Rental Property Included



Sale Price:
\$450,000



Lot Size:
6.39 Acres



Zoning:
Commercial Business

OUR NETWORK IS YOUR EDGE

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DEMOGRAPHICS



71,274
Population



47.1
Median Age



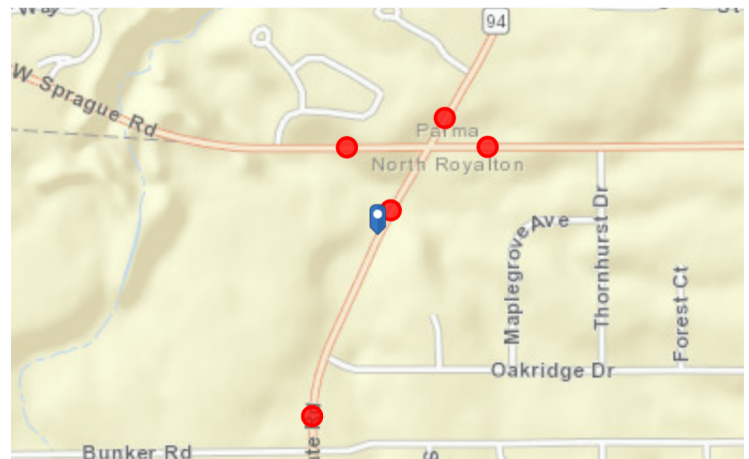
2.3
Average Household Size



\$61,389
Median Household Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
W Sprague Rd	9,900	0.0
Peachtree Ln S	11,750	0.1
W Sprague Rd	12,860	0.2
State Rd	9,250	0.2
Bunker Rd	12,534	0.2



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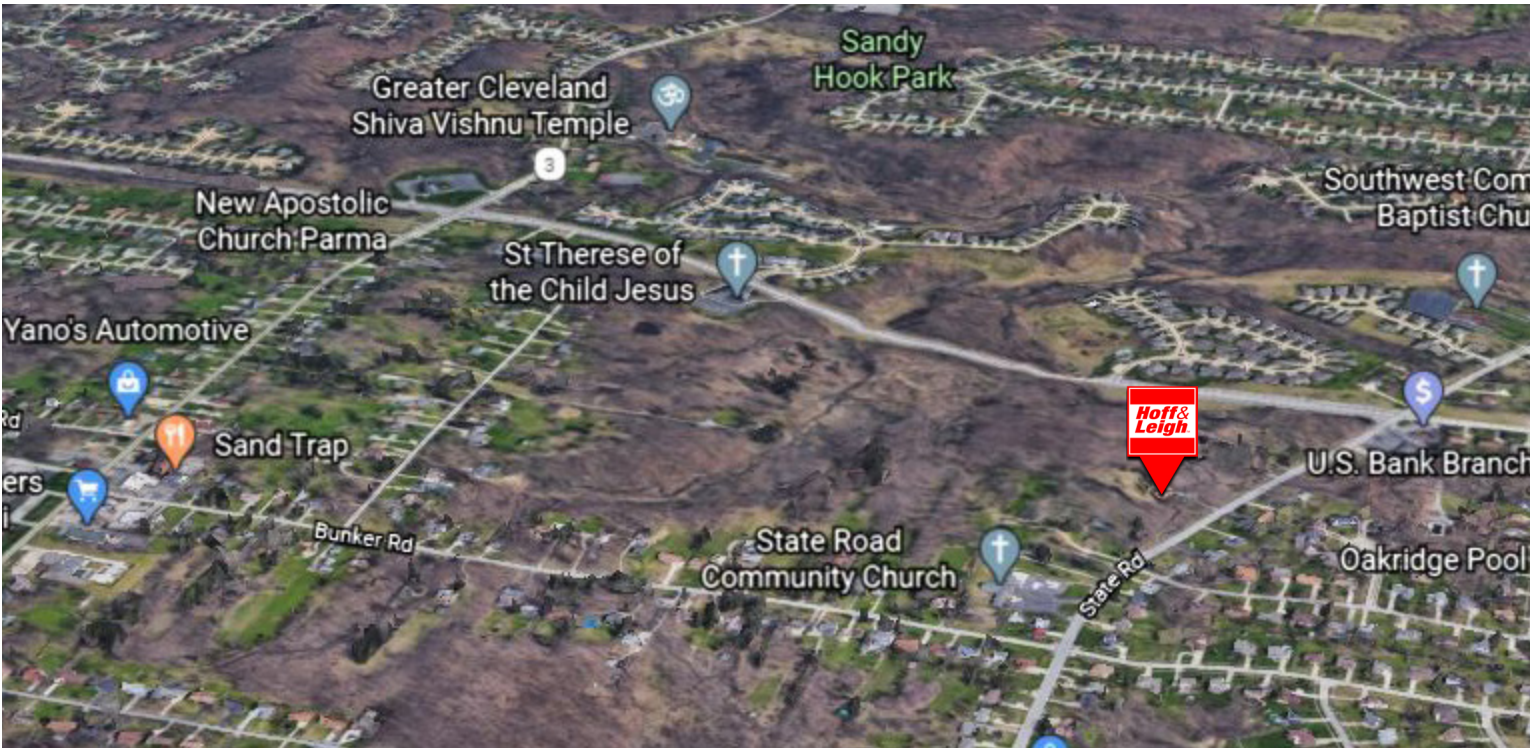
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