

LAND FOR SALE

VACANT LAND PRIME FOR DEVELOPMENT IN CONCORD TOWNSHIP, OHIO.

7765 Auburn Road, Concord Twp, OH 44077



OFFERING SUMMARY

SALE PRICE: \$850,000

LOT SIZE: 2.48 Acres

PROPERTY OVERVIEW

2.48 acres of land that is prime for development under the Capital zoning classification in Concord Township, Ohio. Property has a house and barn on the premises and is adjacent to the recently installed roundabout.

"Capital Zoning" is unique to Concord Township's zoning classification that includes multiple commercial uses. See attachment for zoning uses. Upon razing of existing structures and removal of contents, this parcel is ideal for a new gas station, hotel, multi-tenant retail building, restaurant with drive-thru, medical office building, car wash, or similar uses. Lake Tri-Point Hospital, Grist Mill Plaza, Crile Crossings Plaza, Quail Hollow CC, and Concord Town Center are just a few local contributing attributes in the surround area.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

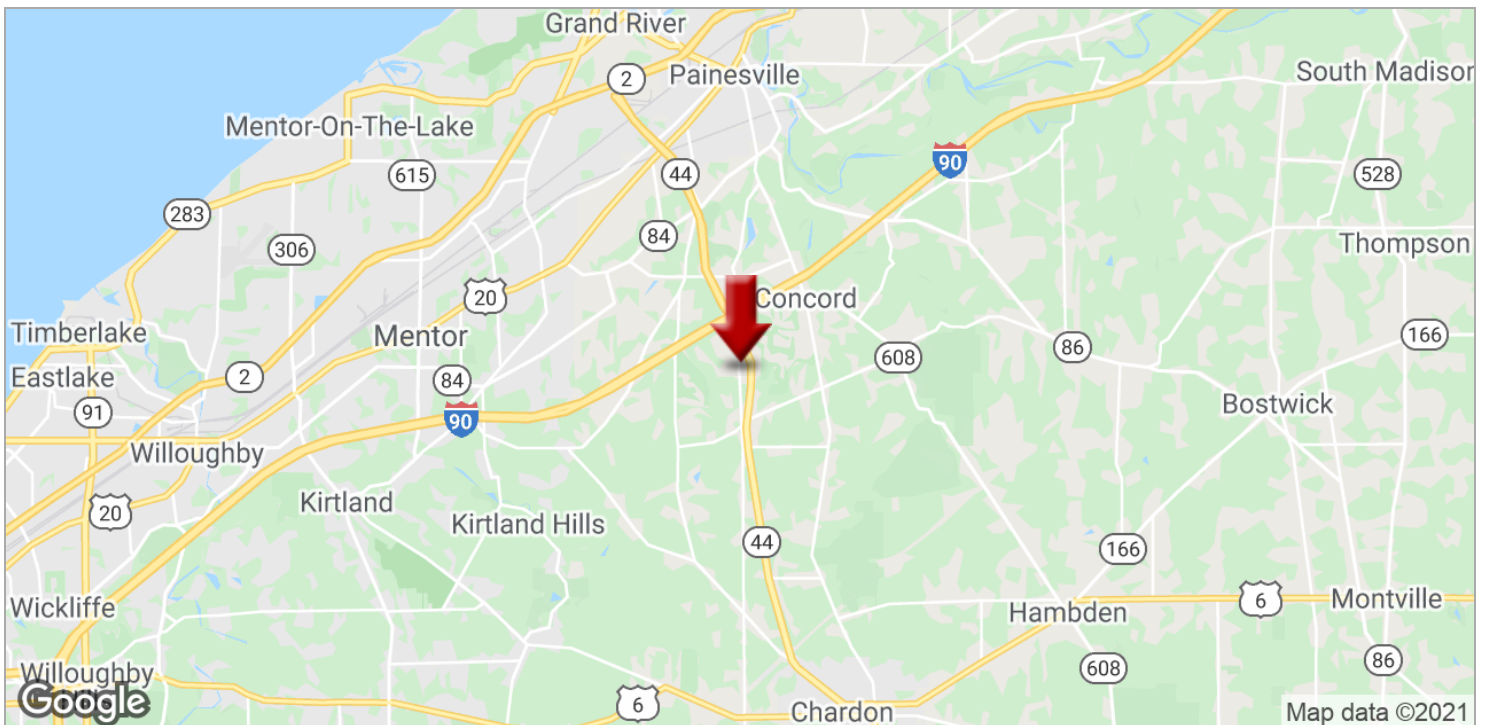
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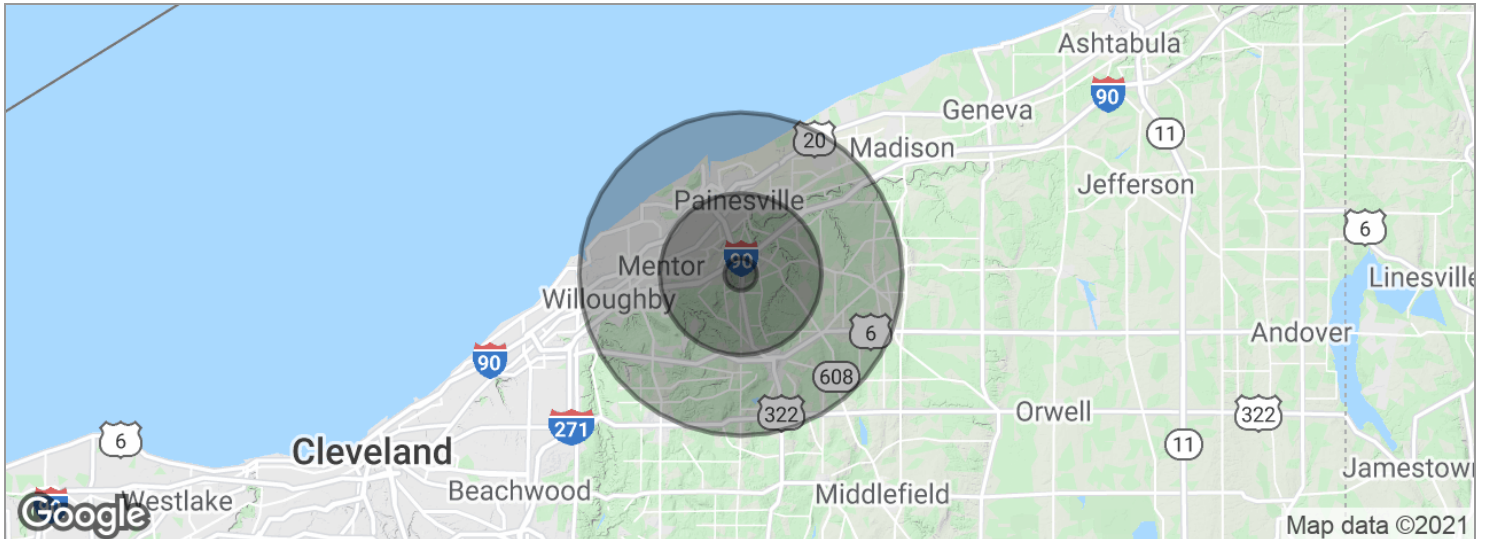
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,414	68,713	194,616
Median age	46.7	41.0	41.7
Median age (male)	48.2	40.7	40.8
Median age (Female)	45.1	41.4	42.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	516	26,574	76,258
# of persons per HH	2.7	2.6	2.6
Average HH income	\$117,224	\$79,193	\$74,149
Average house value	\$342,434	\$244,835	\$222,995

* Demographic data derived from 2010 US Census

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