

**6704-6720 North Ridge Rd
Madison, OH 44057**

For Sale

**Price:
\$699,900**



Overview

Address

**6704-6720 N Ridge Rd
Madison, OH 44057**

Price

\$699,900

Property Description

18,595 SF

Location

Directly on US RT 20

Exceptional opportunity to acquire a well-positioned, income-producing neighborhood shopping center located at 6704-6720 North Ridge Road, Madison, Ohio in one of the area's most active commercial corridors. This plaza is anchored by a mix of long-term local tenants whose consistent occupancy reflects the stability and appeal of the location. Their established presence creates a dependable stream of rental income. Complementing these local businesses is a nationally recognized tenant whose brand visibility enhances the center's overall draw and reinforces its value as a secure investment with diversified tenancy. The plaza sits along North Ridge Road, a highly traveled route that serves as one of Madison's primary east-west thoroughfares. The high daily traffic count, combined with strong surrounding residential neighborhoods and nearby commercial activity, ensures that the center benefits from continual visibility and customer flow. Ample on-site parking, easy ingress and egress, and clear frontage along the roadway further support the convenience and accessibility that tenants and customers expect. The exterior has been freshly painted, the building façade has been thoughtfully updated, and targeted roof repairs have been completed, giving the property a well-maintained and appealing appearance. Additional updates have been made to two of the units. Ample signage opportunities offer strong branding potential for existing and future occupants. Investors will appreciate the combination of reliable tenancy and favorable positioning within a growing commercial area.



CONTACT:

Manar Elkurd

330.807.8423

manarelkurd@howardhanna.com





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