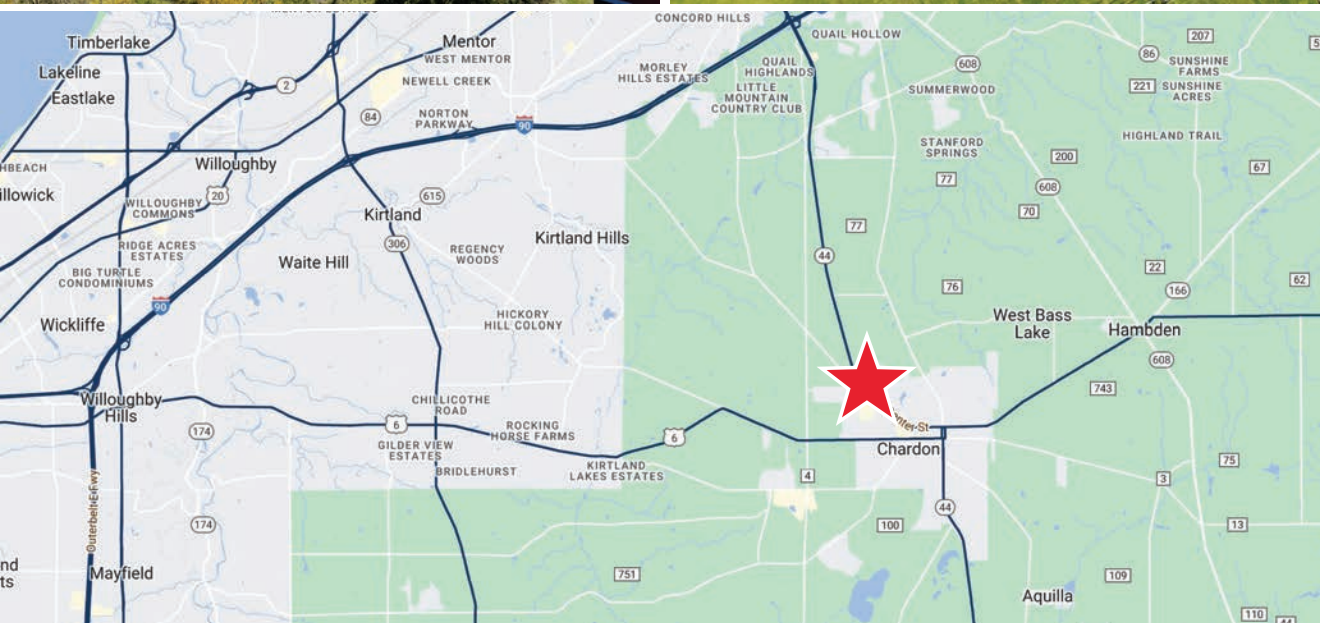


8.70 Acre Development Opportunity

For Sale | 500 Center Street, Chardon, Ohio 44024





PROPERTY HIGHLIGHTS

- 8.7 Acres of mostly developable land, with plans in place to clear and fill back wooded area of property
- High visibility location with over 270' of frontage on SR 44, and close proximity to I-90
- Located in Chardon, Ohio which has shown to be a well sought after and extremely fast-growing community with increasing residential and commercial needs
- Located near a well-established retail presence which includes retailers such as Home Depot, Wal-Mart, Heinen's, Marc's, Giant Eagle, Aldi, Tractor Supply Plus, Pet Supplies Plus, Wendy's, Five-Below, Dollar Tree, Bob Evans, and more
- PPN: 10-087295

ASKING PRICE

Contact Broker

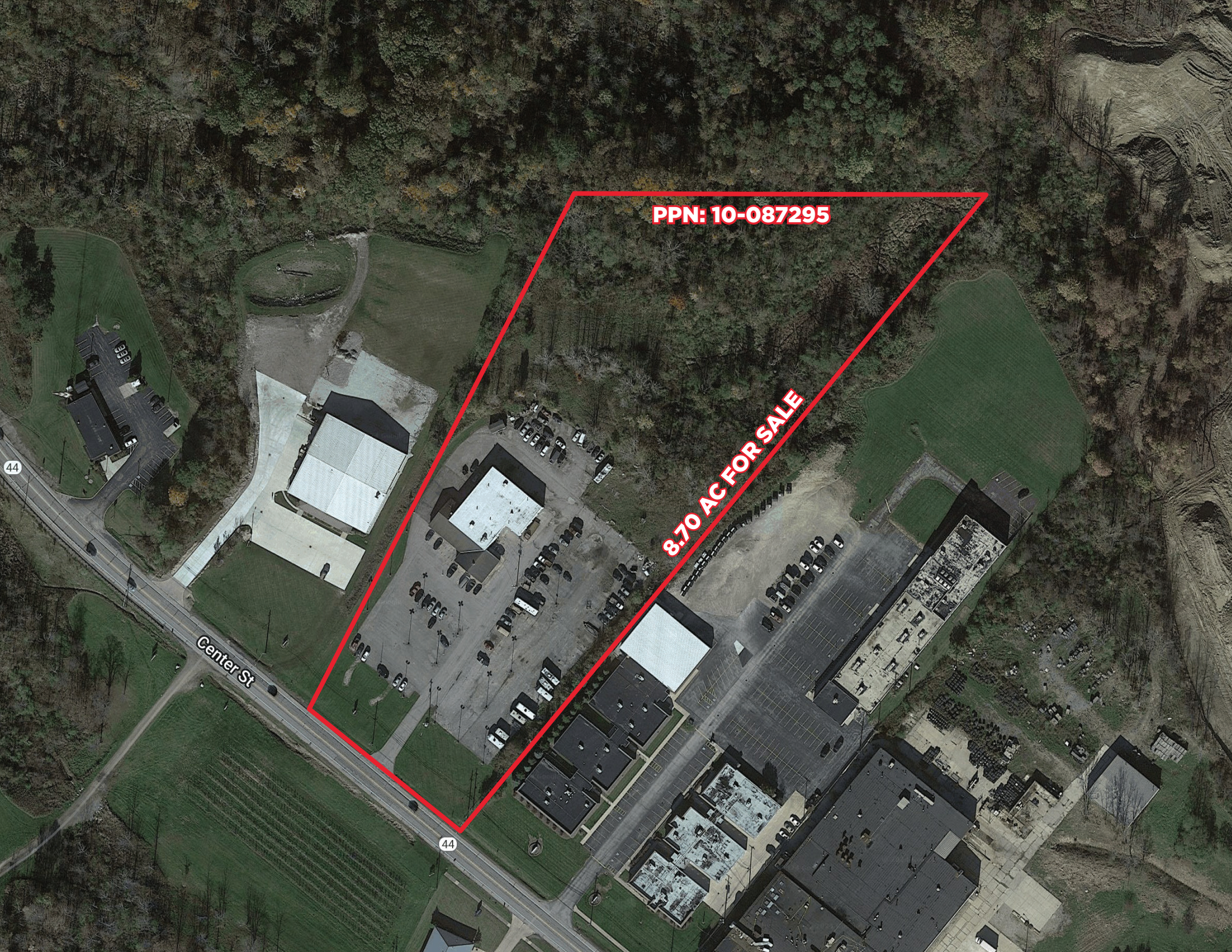
PPN: 10-087295

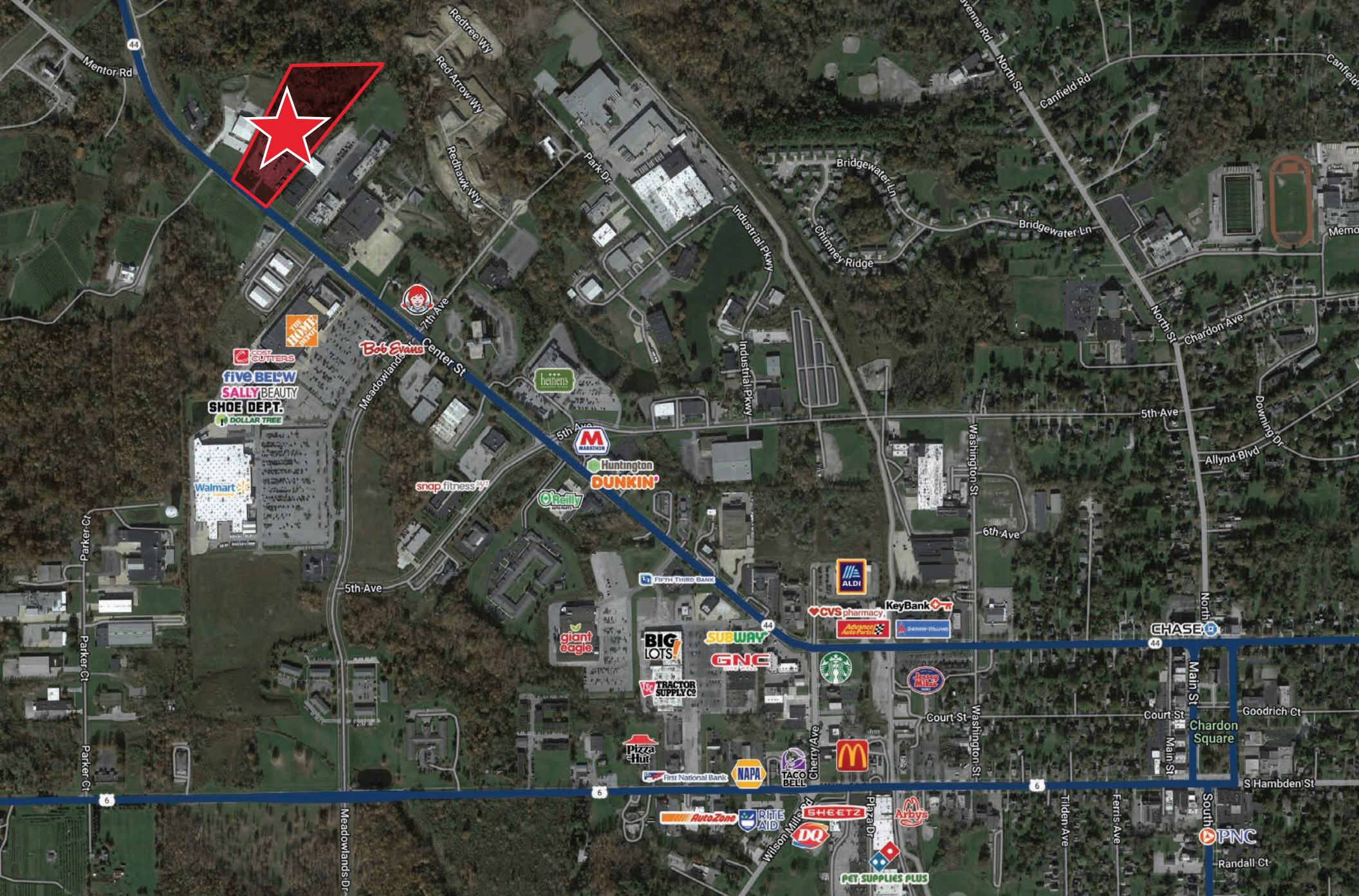
8.70 AC FOR SALE

Center St

44

44





24,07

Population
(2024 | 5 Mile)

46.3

Median Age
(2024 | 5 Mile)

9,683

Households
(2024 | 5 Mile)

\$151,515

Household Income
(2024 | 5 Mile)

927

Total Businesses
(2024 | 5 Mile)

11,309

Total Employees
(2024 | 5 Mile)



**500 CENTER STREET
CHARDON, OHIO 44024**

ALEX VALLETTO
Associate
+1 216 525 1485
avalletto@crescorealestate.com

JASON LAVER, SIOR
Senior Vice President
+1 216 525 1489
jlaver@crescorealestate.com



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.