

LAND FOR SALE

58 ACRES VACANT LAND FOR SALE IN MADISON, OHIO-WILL DIVIDE INTO 4 PARCELS!

5600 North Ridge , Madison, OH 44057



OFFERING SUMMARY

SALE PRICE:	\$450,000
AVAILABLE SF:	
LOT SIZE:	58 Acres
ZONING:	B-2
PRICE / SF:	\$0.18

PROPERTY OVERVIEW

REDUCED!

WILL SPLIT PER PROPOSED ATTACHED DRAWING

58 Acres Vacant Land for Sale in Madison, Ohio along North Ridge Road (SR 20). This property is priced at only \$9,000 per acre or \$450,000 for the entire 58 acres. Over 1,100 LF of frontage of B-2 (General Business) commercial land. Historical use of property was for nursery and growing produce. Property contains abandoned oil/gas well and current owner has applied to the State of Ohio orphan well fund for the removal of said well. Other natural features of this property include a pond, Arcola Creek running along near the southern boundary, open fields, and wooded areas. Seller will sub-divide as necessary. Seller is willing to sub-divide as needed. Approximately 1100 LF of commercial frontage x 500' deep along North Ridge Road. All utilities are present along North Ridge Road except sanitary sewer. Sanitary sewer needs to be extended approximately 2000 LF from the intersection of North Ridge and Green Road near Walmart. Ideal for commercial buildings, multi-family, or single family home development.

PROPERTY HIGHLIGHTS

- Commercial Land for Frontage on North Ridge Road.
- Will Sub-divide
- Easy Access to SR 20 and Surrounding Areas
- Ideal for Nursery and/or Landscape Business

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

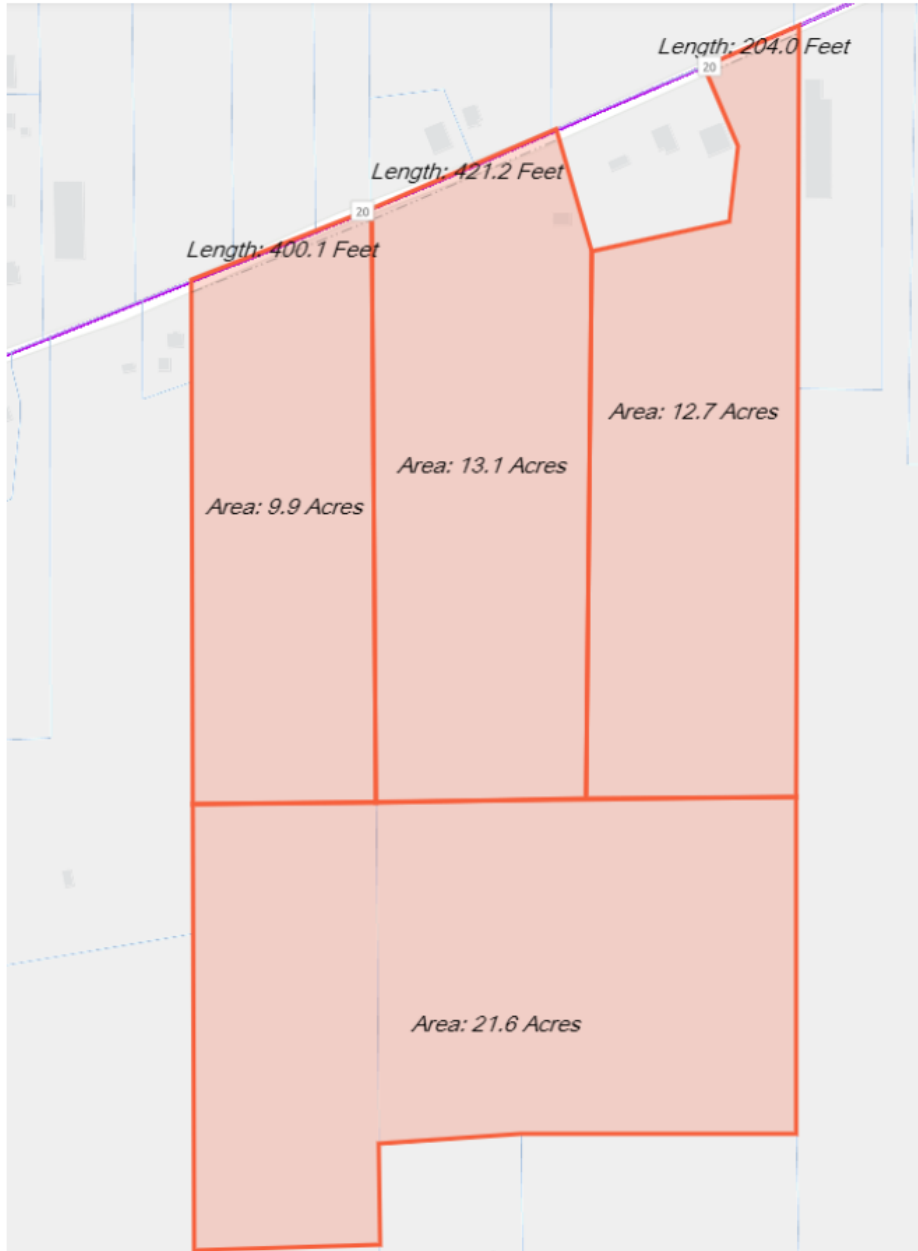
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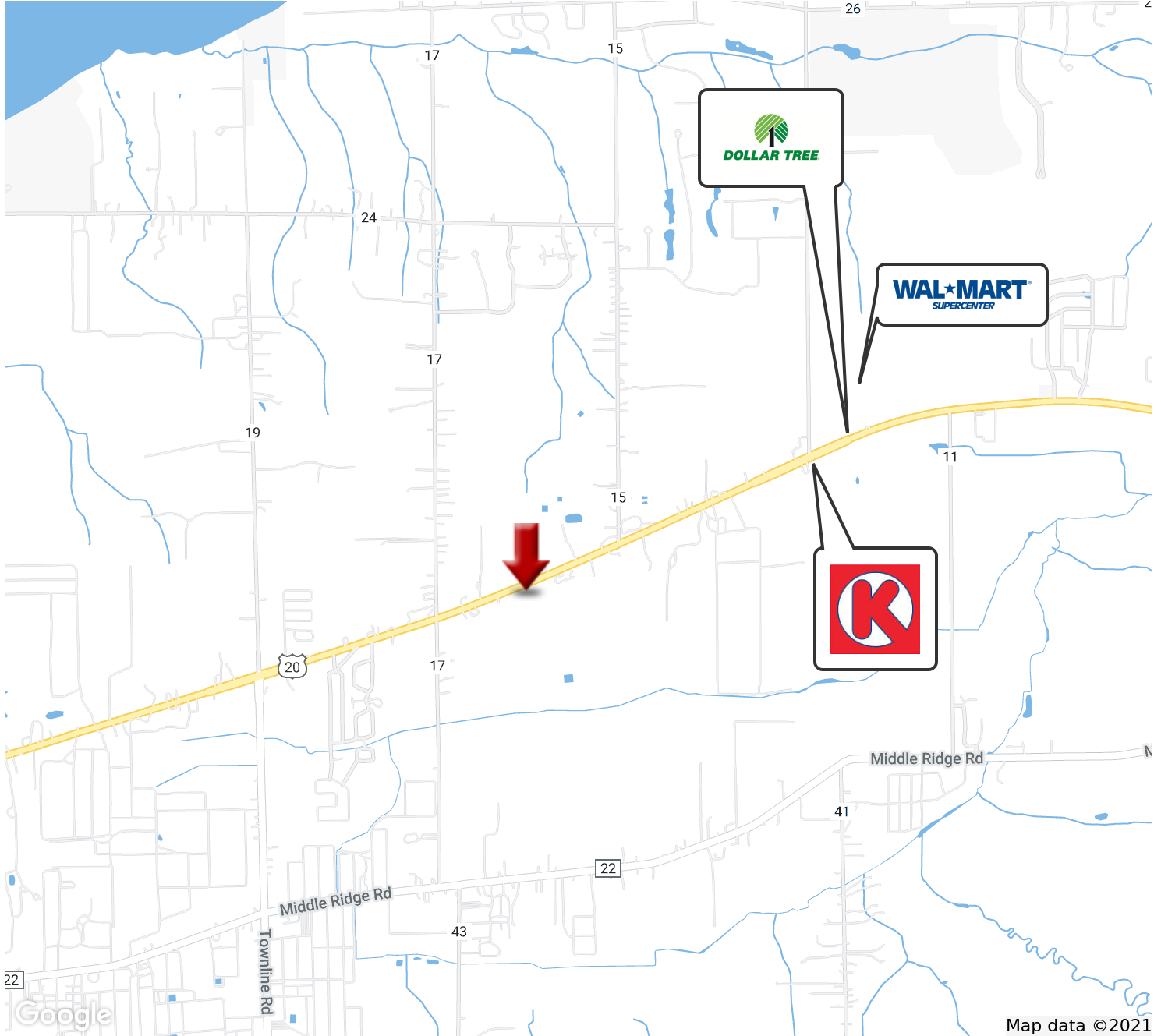
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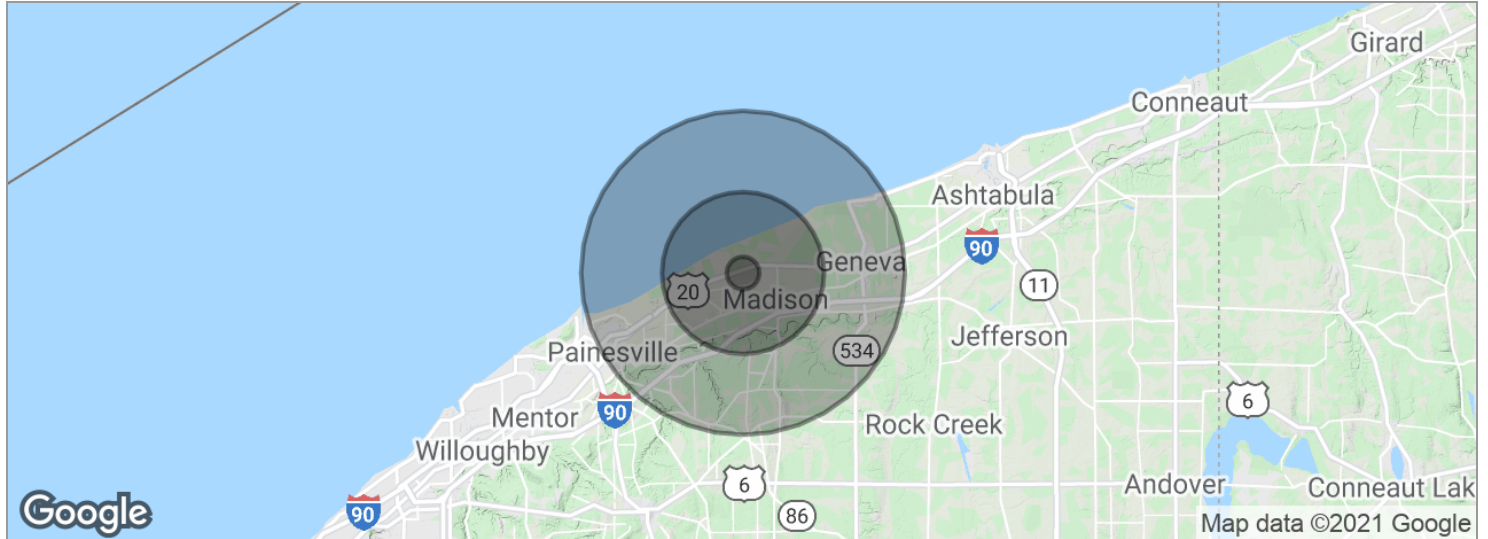
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,258	27,660	59,483
Median age	40.1	39.9	40.6
Median age (male)	38.3	38.6	39.4
Median age (Female)	42.7	41.6	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	891	10,327	22,616
# of persons per HH	2.5	2.7	2.6
Average HH income	\$51,050	\$63,110	\$63,339
Average house value	\$139,465	\$156,822	\$168,028

* Demographic data derived from 2010 US Census

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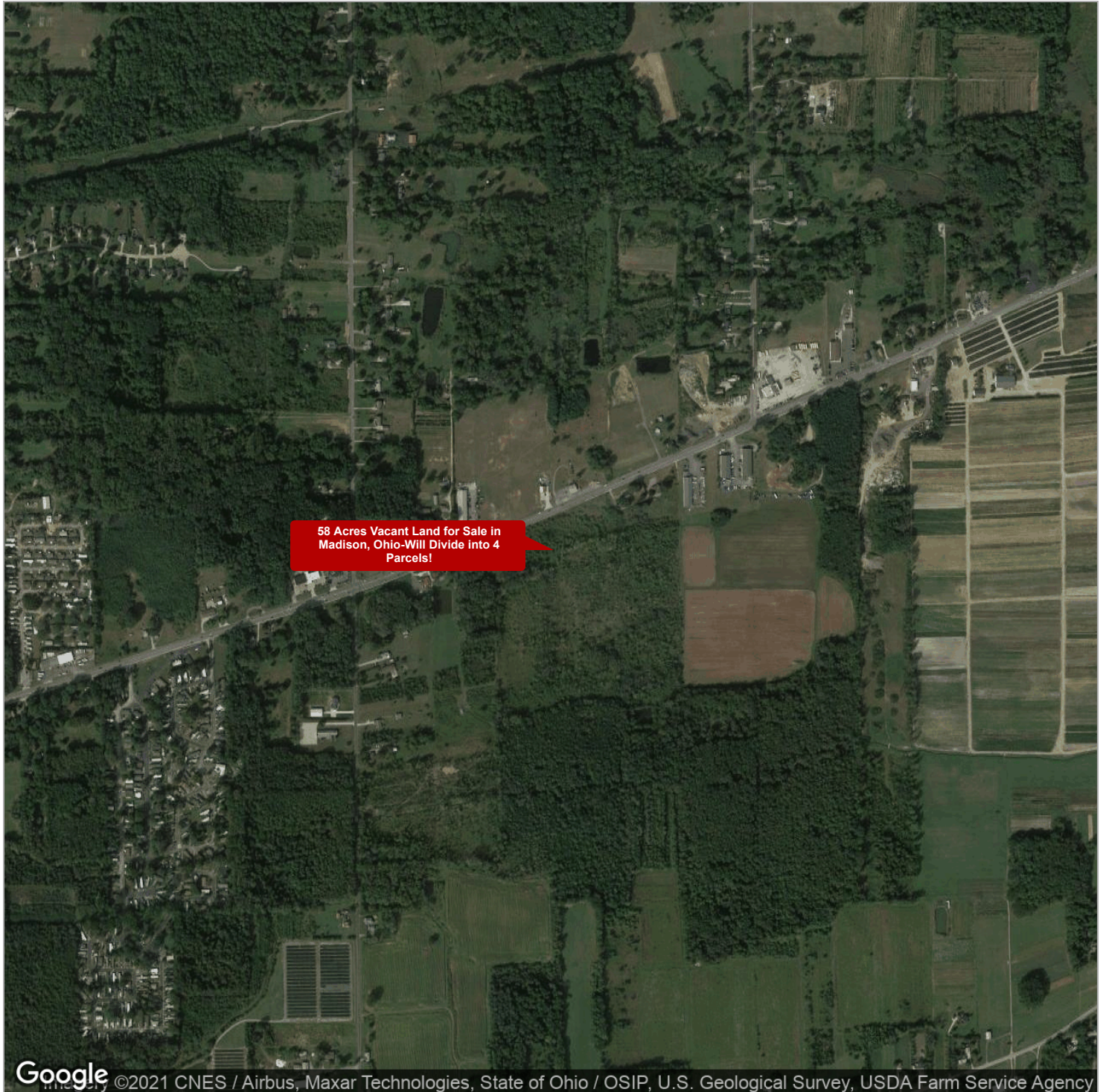
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