

LAND FOR SALE

+/- 18.19 AC OF COMMERCIAL LAND

441 Griswold Road, Elyria, OH 44035



PROPERTY HIGHLIGHTS

- Hard corner prime development land 23 miles southwest of Cleveland, near freeways I-90, SR 57, SR 2, and I-80
- 1902 feet of frontage, most on 4 lanes, leveled land - great for retail development
- All utilities to site including fiber making the property truly shovel-ready
- +/- 17 AC zoned for general business use providing an array of development opportunities
- Two corner lots (+/- 1.19 AC) are zoned for much needed gas station
- Childcare adjoining the site – convenient for working parents
- In close proximity to many restaurants and retailers: Bob Evans, Denny's, Wendy's, Midway Mall and others
- Situated in the center of Lorain County's population of over 300,000 people
- Opportunity for several front lots and ideal shape for a professional-office park
- High traffic counts and great visibility

ASKING PRICE: \$3,800,000



For More Information:

Guzel Lubinski, Broker, License # 471021968
312.237.0290 | guzel@goldengroupcre.com
goldengroupcre.com

Bang Realty, Inc | Broker
Brian Brockman, LICENSE # BRK.2009000214
BOR@bangrealty.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



LAND FOR SALE

441 Griswold Road, Elyria, OH 44035



PROPERTY DESCRIPTION

Introducing 441 Griswold Road, an exceptional 18-acre site in Elyria, Ohio, which is 23 miles southwest of Cleveland. Boasting a coveted location at the corner of Griswold and W River Roads, this property offers prime exposure on a four-lane road, with easy access to major freeways including I-90, SR 57, SR 2, and I-80 from 7 different directions.

Zoned for B-G (general business use), the possibilities for development are endless. Two corner lots zoned B-AO (business automotive oriented) are currently zoned for a gas station but can be easily rezoned for other purposes. All utilities, including fiber, are readily available, making this site truly shovel-ready. The presence of a charming forest and drainage area adds to the property's appeal and versatility.

With the surrounding area lacking essential amenities such as a gas station, drug store, and medical facilities, 441 Griswold Road presents a unique opportunity to meet these needs. Situated in the heart of Lorain County, with a population exceeding 300,000, and close proximity to popular dining options and retailers including Bob Evans, Denny's, Wendy's, Midway Mall, this property is ideal for a range of development opportunities including a Professional Office Park.

OFFERING SUMMARY

| | |
|--------------------|--|
| Sale Price: | \$3,800,000 |
| Combined Lot Size: | 18.19 Acres |
| Price per Acre | \$230,896 |
| 5 Lots: | 0623016102057 (15.24 AC) - zoned B-G 0623016102054 (0.88 AC) - zoned B-G 0623016102055 (0.88 AC) - zoned B-G 0623016102056 (0.18 AC) - zoned B-AO 0623016102050 (1.01 AC) - zoned B-AO |
| Real Estate Taxes: | \$8,870.34 a year |

For More Information:

Guzel Lubinski, Broker, License # 471021968
312.237.0290 | guzel@goldengroupcre.com
goldengroupcre.com

Bang Realty, Inc | Broker
Brian Brockman, LICENSE # BRK.2009000214
BOR@bangrealty.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



LAND FOR SALE



For More Information:

Guzel Lubinski, Broker, License # 471021968
312.237.0290 | guzel@goldengroupcre.com
goldengroupcre.com

Bang Realty, Inc | Broker
Brian Brockman, LICENSE # BRK.2009000214
BOR@bangrealty.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



LAND FOR SALE

441 Griswold Road, Elyria, OH 44035



DTV 6,084

Foxes Lair Apartments

Bob Evans
FARMHOUSE KITCHEN

DTV 37,558

Wendy's

All About the Kids Academy

DTV 8,023

Denny's

McDonald's

BUFFALO WILD WINGS

Midway Mall

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA/FPAC/GEO

For More Information:

Guzel Lubinski, Broker, License # 471021968
312.237.0290 | guzel@goldengroupcre.com
goldengroupcre.com

Bang Realty, Inc | Broker
Brian Brockman, LICENSE # BRK.2009000214
BOR@bangrealty.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



LAND FOR SALE

CPA, CGFM

441 Griswold Road, Elyria, OH 44035



Select Sales Layers Refresh Printing Links More...



For More Information:

Guzel Lubinski, Broker, License # 471021968
312.237.0290 | guzel@goldengroupcre.com
goldengroupcre.com

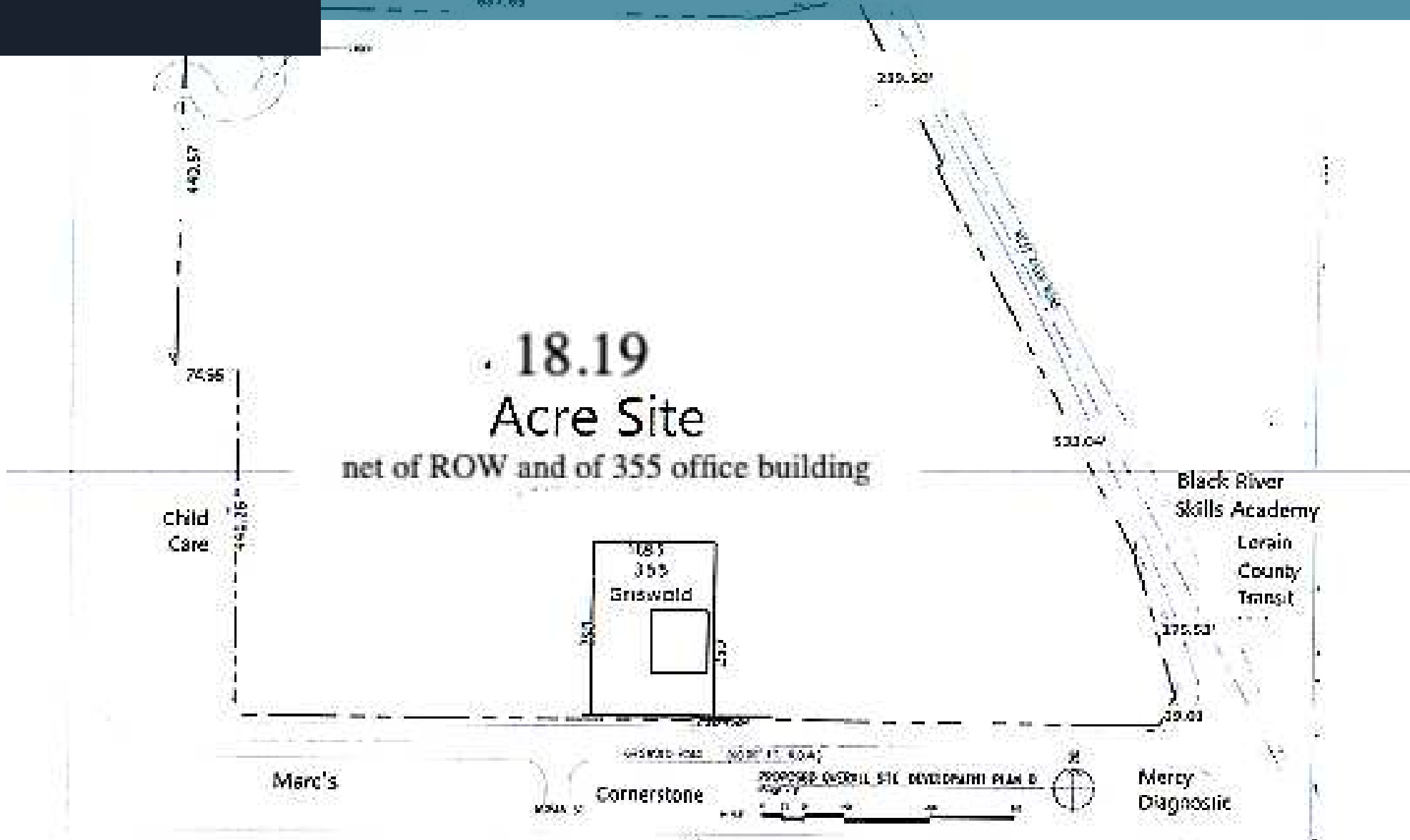
Bang Realty, Inc | Broker
Brian Brockman, LICENSE # BRK.2009000214
BOR@bangrealty.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



LAND FOR SALE

441 Griswold Road, Elyria, OH 44035



For More Information:

Guzel Lubinski, Broker, License # 471021968
312.237.0290 | guzel@goldengroupcre.com
goldengroupcre.com

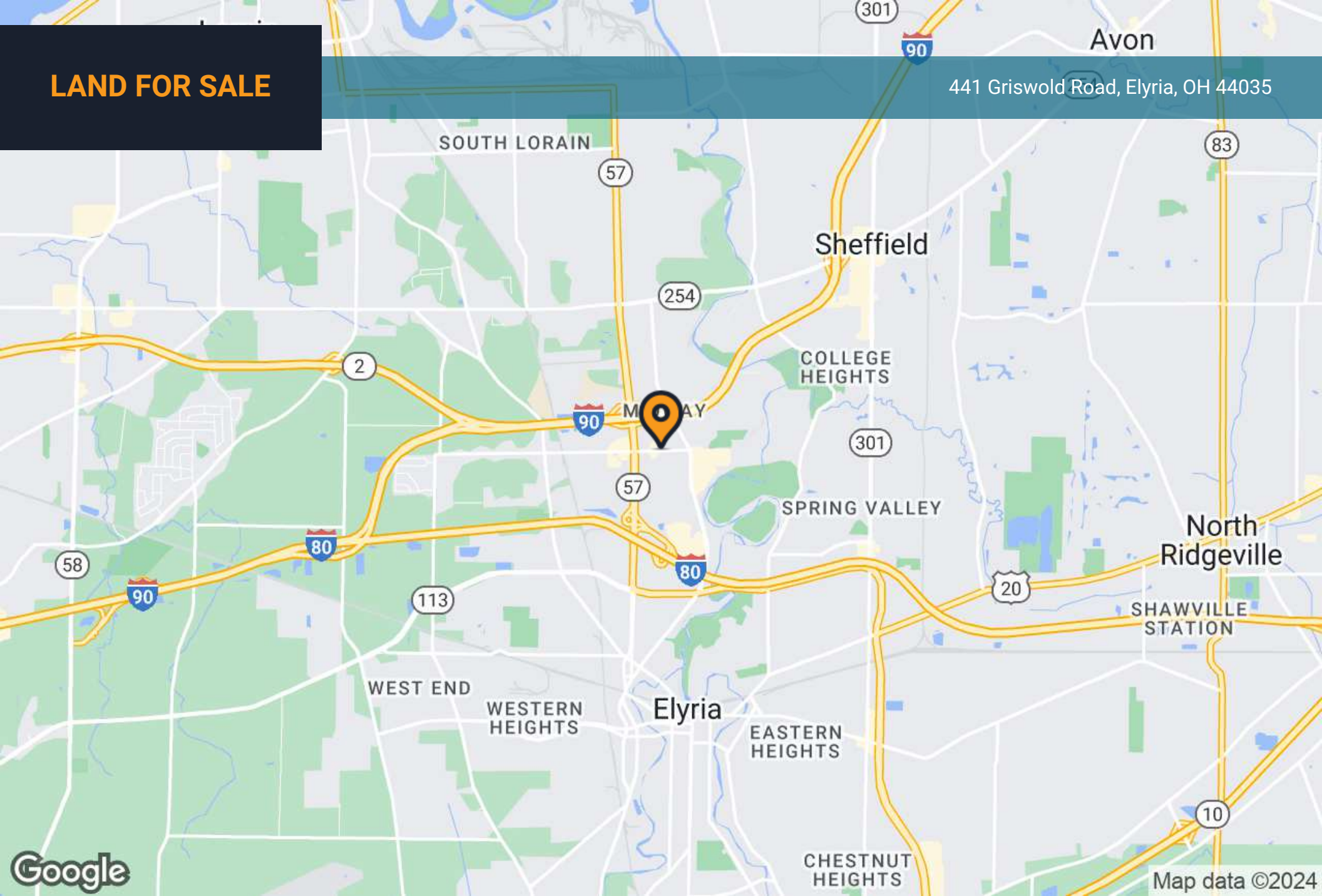
Bang Realty, Inc | Broker
Brian Brockman, LICENSE # BRK.2009000214
BOR@bangrealty.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



LAND FOR SALE

441 Griswold Road, Elyria, OH 44035



For More Information:

Guzel Lubinski, Broker, License # 471021968
312.237.0290 | guzel@goldengroupcre.com
goldengroupcre.com

Bang Realty, Inc | Broker
Brian Brockman, LICENSE # BRK.2009000214
BOR@bangrealty.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



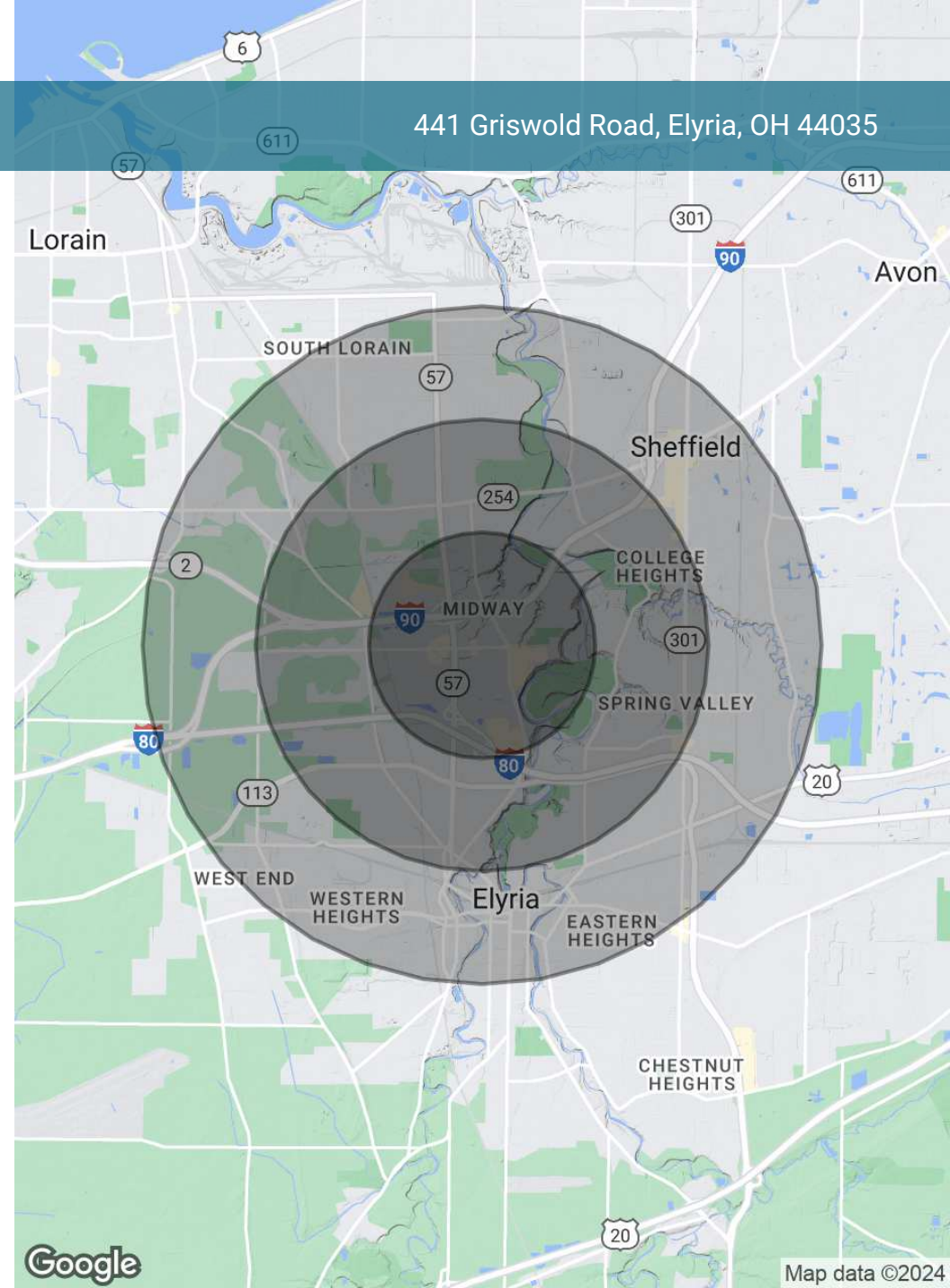
LAND FOR SALE

441 Griswold Road, Elyria, OH 44035

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,107 | 22,437 | 52,137 |
| Average Age | 43.1 | 44.5 | 42.7 |
| Average Age (Male) | 40.7 | 44.1 | 41.2 |
| Average Age (Female) | 40.0 | 43.3 | 43.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 1,815 | 10,813 | 25,014 |
| # of Persons per HH | 1.7 | 2.1 | 2.1 |
| Average HH Income | \$40,634 | \$53,891 | \$51,196 |
| Average House Value | \$87,508 | \$105,105 | \$107,011 |

* Demographic data derived from 2020 ACS - US Census



For More Information:

Guzel Lubinski, Broker, License # 471021968
 312.237.0290 | guzel@goldengroupcre.com
 goldengroupcre.com

Bang Realty, Inc | Broker
 Brian Brockman, LICENSE # BRK.2009000214
 BOR@bangrealty.com

2024 © This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

