

# Property Summary Report

11764 Girdled Rd



Painesville, OH 44077 - Northeast Submarket



## BUILDING

Type	2 Star Retail
Tenancy	Single
Year Built	1964
GLA	2,558 SF
Stories	1
Typical Floor	2,558 SF
Construction	Masonry

## LAND

Land Acres	1.21 AC
Zoning	B-1
Parcel	08-A-001-0-00-009

## EXPENSES

Taxes	\$0.86/SF (2020)
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## SALE

For Sale	\$299,000 (\$116.89/SF)
Sale Type	Owner User
Status	Active

## Last Sale

Sold Price	\$100,000 (\$39.09/SF)
Date	Feb 2014

## TRANSPORTATION

Parking	15 available (Surface);Ratio of 5.86/1,000 SF
Walk Score®	Car-Dependent (8)

## SPACE FEATURES

- Security System

## TRAFFIC & FRONTAGE

Traffic Volume	2,384 on Girdled Rd & Ravenna Rd SW (2014)
	3,291 on Co Hwy 202 & Sunshine SW (2018)

Made with TrafficMetrix® Products

## PROPERTY CONTACTS

Sales Company	Platinum Real Estate 10 Public Sq Willoughby, OH 44094 (440) 942-2100 (p) (440) 942-1100 (f)
Recorded Owner	Debbie Takah 7991 Painesville Ravenna Rd Painesville, OH 44077 (440) 639-9044 (p)



True Owner	Debbie Takah 7991 Painesville Ravenna Rd Painesville, OH 44077 (440) 639-9044 (p)
Recorded Owner	Joe Iacano 11743 Girdled Rd Painesville, OH 44077 (440) 487-1101 (p)

# Property Summary Report

**11764 Girdled Rd**



Painesville, OH 44077 - Northeast Submarket

## **SALE HIGHLIGHTS**

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- Easy Access to State Route 44 & Interstate 90.

# Property Summary Report

## 7695 Auburn Rd - Land Across From Tri Point Hospital



Painesville, OH 44077 - Northeast Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	4.00 AC
Land SF - Gross	174,240 SF
Dimensions	Irregular
Topography	Level
Parcel	08-A-020-0-00-001

### ZONING & USAGE

Zoning	Commercial
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### CURRENT CONDITION

Grading	Previously developed lot
Infrastructure	No Cable, No Curb/Gutter/Sidewalk, No Electricity, Gas, No Irrigation,

### TRAFFIC & FRONTAGE

Traffic Volume	6,300 on Auburn Rd & South Dr S (2017) 25,278 on State Rte 44 & Auburn Rd SE (2020)
Frontage	459' on Auburn Rd (with 1 curb cuts)

Made with TrafficMetrix® Products

### TRANSPORTATION

Walk Score®	Car-Dependent (28)
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### SALE

For Sale	\$750,000 (\$187,500/AC - \$4.30/SF)
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	Berkshire Hathaway Professional Realty 7466 Auburn Rd Concord Twp, OH 44077 (440) 296-5006 (f)	True Owner	Chapin Jon 7695 Auburn Rd Painesville, OH 44077 (440) 354-9974 (p)
Recorded Owner	Chapin Jon 7695 Auburn Rd Painesville, OH 44077 (440) 354-9974 (p)		

# Property Summary Report

**7695 Auburn Rd - Land Across From Tri Point Hospital**



Painesville, OH 44077 - Northeast Submarket

## SALE HIGHLIGHTS

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- Across from Tri Point Medical Center
- Great Commercial Lot
- Quick Freeway Access

# Property Summary Report

## 0 E Crile Rd - Vacant Crile Road Development Property

Concord Township, OH - Northeast Submarket



### LAND

Type	Commercial Land
Land AC - Gross	3.54 AC
Land SF - Gross	154,072 SF
Topography	Level
Parcel	08-A-020-0-00-019

### ZONING & USAGE

Zoning	C400
Proposed Use	Neighborhood Center, Restaurant, Retail

### TRAFFIC & FRONTAGE

Traffic Volume	4,167 on Auburn Rd & Capital Pkwy W (2020) 12,246 on State Rte 44 & Co Hwy 202 S (2018)
Frontage	708' on Crile Rd

Made with TrafficMetrix® Products

### CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, Sewer,

### TRANSPORTATION

Walk Score®	Car-Dependent (16)
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### SALE

For Sale	\$1,300,000 (\$367,543/AC - \$8.44/SF)
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	Coldwell Banker-Schmidt Family of Companies 15380 Pearl Rd Strongsville, OH 44136 (440) 572-0220 (p)
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### SALE HIGHLIGHTS

- Great Visibility
- Growing Community
- Luxury and Cluster Homesites within a 2-mile radius

# Property Summary Report

## 0 Auburn Rd - Up to 175 AC - Auburn Rd



Concord Twp, OH 44060 - Northeast Submarket



### LAND

Type	2 Star Industrial Land
Land AC - Gross	175.00 AC
Land SF - Gross	7,623,000 SF
Parcel	08-A-020-A-00-001

### ZONING & USAGE

Zoning	RD-2, Gateway Business
Proposed Use	Industrial, Industrial Park, Office, Office Park

### TRAFFIC & FRONTAGE

Traffic Volume	667 on South Drive & Auburn Rd E (2020)
	56,994 on I- 90 & State Rte 44 NE (2020)

Made with TrafficMetrix® Products

### CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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### TRANSPORTATION

Walk Score®	Car-Dependent (19)
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### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	Hanna Commercial Real Estate 1350 Euclid Ave Cleveland, OH 44115 (216) 861-7200 (p) (216) 861-4672 (f)	True Owner	Concord Real Estate 29425 Chagrin Blvd Beachwood, OH 44122
Recorded Owner	Concord Real Estate 29425 Chagrin Blvd Beachwood, OH 44122		



# Property Summary Report

**0 Auburn Rd - Up to 175 AC - Auburn Rd**



Concord Twp, OH 44060 - Northeast Submarket

## SALE HIGHLIGHTS

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- Close to I-90 and Route 44.
- Utilities at Site
- Land is Divisible
- Zoned RD-2, Gateway Business, Capital
- Close Proximity to I-90 and Rt. 44

# Property Summary Report

**7765 Auburn Rd**



Painesville, OH 44077 - Northeast Submarket



## LAND

Type	2 Star Commercial Land
Land AC - Gross	2.48 AC
Land SF - Gross	108,029 SF
Parcel	08-A-020-0-00-005

## TRAFFIC & FRONTAGE

Traffic Volume	659 on South Dr & Auburn Rd E (2018)
	8,164 on Auburn Rd & Capital Pkwy N (2017)

Made with TrafficMetrix® Products

## TRANSPORTATION

Walk Score®	Car-Dependent (19)
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## SALE

For Sale	\$850,000 (\$342,742/AC - \$7.87/SF)
Sale Type	Owner User
Status	Active

## PROPERTY CONTACTS

Sales Company	The Osborne Group - KW Commercial
	7400 Center St
	Mentor, OH 44060
	(440) 299-5190 (p)





# Property Summary Report

## 7879 Auburn Rd - Capra Business Center

Painesville, OH 44077 - Northeast Submarket



### BUILDING

Type	3 Star Office Condo
Tenancy	Multi
Year Built	2003
RBA	6,000 SF
Stories	1
Typical Floor	1,500 SF
Construction	Masonry

### LAND

Land Acres	3.99 AC
Zoning	R-1
Parcel	08-A-020-0-00-020

### EXPENSES

Taxes	\$0.50/SF (2020)
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### SALE

For Sale	4 Condos - \$1,200,000 (\$200.00/SF)
Sale Type	Investment or Owner User
Properties	4
Status	Active

### SPACE FEATURES

- 24 Hour Access

### TRANSPORTATION

Parking	60 available (Surface);Ratio of 10.00/1,000 SF
Walk Score®	Car-Dependent (15)

### TENANTS

Chetan Patel, MD	1,466 SF	Edward Jones	1,250 SF
American Kidney Institute	-		

# Property Summary Report

## 7879 Auburn Rd - Capra Business Center



Painesville, OH 44077 - Northeast Submarket

### PROPERTY CONTACTS

Primary Leasing Company	Capra Business Center 9076 Westwood Dr Kirtland, OH 44094 (404) 796-2617 (p)	Sales Company	Tony Capra (440) 537-4798 (p)
True Owner	Capra Business Center 9076 Westwood Dr Kirtland, OH 44094 (404) 796-2617 (p)	Recorded Owner	Capra Business Center 9076 Westwood Dr Kirtland, OH 44094 (404) 796-2617 (p)
Previous True Owner	Capra Business Center 9076 Westwood Dr Kirtland, OH 44094 (404) 796-2617 (p)	Property Manager	Capra Business Center 9076 Westwood Dr Kirtland, OH 44094 (404) 796-2617 (p)

### BUILDING NOTES

Sprinkler System is only in furnace room.

### SALE HIGHLIGHTS

- Close access to interstate 90 and route 44.
- Fully leased by long-term tenants.
- Within 5 miles of University Hospitals TriPoint Medical Center.

# Property Summary Report

## 7701 Crile Rd - Parcel 2



Concord Twp, OH 44077 - Northeast Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	0.86 AC
Land SF - Gross	37,462 SF
Topography	Level
Parcel	08-A-020-B-00-002

### ZONING & USAGE

Zoning	BX
Proposed Use	Drug Store, Retail
Approval	Approved Plan

### CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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### TRAFFIC & FRONTAGE

Traffic Volume	6,300 on Auburn Rd & South Dr S (2017) 25,278 on State Rte 44 & Auburn Rd SE (2020)
Frontage	Crile Rd

Made with TrafficMetrix® Products

### TRANSPORTATION

Walk Score®	Car-Dependent (30)
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### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### Last Sale

Sold Price	\$400,000 (\$363,636/AC - \$8.35/SF)
Date	Aug 2020
Sale Type	Investment


# Property Summary Report

**7701 Crile Rd - Parcel 2**



Concord Twp, OH 44077 - Northeast Submarket

## PROPERTY CONTACTS

Sales Company	Hanna Commercial Real Estate	Recorded Owner	IN9 Group LLC
	1350 Euclid Ave Cleveland, OH 44115 (216) 861-7200 (p) (216) 861-4672 (f)		
Previous True Owner	Erie Affiliates, Inc. 29017 Chardon Rd Willoughby Hills, OH 44092 (440) 943-5995 (p) (440) 943-5013 (f)		

# Property Summary Report

## Ravenna Rd - Concord Township Retail Development



Concord Twp, OH 44077 - Northeast Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	2.20 AC
Land SF - Gross	95,832 SF
Parcel	08-A-001-B-00-050

### ZONING & USAGE

Zoning	B-1 Restricted Retail
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### TRAFFIC & FRONTAGE

Traffic Volume	4,896 on Concord Hambden Rd & Co Hwy 360 NW (2018) 5,491 on Painesville Ravenna Road & Concord Hambden Rd SE (2020)
Frontage	610' on Ravenna Rd 135' on Girdled Rd

Made with TrafficMetrix® Products

### CURRENT CONDITION

Infrastructure	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation,
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### TRANSPORTATION

Walk Score®	Car-Dependent (8)
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### SALE

For Sale	\$290,000 (\$131,818/AC - \$3.03/SF)
Sale Type	Investment or Owner User
Status	Active

### PROPERTY CONTACTS

Sales Company	Hanna Commercial Real Estate 1350 Euclid Ave Cleveland, OH 44115 (216) 861-7200 (p) (216) 861-4672 (f)
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### SALE HIGHLIGHTS

- Minutes from I-90.
- Corner lot with Approx. 610 ft. of frontage on Ravenna Rd, and 135 ft of frontage on Girdled Rd

# Property Summary Report

7232-7244 Ravenna Rd



Painesville, OH 44077 - Northeast Submarket



## LAND

Type	2 Star Commercial Land
Land AC - Gross	3.96 AC
Land SF - Gross	172,498 SF
Dimensions	Irregular
Topography	Level
Parcel	08-A-013-0-00-005

## ZONING & USAGE

Zoning	B-2
Proposed Use	Commercial, Restaurant, Retail

## CURRENT CONDITION

Grading	Previously developed lot
Infrastructure	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation,

## TRAFFIC & FRONTAGE

Traffic Volume	4,896 on Concord Hambden Rd & Co Hwy 360 NW (2018) 5,491 on Painesville Ravenna Road & Concord Hambden Rd SE (2020)
Frontage	433' on Ravenna Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

## TRANSPORTATION

Walk Score®	Car-Dependent (8)
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## SALE

For Sale	\$499,000 (\$126,010/AC - \$2.89/SF)
Sale Type	Owner User
Status	Active

## PROPERTY CONTACTS

Sales Company	Research In Progress 501 S 5th St Richmond, VA 23219	True Owner	Armand M Johnson 7286 Waterfowl Way Painesville, OH 44077 (440) 357-6916 (p)
Recorded Owner	Ravenna-concord Properties Llc 7286 Waterfowl Way Painesville, OH 44077		

# Property Summary Report

## S/L 7 Fredle Dr - NEW PRICE for Land with a View Over Quail GC



Concord Twp, OH 44077 - Northeast Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	0.96 AC
Land SF - Gross	41,818 SF
Topography	Level

### ZONING & USAGE

Zoning	C (400)
Proposed Use	Commercial

### TRAFFIC & FRONTAGE

Traffic Volume	3,859 on Crile Rd & Fredle Dr NW (2020) 25,278 on State Rte 44 & Auburn Rd SE (2020)
Frontage	213' on Fredle Drive

Made with TrafficMetrix® Products

### TRANSPORTATION

Walk Score®	Car-Dependent (34)
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### SALE

For Sale	\$399,000 (\$415,625/AC - \$9.54/SF)
Sale Type	Investment or Owner User
Status	Active

### PROPERTY CONTACTS

Sales Company	Chaltron Systems Inc 7757 Auburn Rd Painesville, OH 44077 (440) 639-6400 (p)
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### SALE HIGHLIGHTS

- Wooded Lot
- Culdesac
- Faces 17th hole of golf course

# Property Summary Report

## 0 W Crile Rd - Crile Road Development Property

Concord Township, OH - Northeast Submarket



### LAND

Type	Commercial Land
Land AC - Gross	2.45 AC
Land SF - Gross	106,548 SF
Topography	Sloping
Parcel	08-A-020-0-00-048

### ZONING & USAGE

Zoning	C400
Proposed Use	Neighborhood Center, Restaurant, Retail

### TRAFFIC & FRONTAGE

Traffic Volume	4,167 on Auburn Rd & Capital Pkwy W (2020) 12,246 on State Rte 44 & Co Hwy 202 S (2018)
Frontage	Crile Rd

Made with TrafficMetrix® Products

### CURRENT CONDITION

Grading	Raw land
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### TRANSPORTATION

Walk Score®	Car-Dependent (23)
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### SALE

For Sale	\$884,250 (\$361,509/AC - \$8.30/SF)
Sale Type	Investment
Status	Under Contract

### PROPERTY CONTACTS

Sales Company	Coldwell Banker-Schmidt Family of Companies 15380 Pearl Rd Strongsville, OH 44136 (440) 572-0220 (p)
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# Property Summary Report

## 0 W Crile Rd - Crile Road Development Property

Concord Township, OH - Northeast Submarket

### SALE HIGHLIGHTS

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- High Visibility.
- Ingress and Egress on both sides of the property.
- Utilities at the street.
- JEDD Membership available.