

LAND FOR SALE

14.09 ACRES VACANT INDUSTRIAL LAND

River Street, Grand River, OH 44045



OFFERING SUMMARY

SALE PRICE:	\$2,254,800
LOT SIZE:	14.09 Acres
ZONING:	Light Industrial
MARKET:	Cleveland
SUBMARKET:	Mentor

PROPERTY OVERVIEW

Light industrial- level cleared and ready for development! \$60,000 per acre. Will divide. Close to Grand River. Could possibly be used for multifamily as well. Great easy highway access. Rt 44. I 90. Two parcels.

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #0010001710

CELESTE OSBORNE
Licensed Realtor & Operations Specialist
O: 216.245.8111
celestek@kw.com
OH #0026000651

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.

Each Office Independently Owned and Operated osbornegroupohio.com

LAND FOR SALE

14.09 ACRES VACANT INDUSTRIAL LAND

River Street, Grand River, OH 44045



PROPERTY HIGHLIGHTS

- Zoned Light Industrial
- Ideal for industrial development
- Strategic location in the Cleveland area



KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #0010001710

CELESTE OSBORNE
Licensed Realtor & Operations Specialist
O: 216.245.8111
celestek@kw.com
OH #0026000651

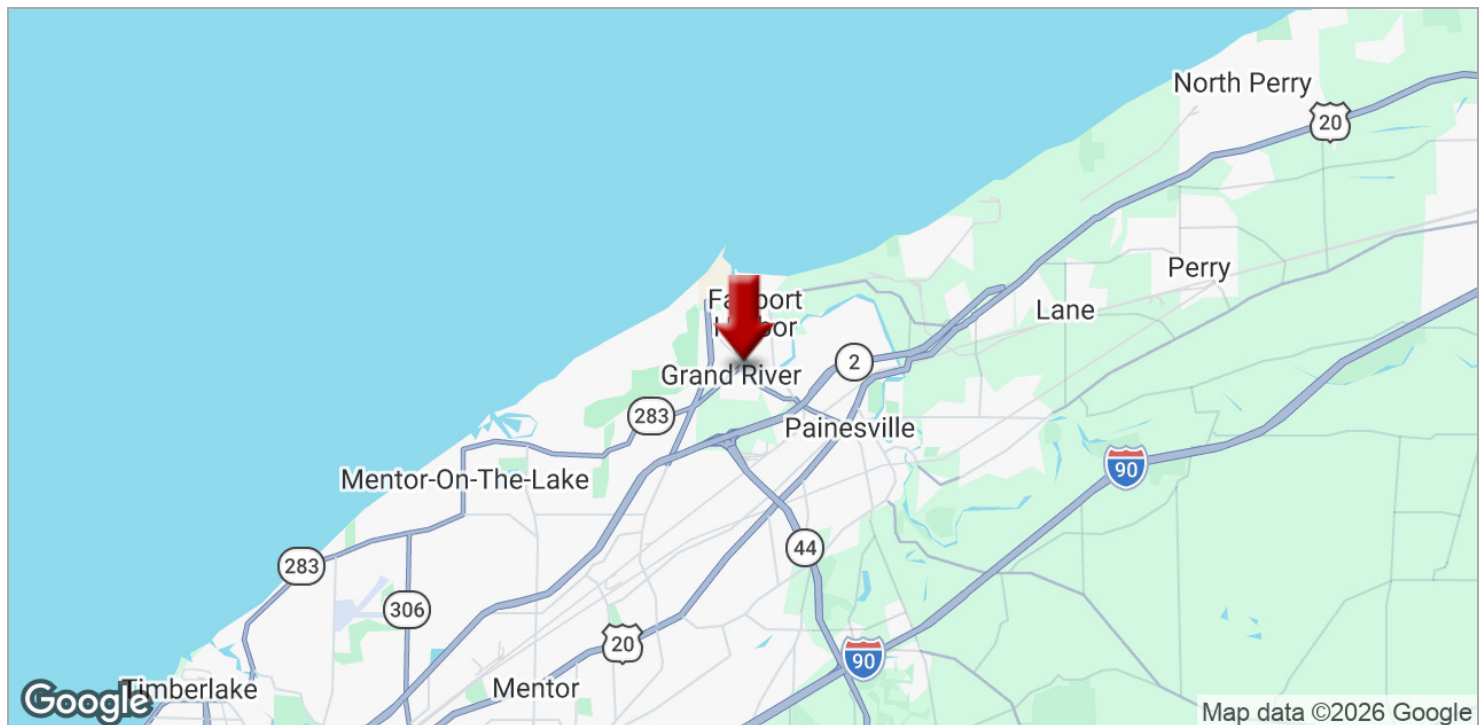
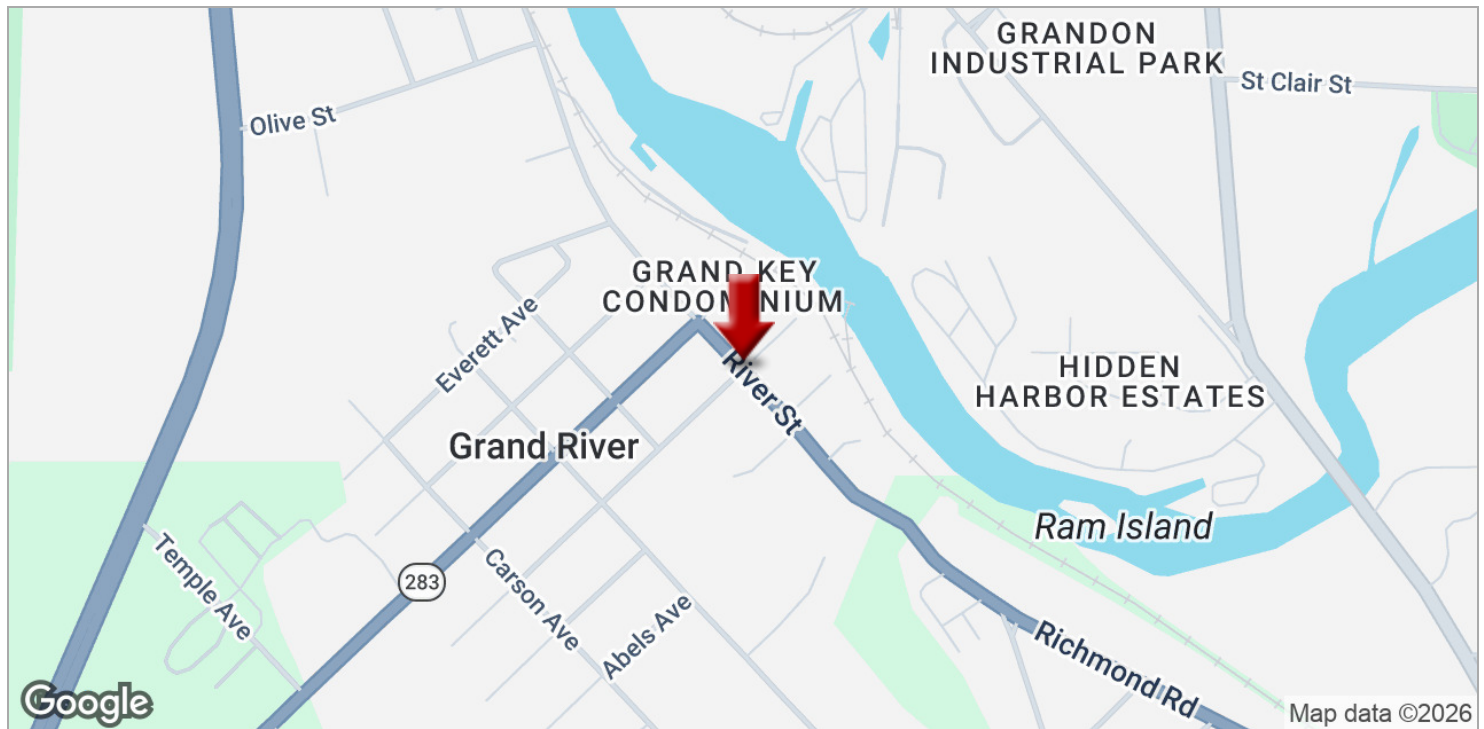
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated osbornegrouppohio.com

LAND FOR SALE

14.09 ACRES VACANT INDUSTRIAL LAND

River Street, Grand River, OH 44045



KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2026000651

CELESTE OSBORNE
Licensed Realtor & Operations Specialist
O: 216.245.8111
celestek@kw.com
OH #2026000651

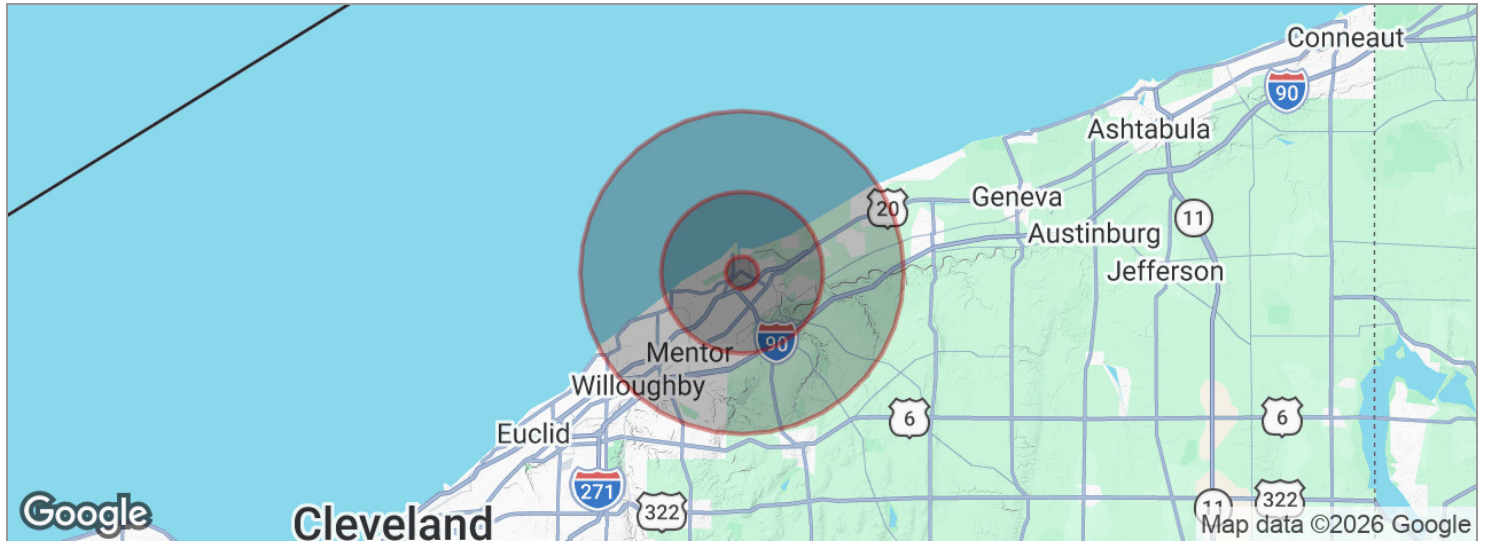
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated osbornegroupohio.com

LAND FOR SALE

14.09 ACRES VACANT INDUSTRIAL LAND

River Street, Grand River, OH 44045



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,864	77,925	157,126
Median age	45.5	43.0	44.3
Median age (male)	44.1	40.9	42.7
Median age (Female)	45.7	45.0	45.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,762	34,176	68,290
# of persons per HH	2.2	2.3	2.3
Average HH income	\$63,649	\$72,610	\$82,071
Average house value	\$126,360	\$164,090	\$184,398

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2026000651

CELESTE OSBORNE
Licensed Realtor & Operations Specialist
O: 216.245.8111
celestek@kw.com
OH #2026000651

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.

Each Office Independently Owned and Operated osbornegroupohio.com

LAND FOR SALE

14.09 ACRES VACANT INDUSTRIAL LAND

River Street, Grand River, OH 44045



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #0010001740

CELESTE OSBORNE
Licensed Realtor & Operations Specialist
O: 216.245.8111
celestek@kw.com
OH #2026000651

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.

Each Office Independently Owned and Operated osbornegroupohio.com

LAND FOR SALE

14.09 ACRES VACANT INDUSTRIAL LAND

River Street, Grand River, OH 44045



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 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.

Osborne Group - KW Commercial

7400 Center Street
Mentor, OH 44060
440.255.5500

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

CELESTE OSBORNE
Licensed Realtor & Operations Specialist
O: 216.245.8111
celestek@kw.com
OH #2026000651

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.

Each Office Independently Owned and Operated osbornegroupohio.com

LAND FOR SALE

14.09 ACRES VACANT INDUSTRIAL LAND

River Street, Grand River, OH 44045



CELESTE OSBORNE

Licensed Realtor & Operations Specialist

celestek@kw.com

Direct: 216.245.8111

OH #2026000651

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.

Osborne Group - KW Commercial

7400 Center Street
Mentor, OH 44060
440.255.5500

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2026000651

CELESTE OSBORNE
Licensed Realtor & Operations Specialist
O: 216.245.8111
celestek@kw.com
OH #2026000651

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.

Each Office Independently Owned and Operated osbornegroupohio.com