

LOGOS REALTY COMPANY PRESENTS:

# 15.43 Acres of Land Available for Lease



**NOTE: THE ABOVE INFORMATION IS NOT GUARANTEED. IT IS OBTAINED FROM SOURCES DEEMED RELIABLE BUT IS SUBJECT TO ERRORS AND OMISSIONS. THE PROPERTY IS SUBJECT TO PRIOR LEASE, SALE AND/OR WITHDRAWAL FROM THE MARKET AT ANY TIME WITHOUT NOTICE.**

For more information contact:  
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## **15.43 Acres of Land Available for Lease**

### **Center of it All Elyria, OH 44035**

#### Location:

- Center of demographics of Lorain County (303,000 population)
- Confluence of major highways : I-90, Ohio Turnpike, SR 2 and SR 57 north/south.
- Lorain County Transit Hub—right across the street on W. River Rd.
- Griswold Rd ( 4 lanes) is the first SR 57 exit south off I-90.
- Very close to - Midway Mall—the only regional mall in the County.
  - River Street Square
  - Midway Crossings - also on West River Rd.

#### Site Features:

- Zoned General Business (B-G) with wide variety of uses
- Pro-business Mayor and Council for rezoning and other needs
- Excellent utility capacities including fiber optic line in place now at 100 MG
- Environmentally clean - updated Phase I available. Topo and survey available.
- Tax-exempt Lorain County Port Authority bond financing may be possible.
- Asking Fair Market Value (\$270K/Ac  $\pm$ ) or do a ground lease for \$1800/nnnet/mo/acre
- Excellent financing with up to 90% of cost via SBA
- Tax abatement and other City, County and State Incentives
- Childcare directly across the street.
- Over 1,672 feet of frontage (768' on W. River and 904' on Griswold Road).

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# 18.27 Acre Site



Also Available  
1.3 Acres

1.0 Acre  
Corner Lot  
Also Available

PROPOSED OVERALL SITE DEVELOPMENT PLAN D