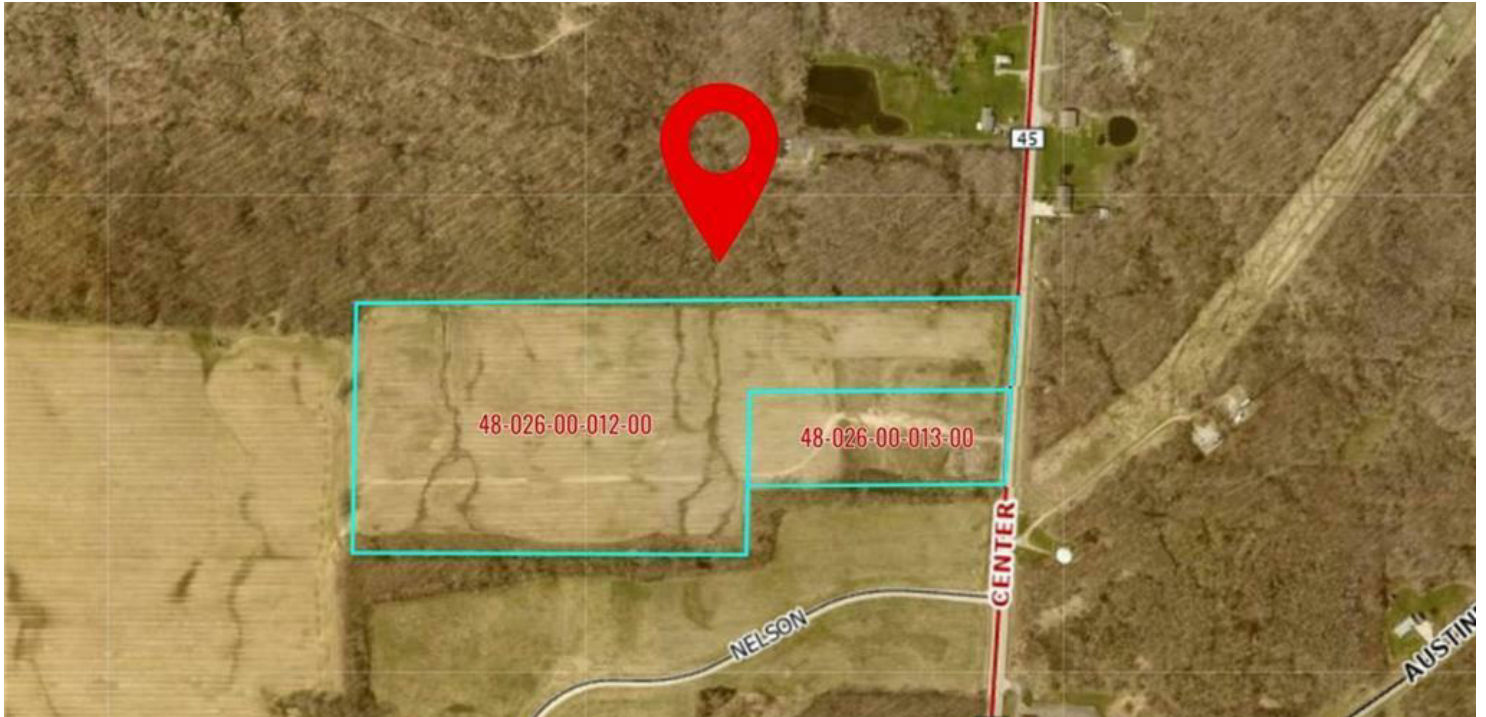


LAND FOR SALE

9019 SR 45 RD

Saybrook, OH 44010



PROPERTY DESCRIPTION

Large acreage for sale along SR 45 (Center Street) in Saybrook Township. Approximately 36 acres of cleared farm land only 0.5 acres north of Interstate 90. Development opportunity. Commercial zoning allows multiple uses that include retail, office, interchange uses, and similar development. Neighbors include Flying J Truck and Auto Center, Denny's, Holiday Inn, and Red Roof.

PROPERTY HIGHLIGHTS

- Located in the Saybrook area
- Highly desirable location
- Generous land size
- Flexible land use possibilities
- Close to essential amenities
- Ideal for various development opportunities
- Convenient access to major highways
- Favorable commercial zoning

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

KW COMMERCIAL

440.255.5500

7400 Center Street

Mentor, OH 44060

Each Office Independently Owned and Operated osbornegroupohio.com

LAND FOR SALE

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

KW COMMERCIAL

440.255.5500

7400 Center Street

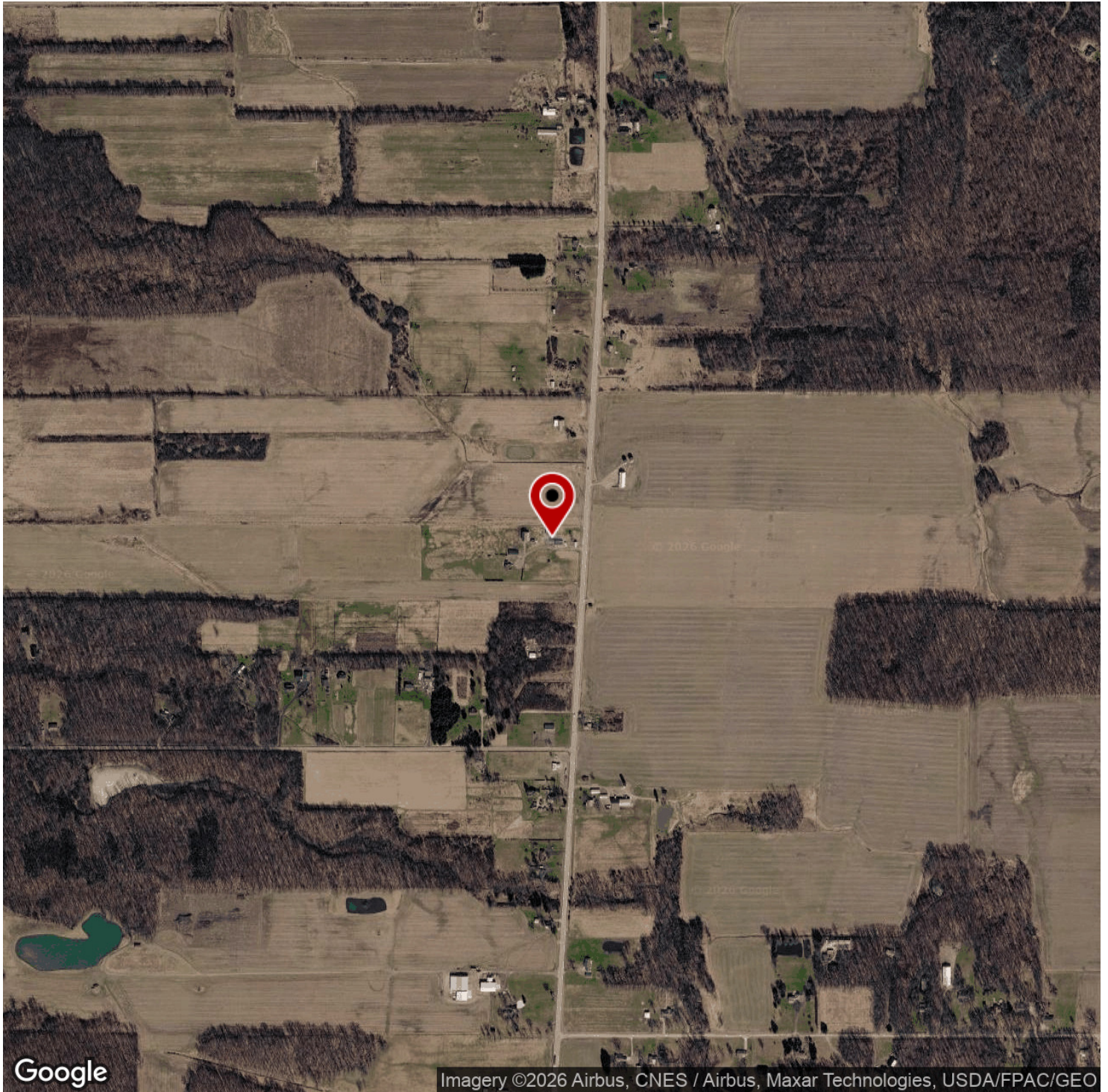
Mentor, OH 44060

Each Office Independently Owned and Operated osbornegroupohio.com

LAND FOR SALE

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

KW COMMERCIAL

440.255.5500

7400 Center Street

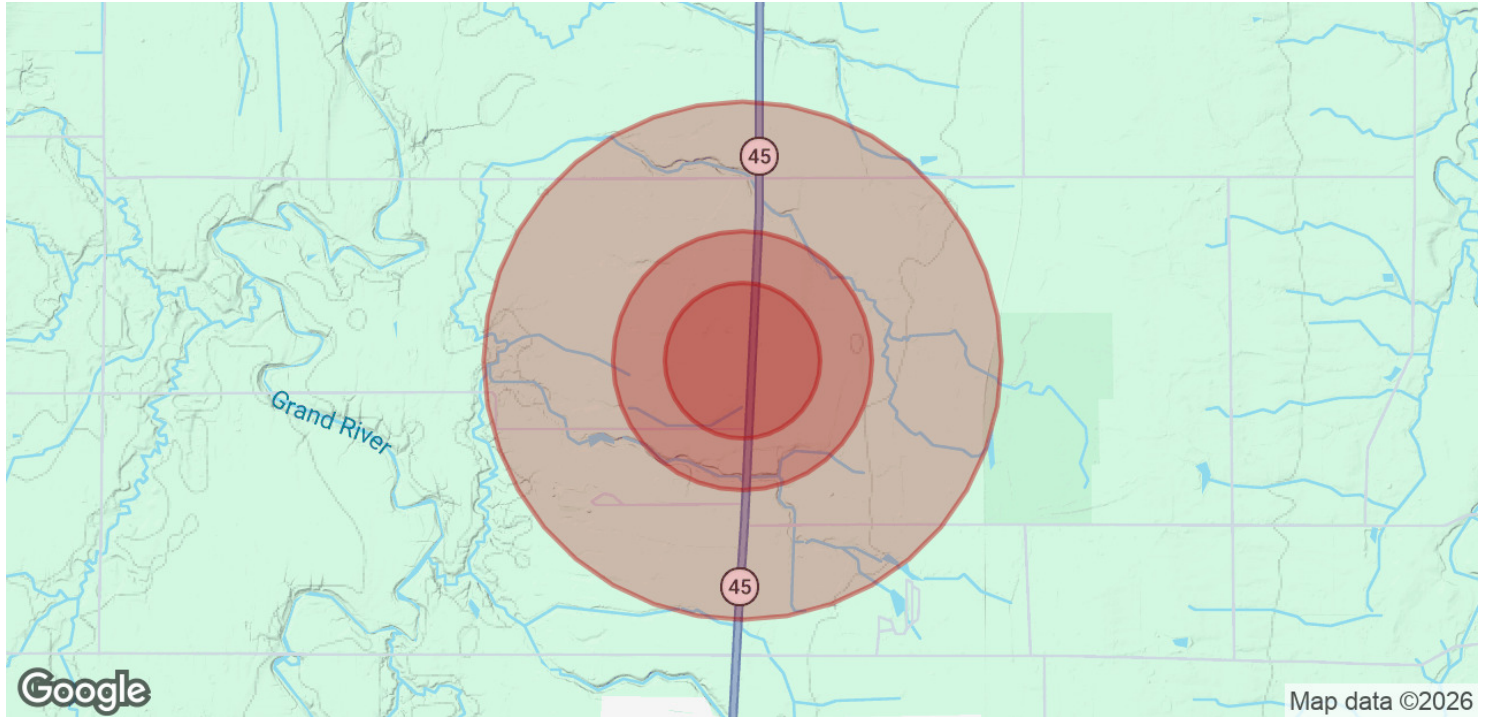
Mentor, OH 44060

Each Office Independently Owned and Operated osbornegroupohio.com

LAND FOR SALE

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

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

Each Office Independently Owned and Operated osbornegroupohio.com

LAND FOR SALE

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 Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with 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

KW COMMERCIAL

440.255.5500

7400 Center Street

Mentor, OH 44060

Each Office Independently Owned and Operated osbornegrouphio.com