LAND FOR SALE

28 ACRES CLEARED INDUSTRIAL LAND - PERRY PARK FRONTAGE

3320 Perry Park Rd, Perry, OH 44081



PROPERTY DESCRIPTION

Large tract if industrial zoned land ready for development. Zoned I-2 (heavy industrial) and comprised of 28 plus acres of cleared and flat land. Adjacent to Perry JEDD industrial land offering exceptional opportunity to create a larger campus for national manufactures in this region. Perry Township offers incentives and abatement for a qualified users. All utilities are available along Perry Park Road including sanitary sewer, water, electric, and natural gas. Asking price is $23,000 per acre.

PROPERTY HIGHLIGHTS

- Affordable industrial land at only $23,000 per acre.
- The property is cleared, flat, and ready to build on.
- Utilities including water, sewer, and electric are available.
- Easy access to SR 2, I-90, and Cleveland.

LOCATION DESCRIPTION

Approximately 30 miles east of Cleveland along SR 20 to Perry Park Road. Site is on the west side of Perry Park Road approximately 1 mile to the north.

OFFERING SUMMARY

Sale Price:	$650,000
Lot Size:	28.3 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	33	180
Total Population	18	89	482
Average HH Income	$74,619	$74,619	$75,452

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.

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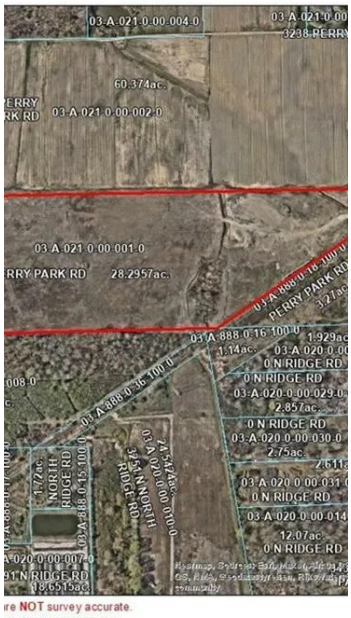
3320 Perry Park Road Aerial



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lain Street, Painesville, OH

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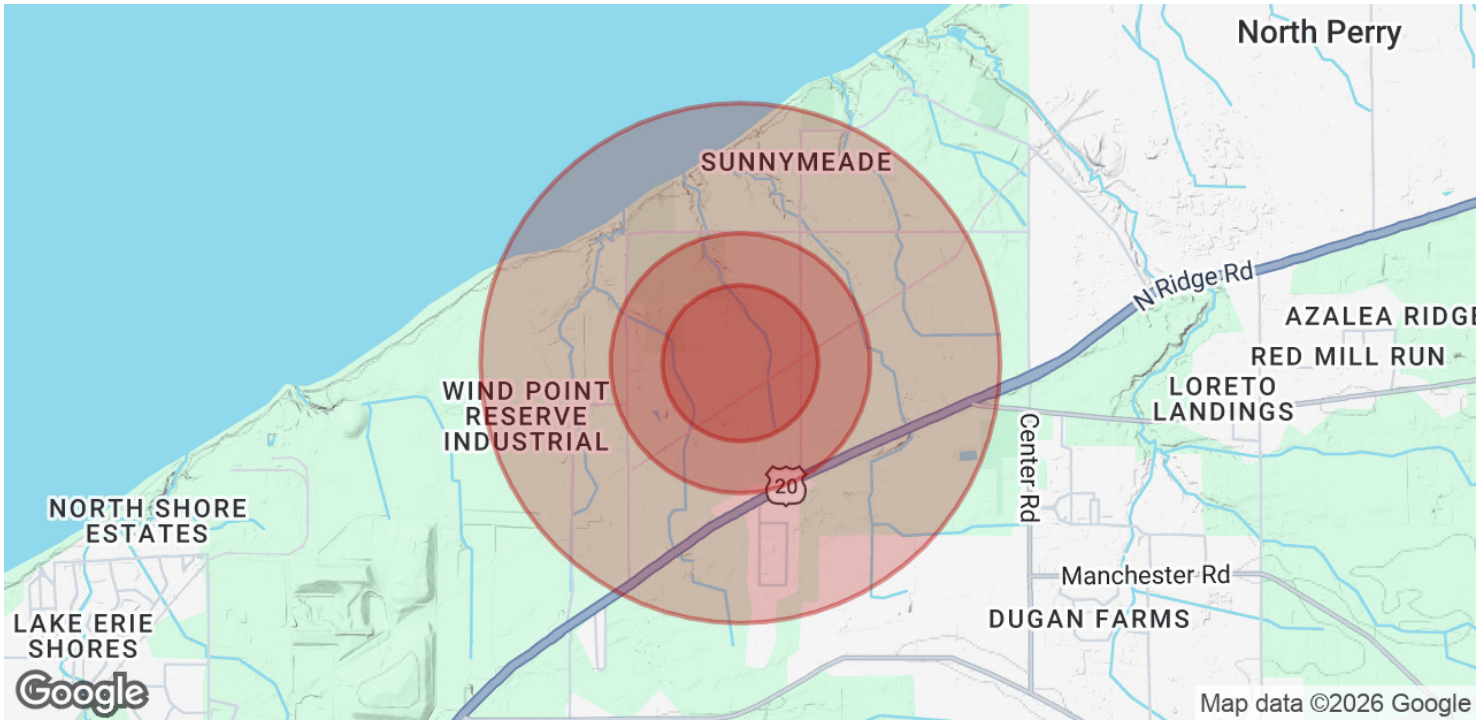

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	18	89	482
Average Age	40	40	40
Average Age (Male)	40	40	41
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	33	180
# of Persons per HH	2.6	2.7	2.7
Average HH Income	$74,619	$74,619	$75,452
Average House Value	$183,765	$183,765	$185,319

2020 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been a 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 Trial 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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