

Rare Turnpike-Adjacent Land with Flexible Zoning Available for Sale

Bliss Parkway, North Ridgeville, Ohio 44039





PROPERTY HIGHLIGHTS

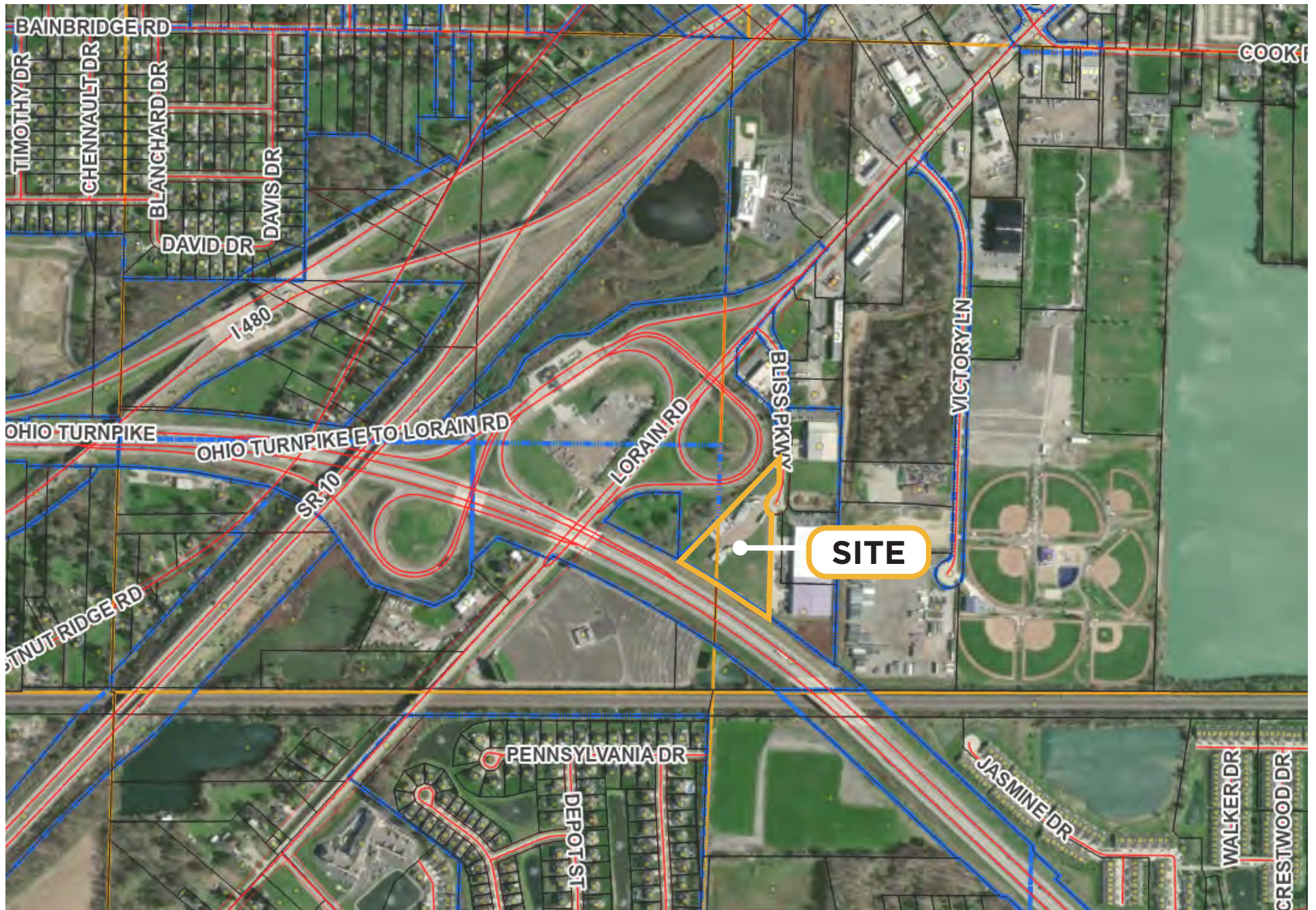
- ±4.32-acre development site with flexible Special Development District B (SDD-B) zoning, allowing a wide range of commercial and industrial uses.
- Excellent visibility from Interstate 80 (Ohio Turnpike) with strong regional access and exposure for users seeking a prominent location.
- Permitted uses include warehousing/distribution, self-storage, manufacturing, hotel, office, automotive, daycare, restaurant, landscaping and more.
- Strategically located in North Ridgeville, one of Northeast Ohio's fastest-growing communities, offering convenient access to major transportation corridors, businesses, and a growing customer base.

Parcel #	07-00-003-102-076
Land Size	4.32 Acres

SALE PRICE: \$1,100,000



PARCEL MAP





North Ridgeville

Located just 18 miles west of downtown Cleveland, North Ridgeville is one of the fastest-growing cities in northern Ohio, making it a prime destination. With a thriving population, strong infrastructure, and proximity to major highways and Cleveland Hopkins International Airport, the city offers a strategic advantage for businesses. Top employers include Riddell Sports Group, University Hospitals, and Lorain County Community College. North Ridgeville also boasts a high quality of life. Community spirit runs strong with annual events that draw residents and visitors alike. With a dynamic mix of commerce, culture, and connectivity, North Ridgeville is where business and community grow together.

Main Attractions

Victory Park Ohio: 60+ acre multi-sport and entertainment facility hosting numerous athletic leagues, local and national tournaments, private parties, corporate team building and special events. Victory Park Ohio aims to improve the quality of life in Northeast Ohio by providing a place for both adults and children to relax, play, learn, compete and be entertained.

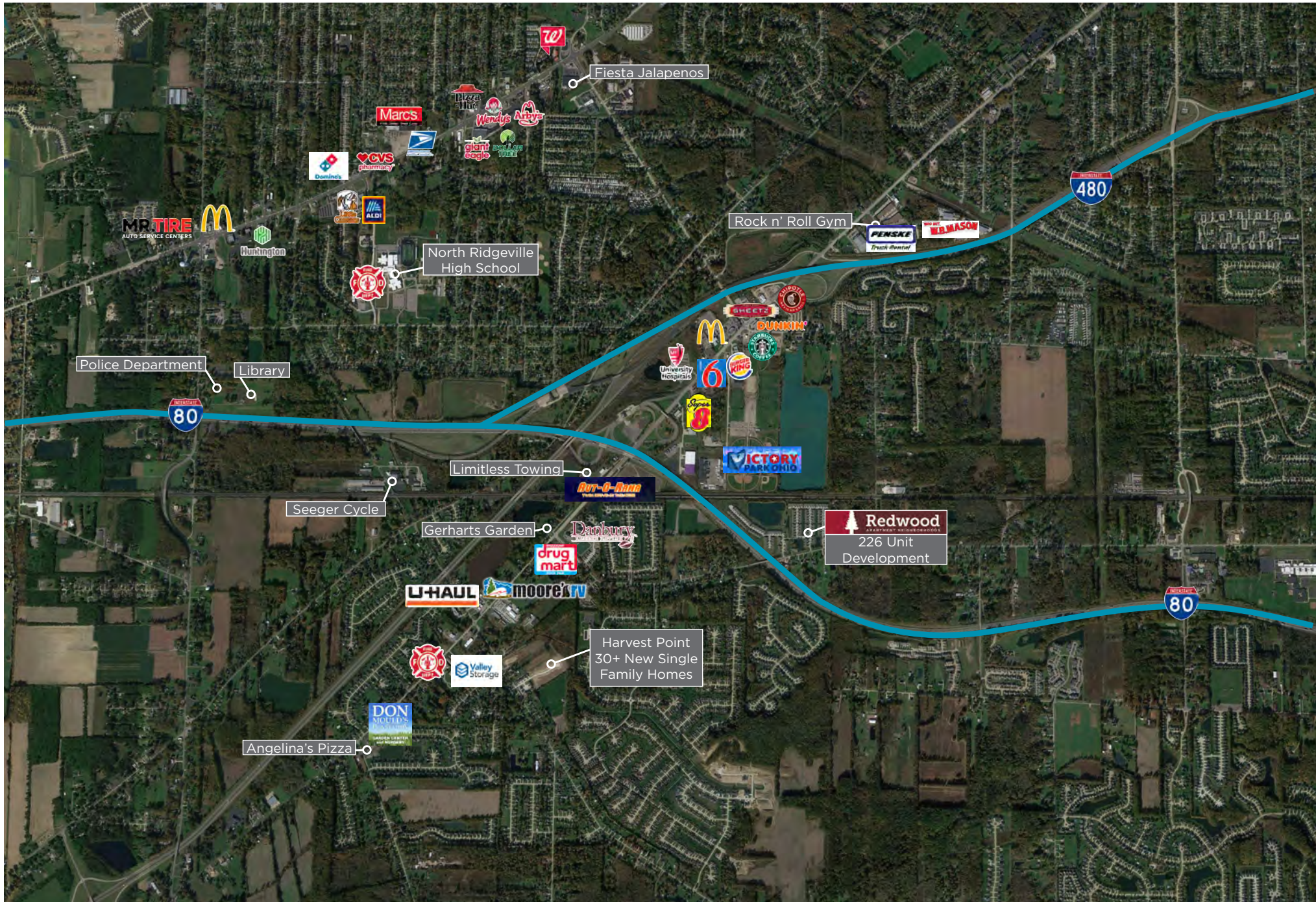
Sandy Ridge Reservation: A 310-acre nature preserve known for scenic walking trails, wetlands, and premier birdwatching. It's a peaceful escape that draws nature lovers and families year-round.

South Central Park: The city's central hub for outdoor recreation with playgrounds, sports courts, a fishing pond, and summer events like concerts and movie nights.

Aut-O-Rama Twin Drive-In: A nostalgic local favorite since 1965, this drive-in theater features double features on two screens and classic concessions, perfect for a unique night out.



TRADE AERIAL



For Sale

Bliss Parkway

North Ridgeville, Ohio 44039

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