

1 - 2.75 AC SIGNALIZED DEVELOPMENT SITE

2772 NORTH RIDGE ROAD, PERRY, OHIO 44081

GROUND LEASE / BUILD TO SUIT



SITE

LONG MEADOW
SQUARE

Perry
family
restaurant

IGA

Zepher's

DQ

FRESH FOOD
SHEETZ
MADE TO ORDER

Lane Rd

North Ridge Rd - 20,154 VPD

EXCLUSIVE CONTACT:

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THE OPPORTUNITY

- 1 AC up to 2.75 AC signalized development site for ground lease or build to suit across from Sheetz
 - » The corner parcel is a former bank and has a financial services restriction through 2032
- The current owner owns 3 parcels and the parcels can be reconfigured
- High traffic counts of 20,154 VPD along N Ridge Road
- Zoned: B-1 Business and Commercial
- Population of 32,182 in a 10 minute drive time with average household income of \$109,619 in a 20 minute drive time



Quick Stats - 20 Minute Drive Radius



DAYTIME
POPULATION
149,669



POPULATION
158,174



HOUSEHOLDS
67,490



POPULATION
25 & OVER
116,277



AVG. HOUSEHOLD
INCOME
\$109,619

AERIAL VIEW



AERIAL VIEW



SITE



North Ridge Rd - 20,154 VPD

Lane Rd

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DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2024 Population - Current Year Estimate	32,182	158,174	365,859
2024 Daytime Population	29,012	149,669	342,624
2024 Households - Current Year Estimate	13,110	67,490	162,308
2024 Average Household Income	\$93,566	\$109,619	\$97,651
2029 Average Household Income Projection	\$105,215	\$122,324	\$109,472
2024 Median Household Income	\$70,464	\$82,186	\$68,587
2024 Population Over 25	22,541	116,277	269,072

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