

1936 MENTOR AVE

Painesville, OH 44077



PROPERTY DESCRIPTION

Prime site for commercial development. 3.15 acres of land on one parcel. Zoning is B-1 (Restricted Retail) and allows many uses. Traffic counts exceed over 15,000 cars day and property has approximately 250' of frontage along Mentor Avenue (SR20). New development to both the east and west including a new Extra Space Self Storage, Harbor Freight, and Popeyes Chicken to the West. Close proximity to Lowes, Target, Kohls, and many fast food restaurants. This large parcel is one of the few remaining commercial pieces of this size on SR 20.

OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	3.15 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	1,007	3,207
Total Population	467	2,219	7,333
Average HH Income	\$109,872	\$106,780	\$108,459

PROPERTY HIGHLIGHTS

- Highly visible location
- Ample parking space
- Flexible zoning regulations
- Ideal for commercial development

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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

LAND FOR SALE

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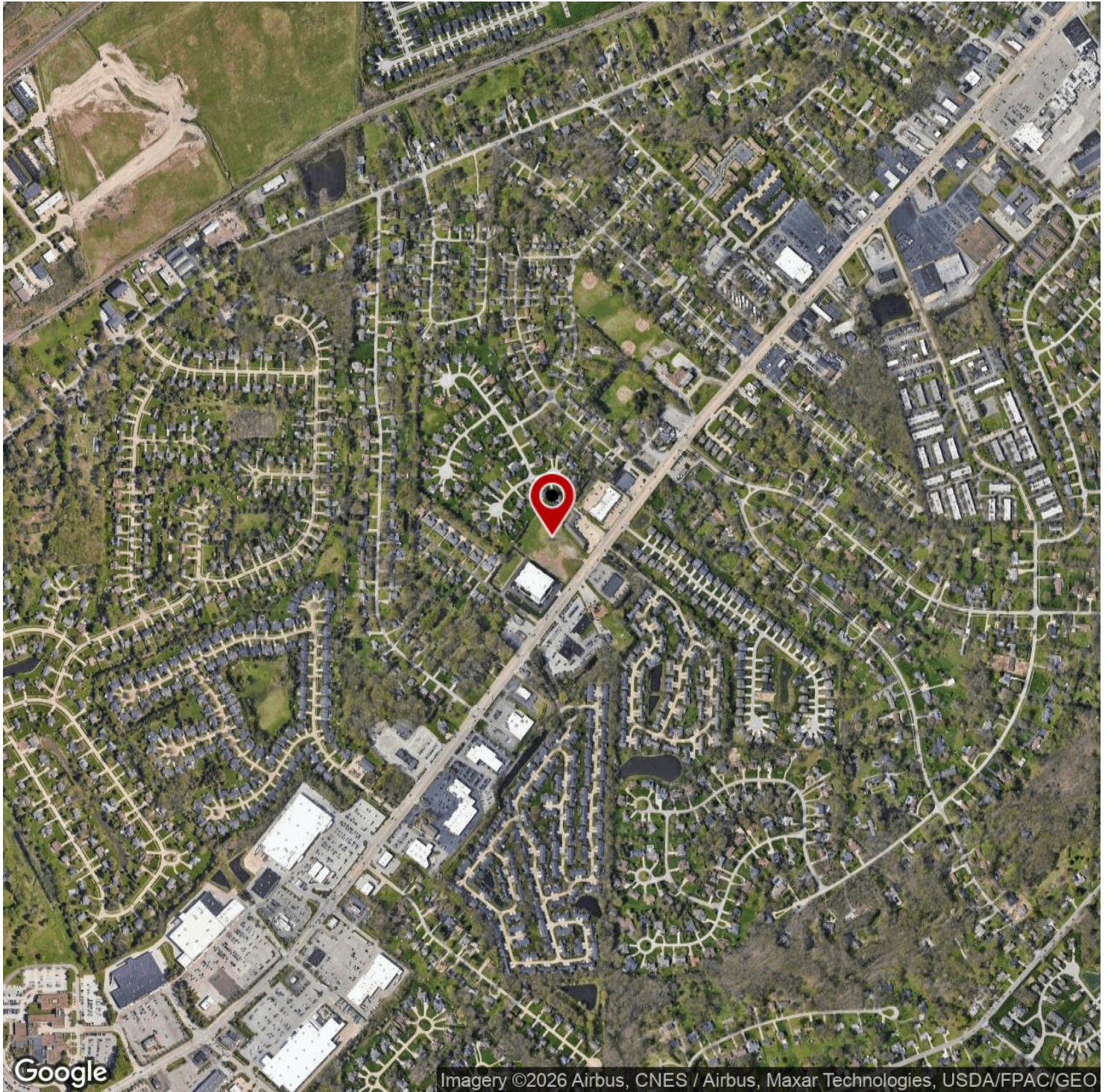
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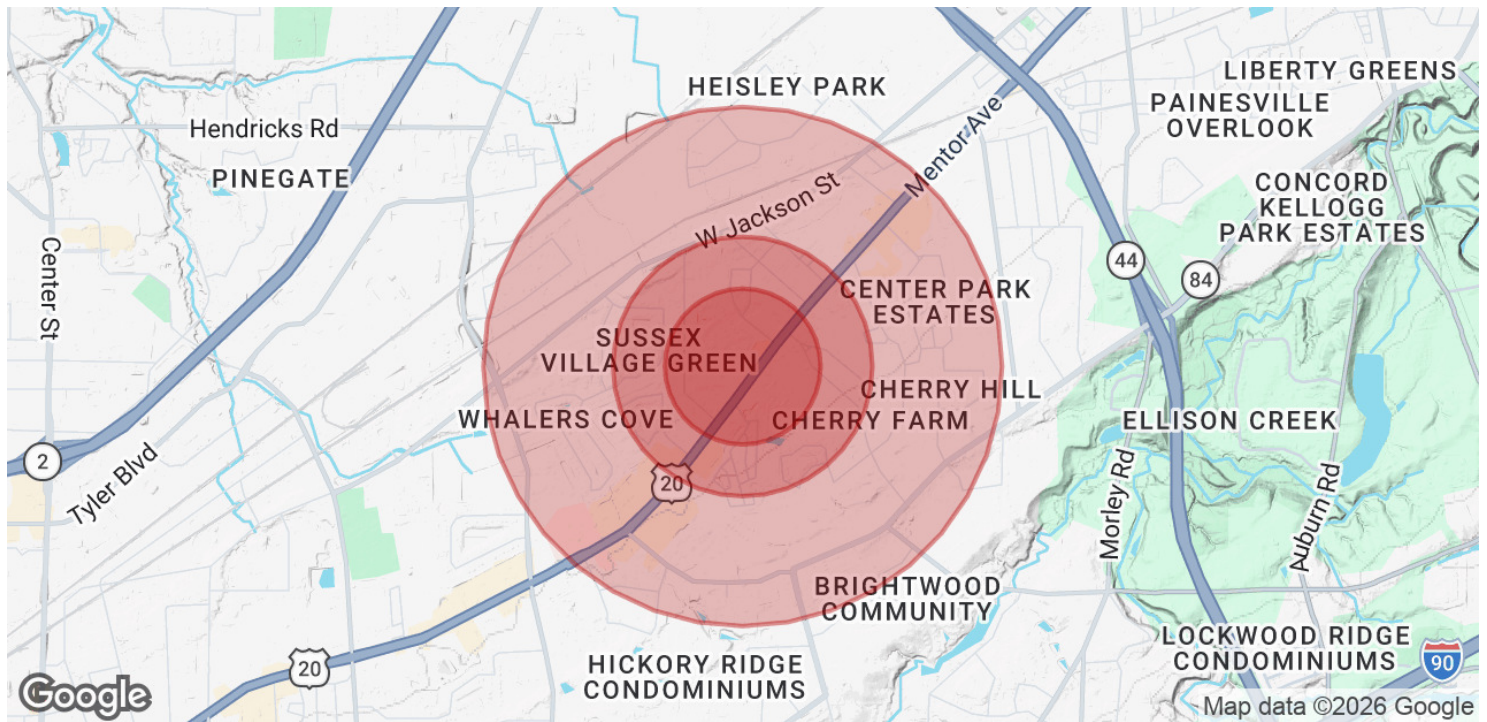
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	467	2,219	7,333
Average Age	47	49	46
Average Age (Male)	46	48	45
Average Age (Female)	48	50	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	1,007	3,207
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$109,872	\$106,780	\$108,459
Average House Value	\$279,689	\$263,232	\$263,961

2020 American Community Survey (ACS)

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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 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

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WHY

Hire KW Commercial for Land and Development:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.2 billion in transaction volume in 2019

I specialize in land brokerage and development services and possess an exceptional understanding of the complex factors that influence the land brokerage transaction and have the extensive experience and contacts to get the deal done right.

Working in coordination with my other specialties, land and development services include:

- Sales leasing and negotiation
- Site selection and demographics
- Entitlement and approval services
- Environmental resource constraints
- Feasibility analysis
- Valuation services
- Infrastructure analysis



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means

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