

AVAILABLE FOR SALE OR BUILD-TO-SUIT

4.28 ACRES OF LAND

ALAMEDA DRIVE

STRONGSVILLE, OHIO 44149



© 2020 Vanco Realty, the information contained in this document has been obtained from sources believed reliable. Vanco Realty has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Licensed Real Estate Broker. Vanco Realty, 20062 Winding Trail, Strongsville, Ohio 44149.

**CONTACT**

JIM VANCO | PRESIDENT

VANCO REALTY | COMMERCIAL REAL ESTATE

M: 440-668-7517 | E: JVANCOREALTY@GMAIL.COM



VANCO REALTY

**PROPERTY OVERVIEW**

4.28 ACRES OF LAND  
ALAMEDA DRIVE  
STRONGSVILLE, OHIO 44149

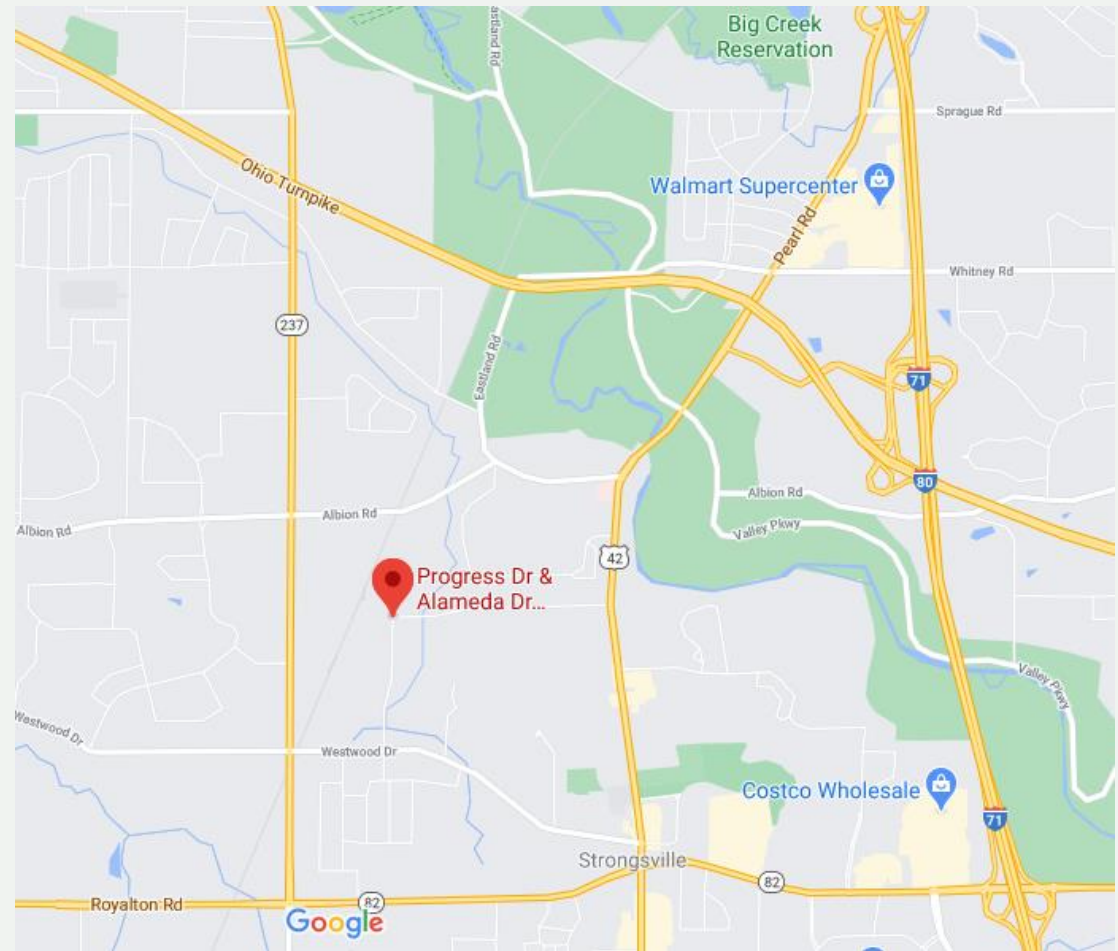
- ASKING PRICE - \$450,000
- LAND SIZE – 4.28 ACRES
- IDEAL FOR OFFICE/WAREHOUSE/COMMERCIAL/INDUSTRIAL
- LOCATED IN PROGRESS BUSINESS PARK - LARGEST PARCEL AVAILABLE IN PARK
- AUTOMATIC 10-YEAR TAX ABATEMENT ON ALL IMPROVEMENTS
- ALL UTILITIES ARE AVAILABLE AT THE SITE
- 241' OF FRONTAGE
- EXCELLENT ACCESS TO I-71 AND OHIO TURNPIKE (I-80)
- TRAFFIC COUNTS:
  - PEARL ROAD & PROGRESS DRIVE 27,168 VPD
  - PROSPECT ROAD & WESTWOOD DRIVE 13,069 VPD



VANCO REALTY

## DEMOGRAPHICS | STRONGSVILLE

4.28 ACRES OF LAND  
ALAMEDA DRIVE  
STRONGSVILLE, OHIO 44149



DEMOGRAPHICS	
TOTAL POPULATION	44,853 PEOPLE
MEDIAN HOUSEHOLD INCOME	\$87,264
MEDIAN AGE	45.6 YEARS
MEDIAN HOUSING VALUE	\$203,710