

RETAIL FOR SALE

3.21 AC I-90 RETAIL DEVELOPMENT SITE | 8,864 SF | CLEVELAND MSA | LIQUOR LICENSE INCLUDED



1851 South Broadway, Geneva, OH 44041



PROPERTY DESCRIPTION

Redevelopment Opportunity just north of Interstate 90 in Geneva, Ohio. All utilities present. Ideal for fast food, hotels, and auto-related services. Adjacent to Spire and new developments including hotels (Town Place Suites), Starbucks, and others. Liquor license included in sale. Call for details!

PROPERTY HIGHLIGHTS

- Prime I-90 Location
- All Utilities Present
- Ideal for Retail, Hotels & Fast Food
- Surrounded by New Development
- Liquor License Included

OFFERING SUMMARY

Sale Price:	\$1,190,000
Lot Size:	3.21 Acres
Building Size:	8,864 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	400	1,910	3,921
Total Population	944	4,177	8,676
Average HH Income	\$78,091	\$60,573	\$58,659

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RICK OSBORNE JR.

Managing Director Of Commercial Real Estate
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CELESTE OSBORNE

Licensed Realtor & Operations Specialist
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celestek@kw.com
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KW COMMERCIAL

440.255.5500
7400 Center Street
Mentor, OH 44060

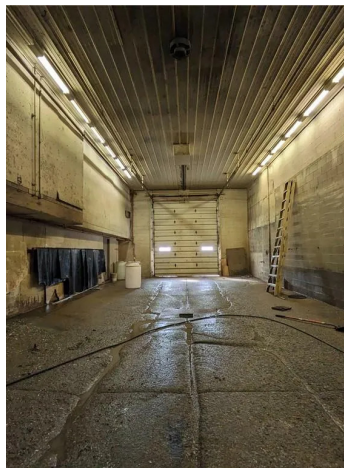
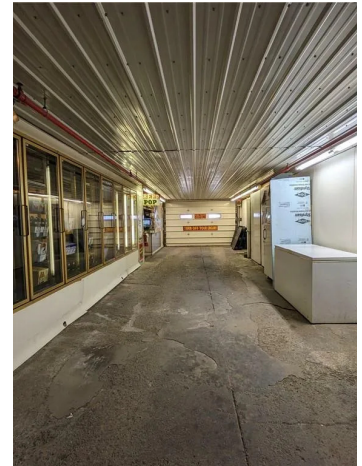
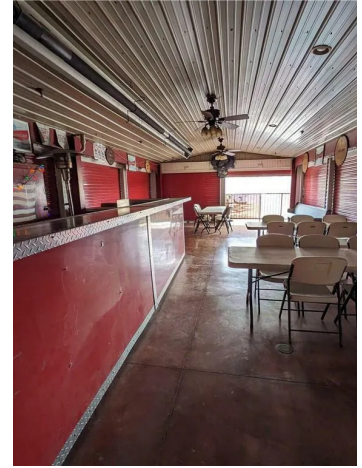
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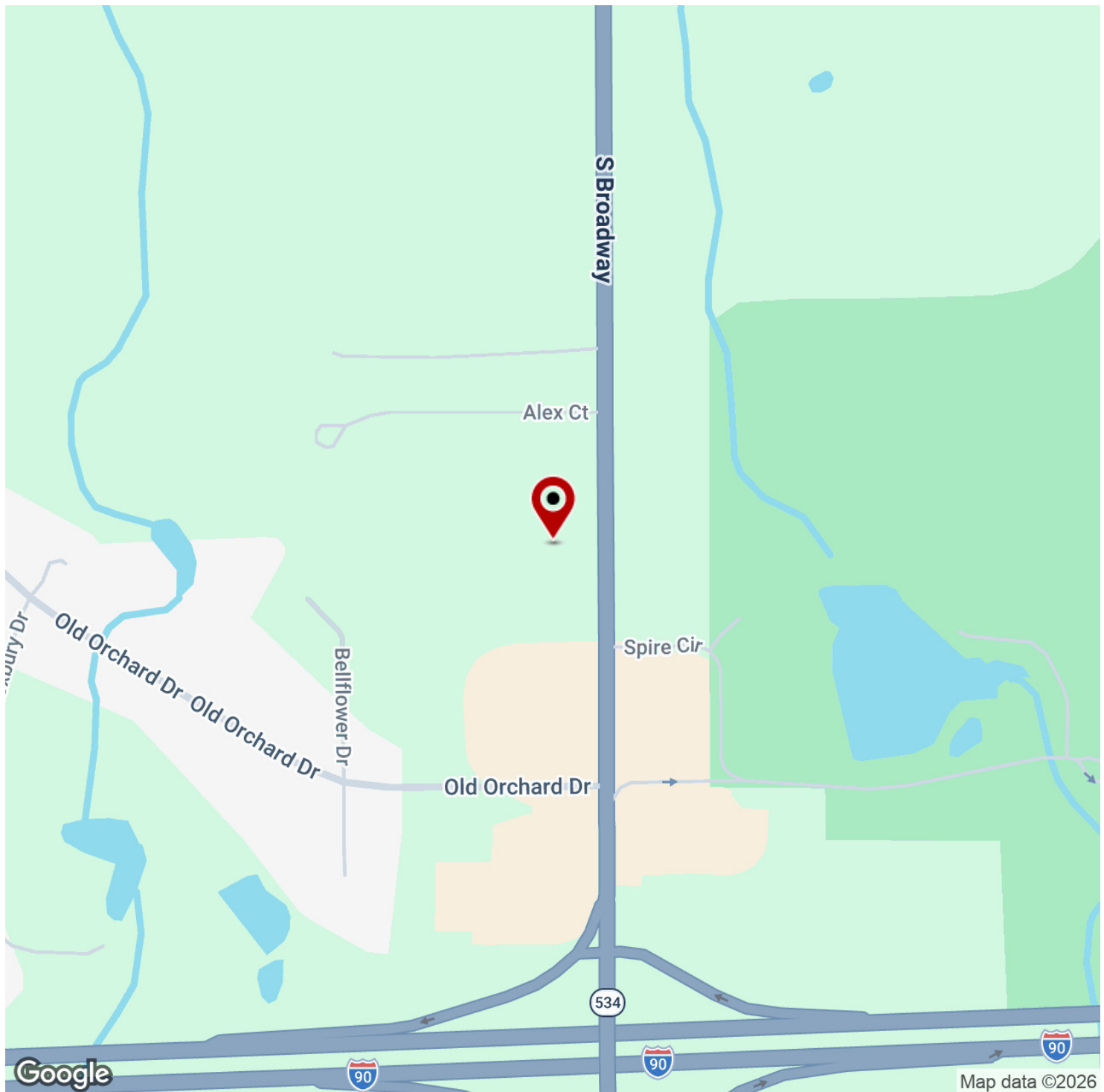
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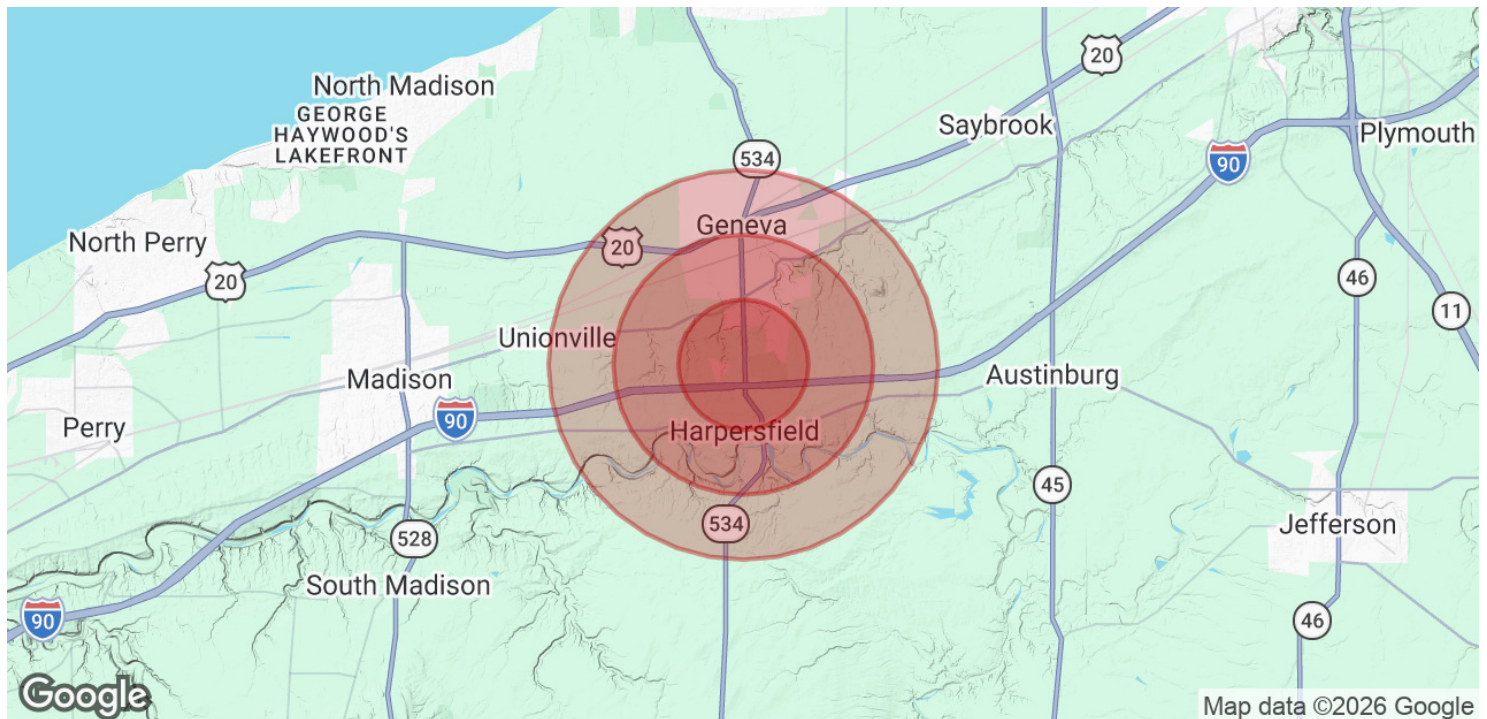
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	944	4,177	8,676
Average Age	48.2	43.5	44.2
Average Age (Male)	40.4	36.5	40.5
Average Age (Female)	49.6	47.8	45.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	400	1,910	3,921
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$78,091	\$60,573	\$58,659
Average House Value	\$170,215	\$135,285	\$127,098

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 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.

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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.

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