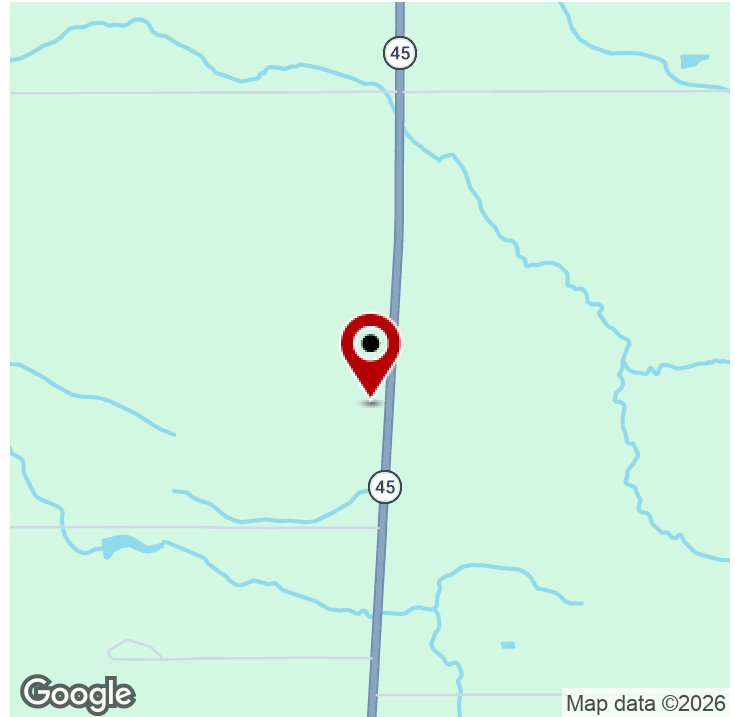


LAND FOR SALE

SAYBROOK I-90 / SR 45 INTERCHANGE COMMERCIAL DEVELOPMENT SITE - 36 ACRES VACANT LAND



9019 Sr 45 Rd, Saybrook, OH 44010



PROPERTY DESCRIPTION

Large acreage available along SR 45 (Center Street) in Saybrook Township. Approximately 36 acres of cleared land located just 0.5 miles north of Interstate 90, offering an excellent industrial development opportunity. Industrial zoning allows for a variety of uses, including manufacturing, warehousing, distribution, logistics, and related industrial operations. The property benefits from excellent access and is surrounded by established businesses, including Flying J Truck & Auto Center, Denny's, Holiday Inn, and Red Roof Inn.

PROPERTY HIGHLIGHTS

- 36± Acres of Cleared Industrial Land
- Just 0.5 Miles from Interstate 90
- Industrial Zoning for Diverse Development Uses
- High-Visibility Location Near Established Commercial Businesses

OFFERING SUMMARY

Sale Price:	\$1,080,000
Lot Size:	35.93 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	14	59
Total Population	12	44	181
Average HH Income	\$80,537	\$77,667	\$72,398

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.

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

CELESTE OSBORNE
Licensed Realtor & Operations Specialist
O: 216.245.8111
celestek@kw.com
OH #2026000651

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

Each Office Independently Owned and Operated [osbornegroupohio.com](https://www.osbornegroupohio.com)

LAND FOR SALE

SAYBROOK I-90 / SR 45 INTERCHANGE COMMERCIAL DEVELOPMENT SITE - 36 ACRES VACANT LAND



9019 Sr 45 Rd, Saybrook, OH 44010



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.

RICK OSBORNE JR.

Managing Director Of Commercial Real Estate

O: 440.299.5190

C: 216.219.0290

rick.osbornejr@kw.com

OH #2010001710

CELESTE OSBORNE

Licensed Realtor & Operations Specialist

O: 216.245.8111

celestek@kw.com

OH #2026000651

KW COMMERCIAL

440.255.5500

7400 Center Street

Mentor, OH 44060

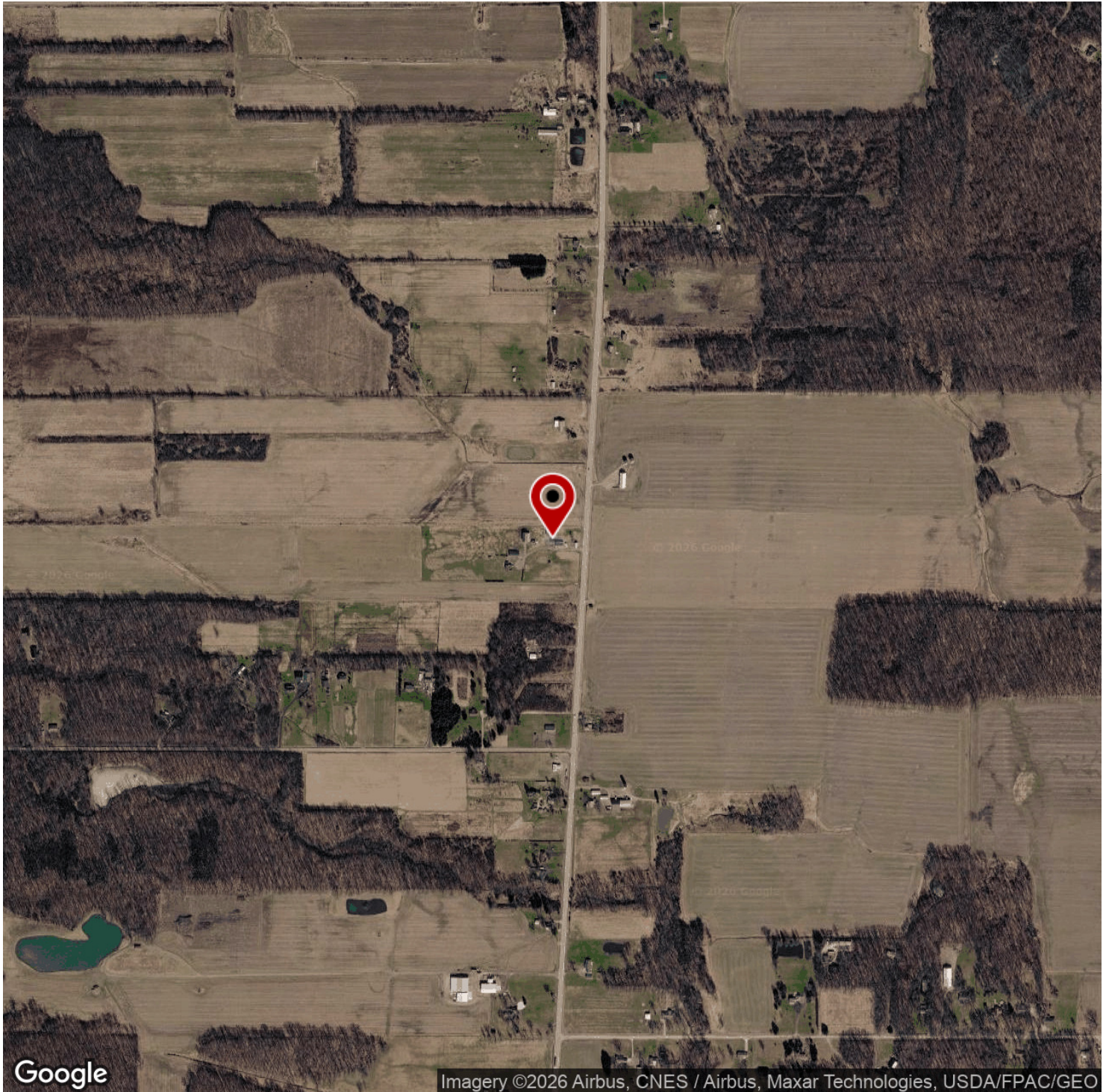
Each Office Independently Owned and Operated osbornegroupphio.com

LAND FOR SALE

SAYBROOK I-90 / SR 45 INTERCHANGE COMMERCIAL DEVELOPMENT SITE - 36 ACRES VACANT LAND



9019 Sr 45 Rd, Saybrook, OH 44010



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.

RICK OSBORNE JR.

Managing Director Of Commercial Real Estate

O: 440.299.5190

C: 216.219.0290

rick.osbornejr@kw.com

OH #2010001710

CELESTE OSBORNE

Licensed Realtor & Operations Specialist

O: 216.245.8111

celestek@kw.com

OH #2026000651

KW COMMERCIAL

440.255.5500

7400 Center Street

Mentor, OH 44060

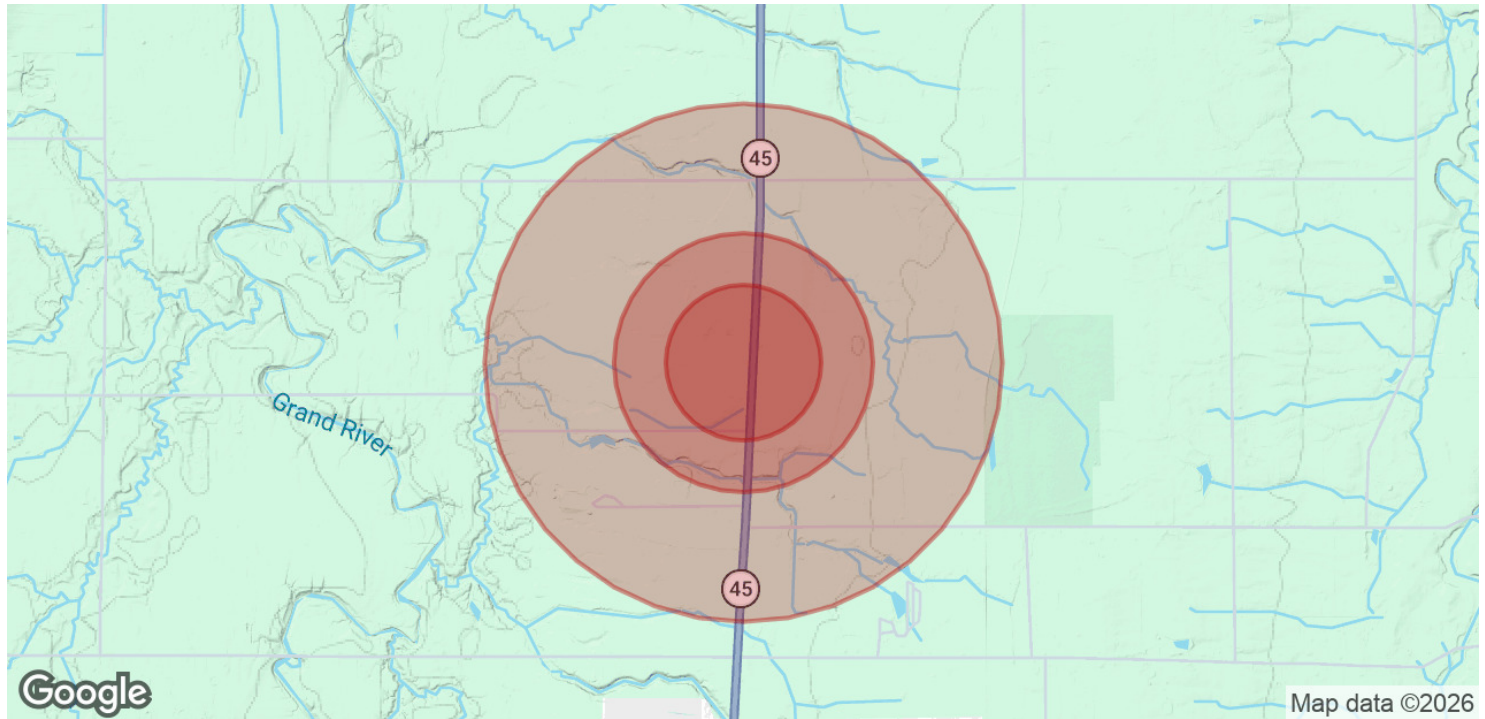
Each Office Independently Owned and Operated osbornegroupohio.com

LAND FOR SALE

SAYBROOK I-90 / SR 45 INTERCHANGE COMMERCIAL DEVELOPMENT SITE - 36 ACRES VACANT LAND



9019 Sr 45 Rd, Saybrook, OH 44010



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12	44	181
Average Age	35	35	36
Average Age (Male)	35	35	36
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	14	59
# of Persons per HH	3	3.1	3.1
Average HH Income	\$80,537	\$77,667	\$72,398
Average House Value	\$194,516	\$194,262	\$187,722

2020 American Community Survey (ACS)

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.

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

CELESTE OSBORNE
Licensed Realtor & Operations Specialist
O: 216.245.8111
celestek@kw.com
OH #2026000651

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

Each Office Independently Owned and Operated [osbornegroupohio.com](https://www.osbornegroupohio.com)

LAND FOR SALE

SAYBROOK I-90 / SR 45 INTERCHANGE COMMERCIAL DEVELOPMENT SITE - 36 ACRES VACANT LAND



9019 Sr 45 Rd, Saybrook, OH 44010



RICK OSBORNE JR.

Managing Director of Commercial Real Estate

rick.osbornejr@kw.com

Direct: 440.299.5190 | Cell: 216.219.0290

OH #2010001710

PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 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 Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and the Osborne Family Trust. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail, logging over 2,000 trail miles to date.

Osborne Group - KW Commercial

7400 Center Street
Mentor, OH 44060
440.255.5500

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.

RICK OSBORNE JR.

Managing Director Of Commercial Real Estate

O: 440.299.5190

C: 216.219.0290

rick.osbornejr@kw.com

OH #2010001710

CELESTE OSBORNE

Licensed Realtor & Operations Specialist

O: 216.245.8111

celestek@kw.com

OH #2026000651

KW COMMERCIAL

440.255.5500

7400 Center Street

Mentor, OH 44060

Each Office Independently Owned and Operated osbornegrouppohio.com

LAND FOR SALE

SAYBROOK I-90 / SR 45 INTERCHANGE COMMERCIAL DEVELOPMENT SITE - 36 ACRES VACANT LAND



9019 Sr 45 Rd, Saybrook, OH 44010



CELESTE OSBORNE

Licensed Realtor & Operations Specialist

celestek@kw.com

Direct: **216.245.8111**

OH #2026000651

PROFESSIONAL BACKGROUND

Celeste joins the Osborne Group with over 20 years of high-level business management and ownership experience. Having served as the General Manager and owner of Swain Ski Resort in Western New York for 15 years, Celeste has a proven track record of navigating complex operations and driving growth in the hospitality and recreation sectors.

As a licensed realtor, Celeste brings a unique perspective to the team, combining her boots-on-the-ground market knowledge with her extensive background as a multi-state business owner. She remains invested in several other family-owned businesses across New York and Pennsylvania, providing her with a deep understanding of the operational excellence and strategic discipline required to support a premier real estate team. Celeste understands the intricacies of asset management and the importance of integrity-driven leadership in every transaction.

Outside of the office, Celeste is a passionate outdoors enthusiast who recently completed a 2,655-mile thru-hike of the Pacific Crest Trail, traveling from Mexico to Canada over the course of six months. She brings that same “long-trail” mindset to her real estate career—maintaining the endurance, adaptability, and unwavering focus required to navigate long-term projects and ensure the Osborne Group delivers exceptional results for its clients.

Osborne Group - KW Commercial

7400 Center Street
Mentor, OH 44060
440.255.5500

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.

RICK OSBORNE JR.

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

CELESTE OSBORNE

Licensed Realtor & Operations Specialist
O: 216.245.8111
celestek@kw.com
OH #2026000651

KW COMMERCIAL

440.255.5500
7400 Center Street
Mentor, OH 44060

Each Office Independently Owned and Operated osbornegrouppohio.com