



Overview

±7 Acres of Commercial Land for Sale or Ground Lease on Center Ridge Rd (US-20), North Ridgeville, Ohio

One of the largest available commercial land tracts on the Center Ridge Rd corridor is now offered for sale or ground lease. The ±7 acre site fronts US-20 (Route 20) in North Ridgeville, the third largest city in Lorain County and northern Ohio's fastest growing community. Purchase the full tract at \$1,500,000 or control the entire or portions of the site on a long term ground lease at \$0.38/SF per year.

Ground Lease Opportunity

The ground lease structure lets an operator or developer secure prime US-20 frontage without buying the land, keeping capital free for construction and buildout. At \$0.38/SF per year, the full tract carries estimated annual rent of approximately \$115,900. Well suited for retail, QSR, medical, service, or mixed use users seeking commercial land for lease in the western Cleveland suburbs.

Location and Market

North Ridgeville sits on the eastern edge of Lorain County, 18 miles west of downtown Cleveland and 8 miles from Cleveland Hopkins International Airport. The population has grown nearly 27% since 2010 (U.S. Census) and median household income tops \$94K (ACS). The site offers quick access to SR-83, I-480, and the Ohio Turnpike.

Highlights

- Ground Lease Option Available
- Frontage on Center Ridge Rd (US-20) with 12,139 Cars per day. (ODOT)
- Adjacent to StoreEase Self Storage and Established Corridor Retail
- Quick Access to SR-83, I-480, and the Ohio Turnpike
- 18 miles to Downtown Cleveland, 8 miles to Hopkins International Airport

Property Details

Sales Price ■ **\$1,500,000**

Lease Rate ■ \$0.38/SF NNN

Property Type ■ Land

Lot Size ■ ±7 Acres

Zoning ■ B-3 Highway Commercial District

Rev: September 1, 2026





Commercial Land for Sale or Ground Lease | North Ridgeville, OH

CENTER RIDGE RD, NORTH RIDGEVILLE, OHIO 44039



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

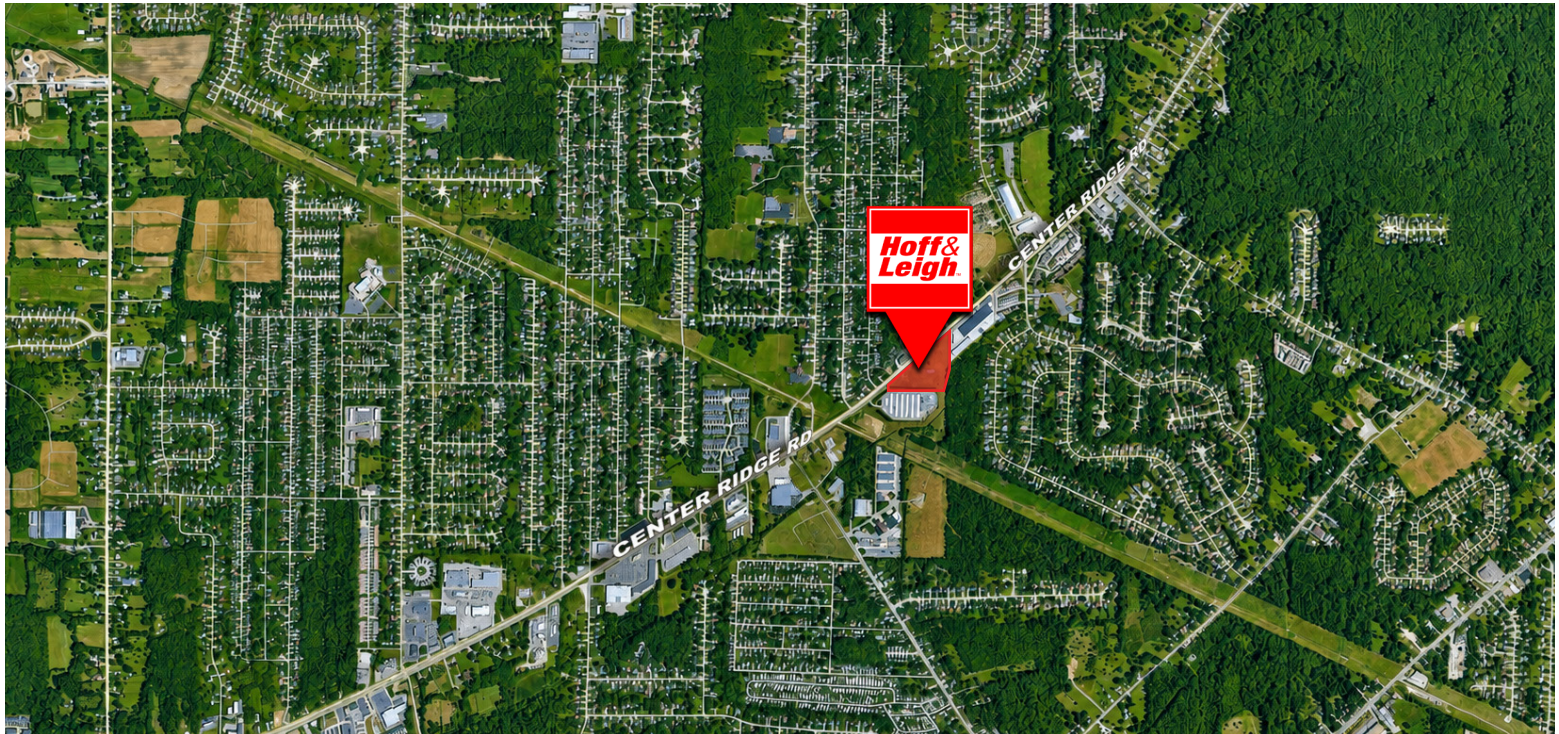


Cole Kroneker
C: 216.302.4338
O: 330.940.9360
CKroneker@HoffLeigh.com



Commercial Land for Sale or Ground Lease | North Ridgeville, OH

CENTER RIDGE RD, NORTH RIDGEVILLE, OHIO 44039



Rev: September 1, 2026



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Cole Kroneker
C: 216.302.4338
O: 330.940.9360
CKroneker@HoffLeigh.com