

Bender Road 13.44-Acre Development Opportunity

For Sale | 9494 Bender Road, North Ridgeville, Ohio 44039



9494 Bender Road

- 13.44 acres of residential-zoned land in North Ridgeville, one of Lorain County's fastest-growing communities
- Over 680' of frontage along Bender Road
- Minutes from Riddell Sports Group's 350,000-square-foot production and distribution facility, a Lorain County Community College campus, Chestnut Commons retail (including Cleveland Clinic, Wal-Mart, and Panera) and a University Hospitals location
- Convenient access to Route 20, Route 10, and I-480, connecting to Westlake, Avon, and Greater Cleveland
- Adjacent to Pioneer Ridge by Del Webb active-adult community, including 600+ homes, developed by Pulte Group

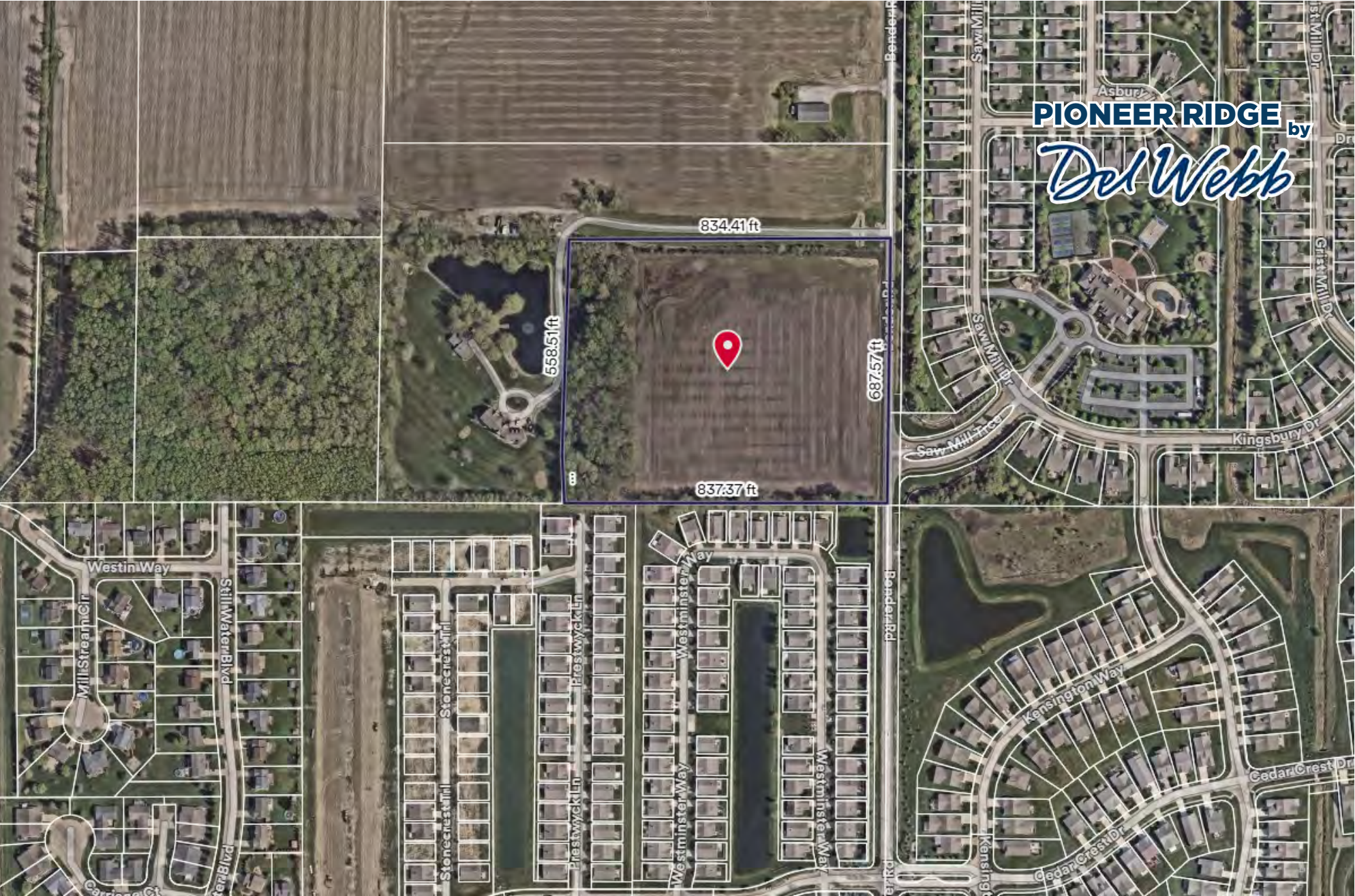
Sale Price: \$550,000 (\$40,922/AC)



Quick Stats

Land Area	13.44 AC
Parcel #	0700048000053
Zoning	R-1 Residential

Parcel Map





9494 Bender Road

101,197

Population
(2026 | 5-Miles)

41.6

Median Age
(2026 | 5-Miles)

42,638

Households
(2026 | 5-Miles)

\$97,560

Household Income
(2026 | 5-Miles)

2,718

Total Businesses
(2026 | 5-Miles)

35,658

Total Employees
(2026 | 5-Miles)

**9494 BENDER ROAD
NORTH RIDGEVILLE, OHIO 44039**

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