



# INDEPENDENT/ASSISTED LIVING SITE RAPIDS & BIGLOW ROAD

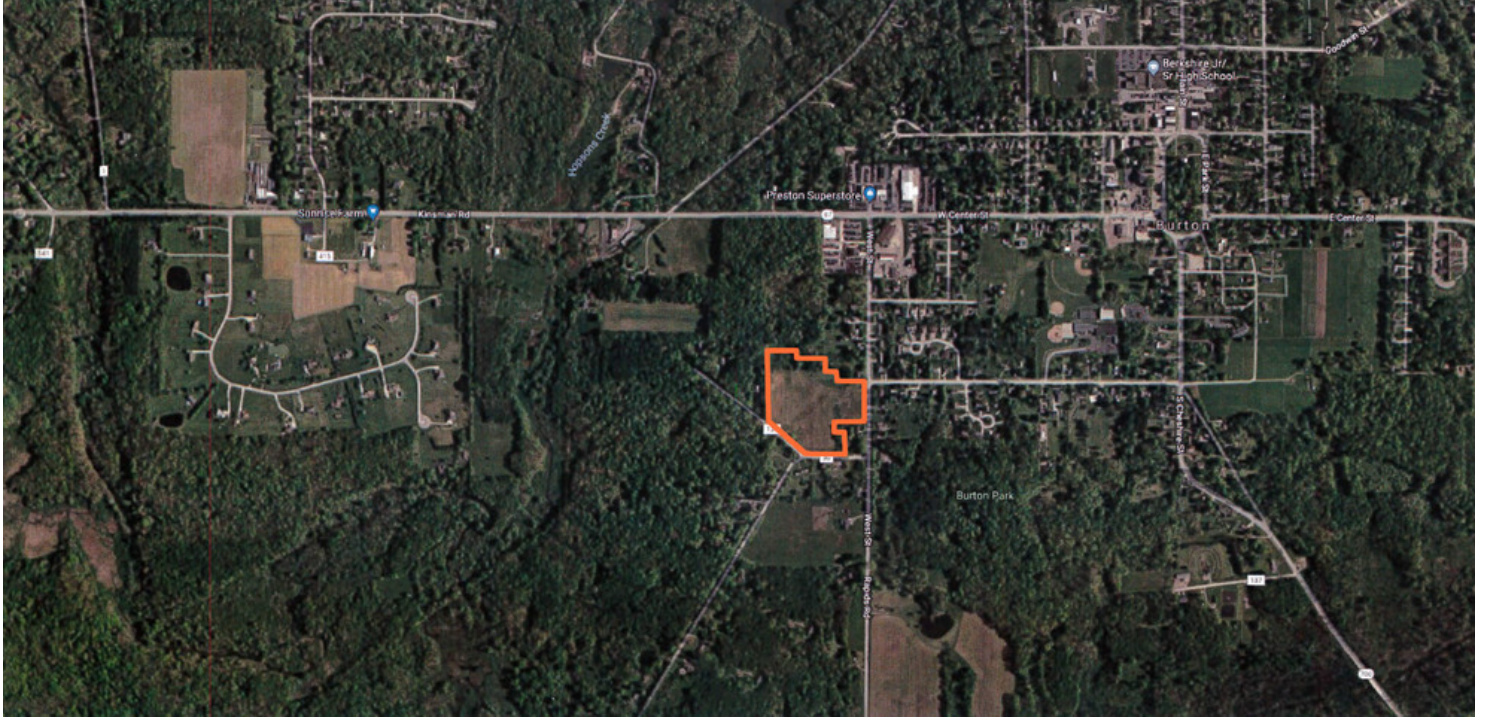
BURTON VILLAGE, OH 44021  
GEAUGA COUNTY

**Jerry Fiume, SIOR, CCIM**  
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**Victor S. Voinovich Sr.**  
Managing Director  
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# Property Summary



## OFFERING SUMMARY

Sale Price: \$700,000

Lot Size: 13.75 Acres

APN #: 05-006740  
05-003645  
05-006730  
05-045308

Zoning: R-3

Cross Streets: State Route 87

## PROPERTY DESCRIPTION

Geauga County land with water and sewer available for development in Burton Village.

Rapids Road just south of State Route 87 and Kinsman Road.

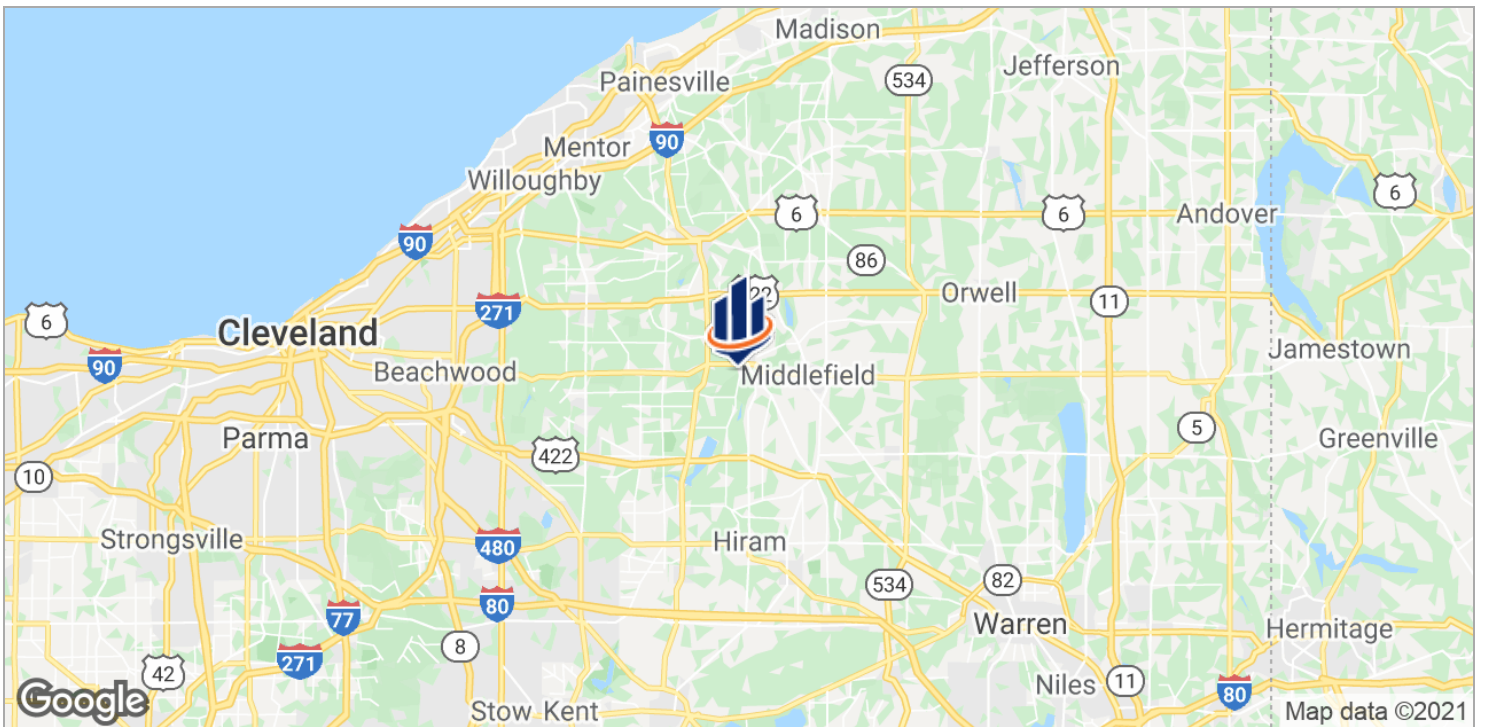
Zoned R-3, Medium Density Residential.

Strong demand drivers from empty nester community.

Centrally located between Middlefield, Chesterland and Chardon.

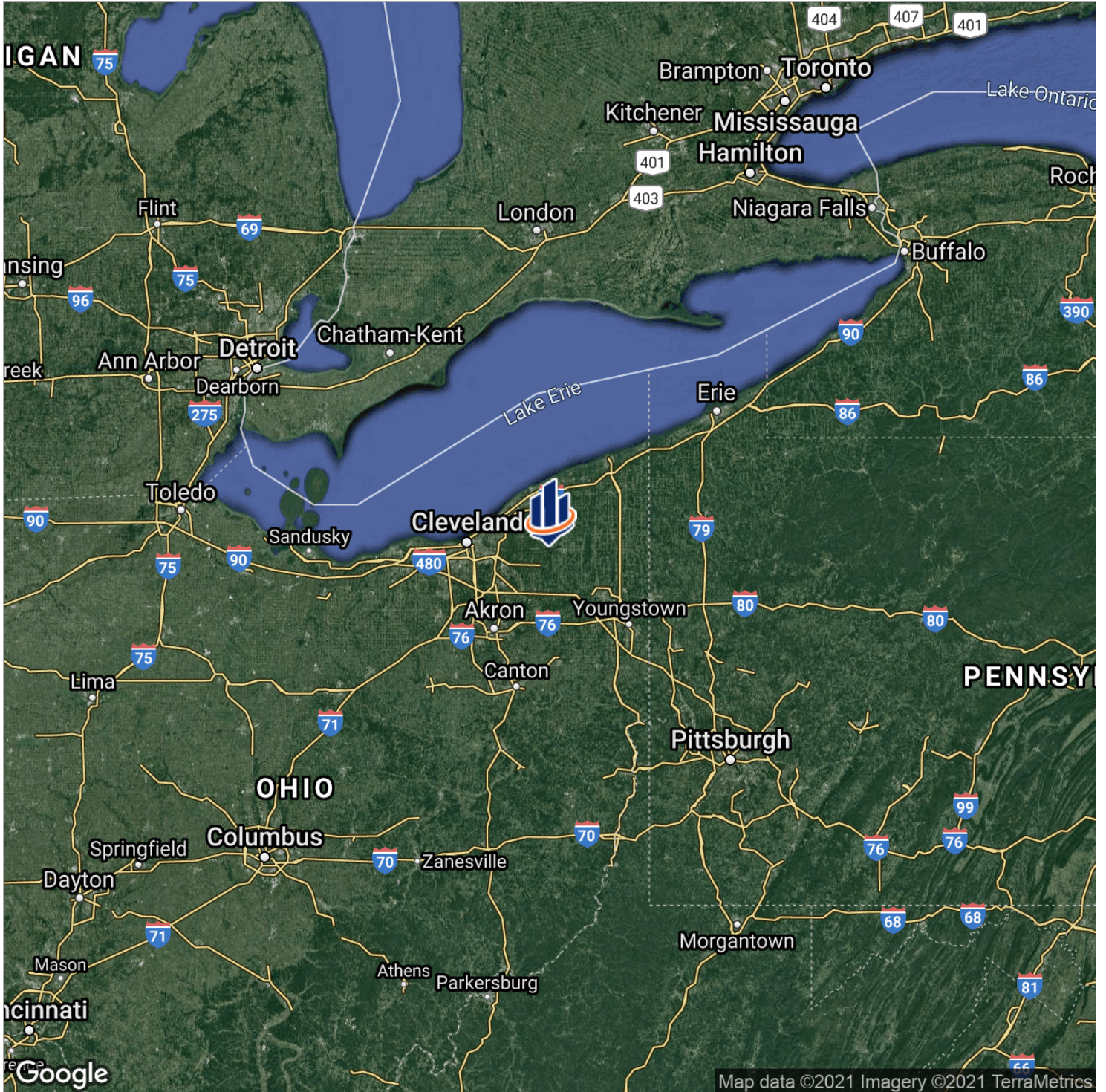


# Location Maps



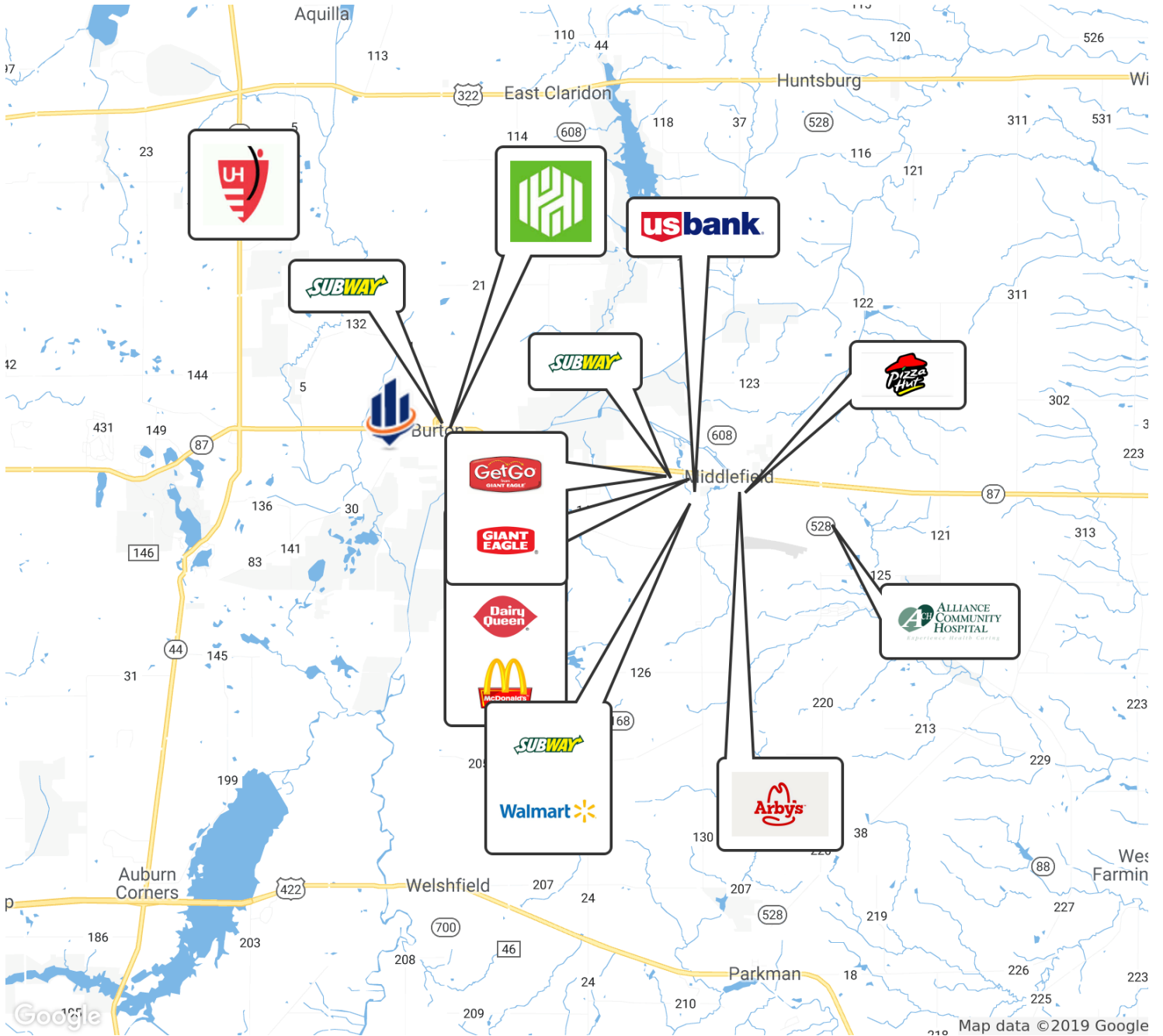


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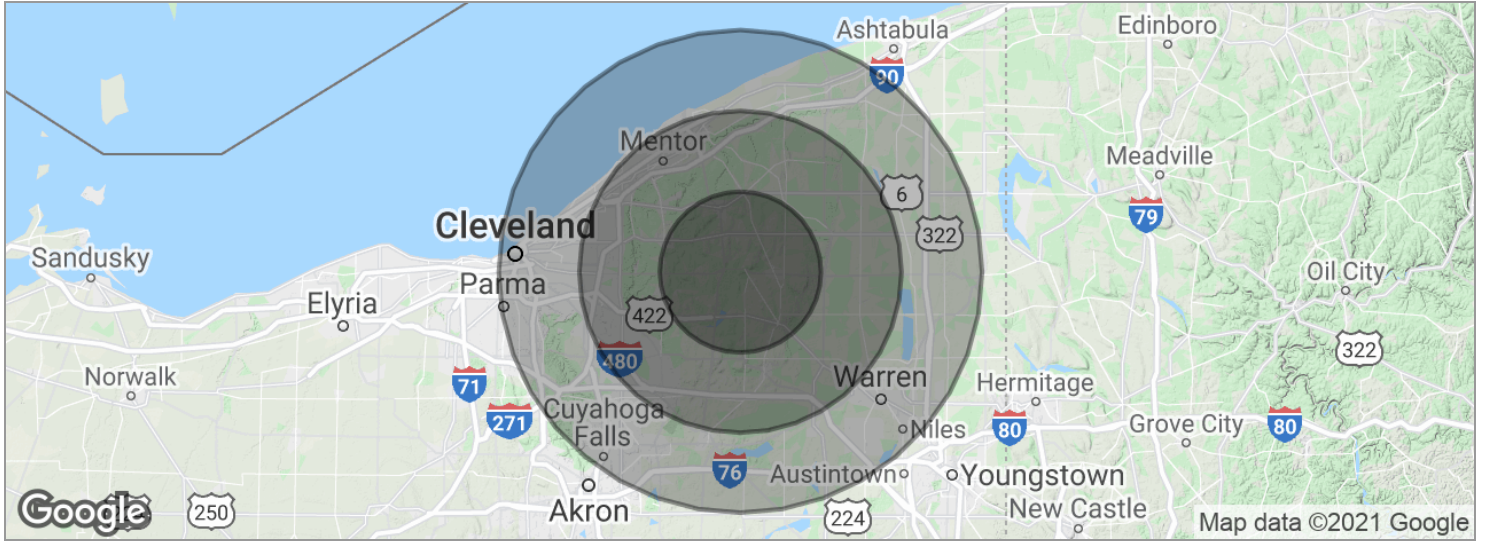


# Retailer Map





# Demographics Map



POPULATION	10 MILES	20 MILES	30 MILES
Total population	64,529	356,655	1,462,681
Median age	39.3	41.0	40.1
Median age (Male)	37.9	40.3	38.6
Median age (Female)	40.4	41.8	41.4
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	22,665	133,942	587,557
# of persons per HH	2.8	2.7	2.5
Average HH income	\$73,660	\$86,634	\$70,752
Average house value	\$256,815	\$271,498	\$205,845

\* Demographic data derived from 2010 US Census



# All Advisors Bios



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## Jerry Fiume, SIOR, CCIM

Managing Director  
SVN | Summit Commercial Real Estate Group, LLC

- Founded SVN Summit Commercial Real Estate Group, LLC in 2016
- Joined NAI Cummins Real Estate in 2009 as an Account Executive
- Founding Partner, Pride One Real Estate, Inc. - 1992 to 2010
  - Project experience includes commercial development, construction of office industrial and various buildings, restaurants, hotels, construction and management of storage units, residential lot development and new home construction, apartment development, construction and property management, assisted living facilities and HUD assisted housing.
  - Primarily accountable for the sales and marketing of over 100 different commercial and residential projects.
  - Accountable for project approvals throughout a variety of cities in Northeast Ohio.
  - Accountable for negotiating loan structure and terms with a variety of lending institutions including banks and insurance companies.
  - Accountable for managing commercial and residential properties within our portfolio.
  - Instrumental in setting up an employee stock option plan on behalf of 40 employees.
- Commercial Real Estate Appraiser - 1992 to 1996
  - Kocinski & Bowen Appraisal Services, Inc. was a commercial real estate appraisal firm. Responsibilities included appraising a variety of property types from residential subdivisions and apartments to industrial and office buildings.
- President, Summit Reprographic Service, Inc. - 1991 to 1992
- Vice-President, Summit Reprographic Service, Inc. - 1985 to 1991
- Sales Representative, Summit Reprographic Services, Inc. 1981 - 1985



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## Victor S. Voinovich Sr.

Managing Director  
SVN | First Place Commercial Realty, LLC

Victor S. Voinovich, Sr., Managing Director of SVN/ First Place Commercial Realty, LLC, is headquartered in Cleveland, Ohio. He has listed and sold or leased properties in locations throughout Ohio and in multiple states throughout the United States. These properties include office, industrial and medical buildings, shopping centers, sale-leasebacks, multi-family, hotels, and vacant land as well as buyer and tenant representation assignments in each of these product types.

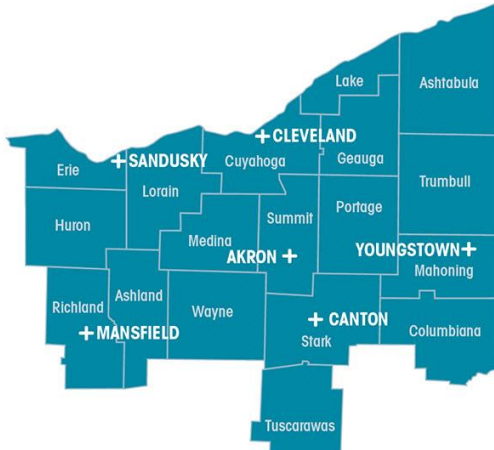
Throughout his career, Vic has spent his time in multiple civic, religious, political, and entrepreneurial endeavors. These diverse experiences have allowed Vic to be more aware of and sensitive to the challenges and opportunities of his clients.

Having spent over 30 years in the transaction side of commercial real estate business, Vic is familiar with all aspects of underwriting, marketing, and negotiating a commercial real estate transaction smoothly through the closing process. With prior experience as a CPA, Vic is knowledgeable about the tax and financial ramifications associated with commercial real estate. He communicates extensively with his clients providing frequent written and verbal reports on all marketing and transaction activities. He strives to establish long-term relationships with his clients by working to form partnerships that are advantageous to all parties.

What sets Vic apart from his competitors is how broadly he markets a property, never assuming to know all the buyers and always looking for additional value in his listings. He has found, more often than not, the highest prices seem to come from unknown buyers. Within 48 hours of listing a property, his listings are posted on multiple websites, exposing them to several million subscribers.



# Northeast Ohio



## WHY NORTHEAST OHIO REGION

With a \$226 billion economy, 4 million residents and 2 million workers, the 18 County Cleveland Region is globally recognized for its skilled workforce, low cost of doing business, corporate-friendly tax structure, logistics infrastructure and exceptional quality of life. Centrally located between New York City, Chicago and Toronto, the region allows for quick market access to more than half of North America.

The Northeast Ohio region is anchored by Greater Cleveland and ranks as the 12<sup>th</sup> largest region in the United States with more than 4.1 million residents. Historically known as the heart of the rust belt, the Northeast Ohio economy has become highly diverse and no longer reliant on the steel and automotive sectors. While still heavily based on manufacturing, other sectors such as health care, science and engineering, biotechnology and biomedical and education have flourished throughout the region.

Cleveland ranks highly among U.S. markets in the number of company headquarters and FORTUNE 500 and FORTUNE 1000 companies. Additionally, a significant number of overseas companies have significant U.S. operation centers in Northeast Ohio. Further, over 30 institutions of higher learning are located in Northeast Ohio with over 27,000 college graduates per year.

## Significant Headquarter Presence

The Cleveland region also boasts the fourth-heaviest concentration of headquarters employment- 38 percent higher than the national average. Proportionately, the region outpaces much larger markets, including Chicago, Atlanta, New York and Los Angeles. In fact, headquarters employment in Northeast Ohio has grown nearly 150 percent from 1990 to 2013, while U.S. headquarters employment has increased only 22 percent. Specifically, Northeast Ohio headquarters employment has grown from 19,000 employees in 1990 to nearly 49,000 in 2013.

## Major Industries

- Advanced Energy
- Advanced Manufacturing
- Advanced Materials
- Aerospace
- Automotive
- Biomedical
- Food Processing
- Financial Services
- Instruments and Controls
- Mechanical Engineering
- Medical Devices
- Oil and Gas
- Professional Services

# Northeast Ohio

These headquarters locations are supported by a world-class professional services cluster of leading financial, legal and insurance firms. Successful businesses need the support of top-tier professional services, such as accounting, legal and marketing. As such the Cleveland region is home to the one of the world's largest financial sectors and one of the nation's largest legal communities:

FORTUNE 500 & 1000 Companies	
Aleris	KeyCorp
American Greetings Corporation	Lincoln Electric Holdings, Inc.
Applied Industrial Technologies	Lubrizol Corporation
Cliffs Natural Resources	Medical Mutual
Diebold, Inc.	Nacco Industries
Eaton Corporation	Parker Hannifin Corporation
Ferro Corporation	Polyone
First Energy Corporation	Progressive Casualty Insurance Co.
Goodyear Tire & Rubber Company	The Sherwin-Williams Co.
Invacare Corporation	The Timken Company
Joann Stores Inc.	Travel Centers of America
The J.M. Smucker Company	RPM International

- Seven of the regions law firms employing 100 or more attorneys – such as Jones Day and Squire Patton Boggs – have five or more offices across the globe.
- The Cleveland region is home to major banks such as KeyCorp (Cleveland) and the headquarters of the Fourth Federal Reserve District, one of twelve regional Reserve Banks in the Federal Reserve System.
- With approximately 58,000 workers, Northeast Ohio employs more individuals in the financial services industry than any other Ohio region.

Source: Economy.com, Cleveland State University JobsOhio Report, March 2013