



FREE-STANDING COMMERCIAL BUILDING

10609 Chillicothe Road, Kirtland, OH 44094



OFFERING SUMMARY

SALE PRICE:	\$1,975,000
LOT SIZE:	5.3 Acres
BUILDING SIZE:	25,318
ZONING:	Commercial
PRICE / SF:	\$78.01

PROPERTY OVERVIEW

25,318 SF of Commercial Space in Kirtland, Ohio situated on 5.297 Acres of Land. Concrete parking lot in front with over 100 spaces. Paved drive continues around rear of building for deliveries and access to 3 overhead doors. On site septic plant services property. Expansion possibilities on south side of building. Ideal for commercial businesses. Well-built structure with open space and aesthetically pleasing exterior brick and block.

PROPERTY HIGHLIGHTS

- Well-Maintained Masonry Building
- Owner Occupied with Multiple Entry Points
- Large Parking Lot with Expansion Capabilities
- Close Proximity to Cleveland Metropolitan Market
- Suburb Recreational Amenities Close by for Employees (Lake Metroparks and Holden Arboretum)
- Grade Level and Recessed Loading Docks

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
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Each Office Independently Owned and Operated kwcommercial.com

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, rental 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 legal advisors should conduct your own investigation of the property and transaction.

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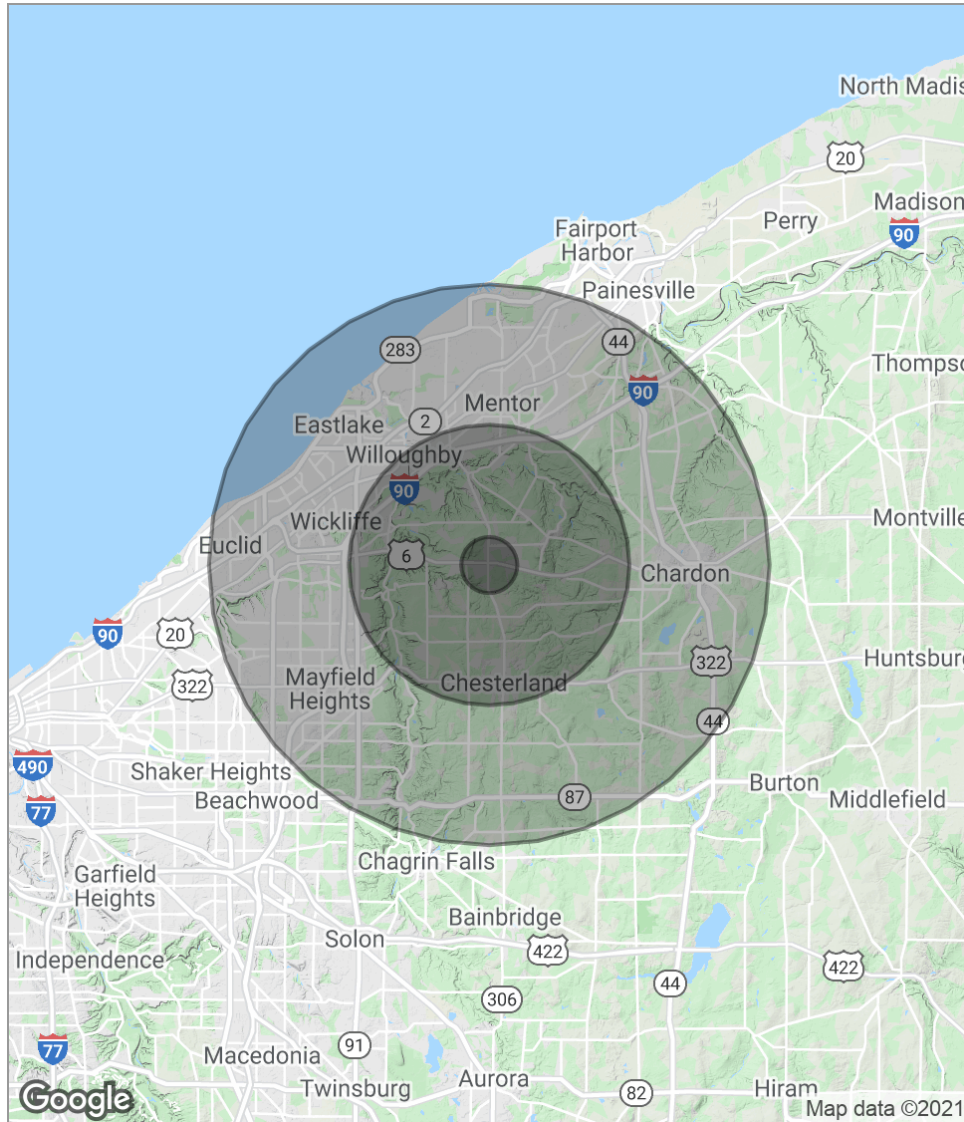
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	955	31,999	295,546
Median Age	45.8	45.3	43.7
Median Age (Male)	45.4	44.7	42.4
Median Age (Female)	46.5	46.2	45.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	368	12,623	124,937
# Of Persons Per HH	2.6	2.5	2.4
Average HH Income	\$111,820	\$93,355	\$76,140
Average House Value	\$321,420	\$310,557	\$240,896

** Demographic data derived from 2010 US Census*

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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 28 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick formed The Osborne Group as the commercial arm of Keller Williams Realty Greater Cleveland Northeast. Rick is currently the Regional Director for Michigan/Northern Ohio region.

Keller Williams Greater Cleveland NE

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